



At 7:15 p.m. in advance of the regular Council meeting, the Council will recognize employees for their efforts during Storm Sandy.

**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, November 26, 2012
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. Proposed Open Space Acquisitions	7
a. Marshall Property (Item #5, 11-13-12 Agenda)	
b. Malek Property (Item #6, 11-13-12 Agenda)	
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
REPORT OF THE TOWN MANAGER	
REPORTS AND COMMENTS OF COUNCIL MEMBERS	
OLD BUSINESS	
2. Storrs Center Update (Item #1, 11-13-12 Agenda) (Oral report)	
3. Community/Campus Relations (Item #2, 10-22-12 Agenda)	9
4. Marshall Property Open Space Acquisition (Item #5, 11-13-12 Agenda).....	21
5. Malek Property Open Space Acquisition (Item #6, 11-13-12 Agenda)	35
NEW BUSINESS	
6. Appointment to Region 19 Board of Education.....	49
7. Proposed Agricultural Land Usage Agreement Policy and Model Agricultural Lease	51
8. Discussion of Section 25-7(L) of the Code of Ethics	63
9. Regional Performance Incentive Program Application	67
10. Registrars Compensation for 2013/14 Term	99
DEPARTMENTAL AND COMMITTEE REPORTS	105
REPORTS OF COUNCIL COMMITTEES	
PETITIONS, REQUESTS AND COMMUNICATIONS	
11. Legal Notice: Mansfield Zoning Board of Appeals.....	127
12. L. Hultgren re: CPI Increase for Single-family Garbage Recycling Collection Contract	129

13. M. Hart re: Appointment to Mansfield Zoning Board of Appeals	131
14. M. Hart re: Connecticut Light and Power Interstate Reliability Project.....	133
15. L. Arnone re: State of Connecticut, Department of Correction.....	135
16. University of Connecticut, Office of Economic Development re: Proposed Master Plan for UConn Technology Park flier.....	137
17. CCM Candidate Bulletin, September 2012, "Municipal Finance in Connecticut: Overreliance on the Property Tax"	139
18. CCM Candidate Bulletin, October 2012, "Unfunded State Mandates = Higher Property Taxes"	157
19. CCM, State and Local News, "CCM in the News"	185

FUTURE AGENDAS

EXECUTIVE SESSION

- 20. Sale or purchase of real property, in accordance with CGS §1-200(6)(D)

ADJOURNMENT

REGULAR MEETING – MANSFIELD TOWN COUNCIL
November 13, 2012
DRAFT

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

I. ROLL CALL

Present: Freudmann, Keane, Moran, Paterson, Paulhus, Ryan, Schaefer, Shapiro
Excused: Kochenburger

II. APPROVAL OF MINUTES

Ms. Moran moved and Mr. Paulhus seconded to approve the minutes of the October 22, 2012 minutes as corrected. Motion passed by all.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Anthony Kotula, Maple Road, requested the Council consider adding a new budget line for an annual Veterans' Day luncheon. (Statement attached)

Ric Hossack, Middle Turnpike, concurred with Mr. Kotula's suggestion regarding a Veterans' Day luncheon. Mr. Hossack also warned the Council not to be manipulated by UConn when it comes to new water sources.

Betty Wassmundt, Old Turnpike Road, agreed with the statements of the two previous speakers. Ms. Wassmundt questioned why an appraiser was hired to evaluate the two parcels under consideration for open space when we have an appraiser on staff. She also requested the public be provided with copies of the appraisals and the latest assessments.

Erin Clark, Crane Hill Road, spoke in support of keeping Southeast School, as the site has plenty of water, few traffic problems and sufficient land.

Cindy Wells, Wormwood Hill Road and Southeast PTO President, asked the Council to consider holding a referendum on the Middle School Project only and at that time conduct a survey to gauge the preferences of the public.

IV. REPORT OF THE TOWN MANAGER

In addition to his written report the Town Manager provided the following comments:

- The Veterans' Day Luncheon was a very nice event. Mr. Hart thanked the Committee and the participants for their efforts.
- Mr. Hart extended his congratulations to all the candidates who won on Election Day and stated he is looking forward to working with our legislators.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Ms. Moran thanked the Registrars of Voters for all their work in preparation for the Election, noting the day went very smoothly.

Mr. Freudmann expressed concern regarding the Environmental Impact Evaluation currently under review; given that on October 9, 2012 an ad ran indicating the University would like to reduce their involvement with water.

Mr. Shapiro agreed with the comments regarding the Town's efforts to provide much needed assistance to citizens during the storm.

Mayor Paterson noted she too has heard from many residents who appreciated the efforts of the Town during the storm. The Mayor attended an opera at the Storrs Congregational Church and was pleased to see two local performers, Charles Eaton and Spencer Hamlin.

November 13, 2012

Mr. Paulhus commented the Veterans' Day luncheon went very smoothly at its new location in the Community Center.

Ms. Moran moved and Mr. Ryan seconded to move Item 4, School Building Project-CREC Services, as the next item of business.
Motion passed unanimously.

VI. OLD BUSINESS

1. Storrs Center Update

Town Manager Matt Hart reported progress is being made on the sidewalks; the street lamps are awaiting utilities; additional businesses are opening, and the Planning and Zoning Commission is still discussing the changes requested by Price Chopper. Temporary lighting was not a viable solution to the lack of streetlights in the downtown area and so the developer has requested the businesses keep their lights on all night, have painted lines on the steps, and have placed decorative planters in crucial locations. Progress on Wilbur Cross Way is on schedule.

2. Community Water/Wastewater Issues

Excerpts from the EIE were distributed to the Council. The document has also been forwarded to a variety of committees who will explore the contents in more detail. The Town Manager recommended gathering the comments from the various advisory boards and presenting them to the Council for consideration. The public hearing will take place on December 11th at 7:00 pm in the Bishop Center. The EIE was prepared for UConn but the Town is a partner in the process and has conducted a number of well testings as its contribution to the project.

The Town Manager also reported UConn does have an interest in divesting themselves of their off-campus water service. The Town will need assistance in reviewing the governance options this change will offer. The Manager suggested additional legal advice may be required.

3. Amendment to Building Construction Ordinance and Rescission of Fees for Fire Prevention Services Ordinance

Ms. Keane, Chair of the Ad Hoc Committee moved, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on December 10, 2012, to solicit public comment regarding the proposed amendments to the Building Construction Ordinance (Chapter 107 of the Mansfield Code) and the proposed rescission of the Fees for Fire Prevention Services Ordinance (Chapter 122, Article VI of the Mansfield Code).

Ms. Keane noted the amendment is revenue neutral and will provide a better distribution of work and adjustments to the fee schedule.

The motion passed unanimously.

VII. NEW BUSINESS

4. School Building Project – CREC Services

Town Manager Matt Hart recognized Robert Saunders and Roger LaFleur who introduced the Council to some of the services CREC provides including assisting with the understanding of the rules of the State Department of Education, providing a peer review of existing data, and offering recommendations and guidance through the reimbursement process. In response to Councilors' questions, Mr. LaFleur offered to review the Town's ability to renovate like new under the Department of Education's guidelines. He will provide the report at no cost for the Town. Director of Finance Cherie Trahan joined the discussion.

Mr. Freudmann stated he believes the Council has enough information to make a decision and offered the following motion:

November 13, 2012

The School Building Project shall consist of renovations or repairs to the existing schools on a pay as you go basis and will not involve either the construction of new elementary schools or bonding.

Mr. Ryan raised a point of order questioning the relevance of the motion to the subject under discussion.

Mayor Paterson ruled the motion out of order.

Council members discussed the lack of a clear direction from the public, the fact that CREC has no vested interest in the outcome, CREC's relationship with the State Department of Education and their ability to explore eligibility requirements for renovations.

Mr. Schaefer moved and Ms. Moran seconded to request a proposal from CREC outlining various owner's representation services which they could provide the Town. The motion passed with all in favor except Mr. Freudmann who voted against the motion.

5. Proposed Open Space Acquisition – Marshall Property

Ms. Moran moved and Mr. Paulhus seconded, effective November 13, 2012, to refer the proposed acquisition of the 17-acre Marshall property to the Planning and Zoning Commission for review pursuant to Section 8-24 of the Connecticut General Statutes, and to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on November 26, 2012 to solicit public comment regarding the proposed land purchase.

Mr. Freudmann requested the amount of local taxes currently paid for the property be included in the financial impact statement. If the property is not purchased the cost of the appraisal will be borne by the Open Space budget.

The motion passed with all in favor except Mr. Freudmann who voted against the motion.

6. Proposed Open Space Acquisition – Malek Property

Mr. Shapiro moved and Mr. Schaeffer seconded, effective November 13, 2012, to refer the proposed acquisition of the 26.25-acre Malek property to the Planning and Zoning Commission for review pursuant to Section 8-24 of the Connecticut General Statutes, and to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on November 26, 2012 to solicit public comment regarding the proposed land purchase. The appraisal and assessment information will be provided to the Council and the public. The motion passed with all in favor except Mr. Freudmann who voted against the motion.

7. Adjustments to Easements for Storrs Road and Wilbur Cross Way

Ms. Moran moved and Mr. Paulhus seconded to refer the transactions for the adjustment to the easements for Storrs Road and Wilbur Cross Way to the Planning and Zoning Commission for review pursuant Section 8-24 of the Connecticut General Statutes. At the public hearing the engineering staff will provide information on the adjustments. The motion passed unanimously.

8. Financial Statements Dated September 30, 2012

Finance Committee Chair Bill Ryan moved, effective November 13, 2012, to accept the Financial Statements Dated September 30, 2012, as submitted by the Director of Finance.

Mr. Ryan reported the Committee reviewed the statements and found no problems. The motion passed unanimously.

9. Town Manager's Performance Review and FY2012/13 Compensation

Personnel Committee Chair Toni Moran moved effective as of July 1, 2012, to increase the Town Manager's annual salary to \$138,405.11.

Ms. Moran described the collaborative effort on behalf of the Personnel Committee who gathered information from both Councilors and Senior Staff. The feedback the Committee received was very positive and laudatory. Ms. Moran, on behalf of the Personnel Committee, congratulated Mr. Hart on his high level of performance.

November 13, 2012

The motion passed unanimously.

10. Town Manager's Employment Agreement

Personnel Committee Chair Toni Moran moved to approve the following resolution:
Resolved, to authorize the Mayor to execute the proposed Town Manager Employment Agreement between the Town of Mansfield, Connecticut and Matthew W. Hart, for a three-year term commencing on December 1, 2012 and expiring on November 30, 2015.
The motion passed unanimously.

11. Employer Support of the Guard and Reserves – Statement of Support

Mr. Paulhus moved and Ms. Moran seconded, effective November 13, 2012, to authorize the Mayor to sign the attached Statement of Support for the Guard and Reserve.
The motion passed unanimously.

DEPARTMENTAL AND COMMITTEE REPORTS

VIII. QUARTERLY REPORTS

No comments offered.

IX. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered.

X. REPORTS OF COUNCIL COMMITTEES

Chair of the Finance Committee Bill Ryan reported the Committee met and reviewed the Financial Statements Dated September 30, 2012 which were approved earlier in the meeting..

Reporting for the Chair of the Committee on Committees, Mr. Shapiro offered the following recommendations for appointments:

Agriculture Committee: Alan Cyr, Charles Galgowski, Kathleen Paterson, Bryan Kielbania, and Welsey Bell (alternate). These are two year terms with an expiration date of 10/13/2014.

Vicky Wetherell be appointed to the Open Space Preservation Committee for a term ending 12/31/2015.

Will Bigl be reappointed to the Commission on Aging for a term ending 9/1/2015.

Fred Goetz be appointed as the Advisory Committee on Persons with Disabilities representative on the Human Services Advisory Committee.

Jeanne Mogayzel be appointed to the Cemetery Committee for a term ending 7/1/2013.

The motion to approve the recommendations passed unanimously.

Director of Planning and Development Linda Painter and Natural Resource and Sustainability Coordinator Jennifer Kaufman discussed the appointment of members to the steering committee and various working groups for the HUD Mansfield Tomorrow grant with the Committee on Committees. The Committee is open to assisting in the appointment of members if that is determined to be the proper course.

Chair of the Personnel Committee Toni Moran reported the Personnel Committee has been working on the Town Manager's evaluation and contract. Both of which were approved earlier this evening.

Ms. Moran also reported the Ad Hoc Committee on a Responsible Contractors Ordinance has met and is starting each meeting with a public comment period. The Committee is looking at all sides of the issue, drafting a list of questions to ask and discussing potential invitees.

XI. PETITIONS, REQUESTS AND COMMUNICATONS

November 13, 2012

- 12.M. Hart re: Appointments to the Economic Development Commission
- 13.M. Hart re: Appointments to the Mansfield Library Advisory Board
- 14.M. Hart re: Reappointments to the Mansfield Youth Services Advisory Board
- 15.Veterans' Committee re: "Celebrating the Living and Remembering the Fallen"
- 16.Legal Notice: Mansfield Zoning Board of Appeals
- 17.The Mansfield Minute, November 2012
- 18.Proclamation re: In Honor of Mansfield Veterans
- 19.Proclamation re: Recognizing Storrs Congregational Church
- 20.Press Release: Mansfield to Honor Veterans
- 21.Public Hearing: Historic District Commission
- 22.Press Release: Gov. Malloy Launches Connecticut's Innovation Ecosystem
- 23.Local Early Childhood Councils, "A Structure for Improving Outcomes & Systems for Young Children Birth to Age Eight"
- 24.Connecticut Council of Small Towns re: Connecticut's Town Meeting 2013
- 25.Coventry 300th Anniversary Parade Committee re: Thank you
- 26.Southeast PTO, "School Building Project Survey"
- 27.Wounded Warrior Project re: Benefit Concert

XII. FUTURE AGENDA

The Council 5 year review of the Charter will be scheduled this winter.

A discussion of adding an annual Veterans' Day luncheon to the budget will be discussed during FY2013/14 budget negotiations.

XIII. ADJOURNMENT

Mr. Paulhus moved and Mr. Ryan seconded a motion to adjourn the meeting at 9:25 p.m.
The motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

November 13, 2012

13 November 2012

As a Veteran of the Korean War, I come to speak in favor of a new line item in the Mansfield Budget. It will provide funding for an annual "Veterans' Luncheon", toward "Celebrating the Living and Remembering the Fallen".

First, I wish to acknowledge the significant effort of several Town Staff involved in the Veterans' Luncheon, held last Friday. These include Mr. Kevin Grunwald, Director of Social Services, Mrs. Cynthia Dainton, Coordinator of the Senior Center, and Mr. Curt Vincente, Director of Parks and Recreation. In addition Mr. Sean Emond of VITAS Innovative Hospice Care, Mr. Bill Woodbury of the Windham Regional Community Council, and Mansfield Army Veteran, Maurice Moriarty, cooperated with Staff in this effort.

We thank the Air Force Reserve Officers Training Corps, of the University of Connecticut, for their portion of the program. Their presence reassured old veterans like me that the future of our Armed Forces is in good hands.

We sincerely thank the Business Community of Mansfield for financially supporting the catered lunch.

As a result of efforts of all these individuals, Mansfield Veterans and their spouses came together proudly to join their colleagues, in a moment of reunion, though some came limping, or with canes, or with walkers, and even a wheel chair.

American Flags that have flown over the Capitol of the United States were presented to two World War II Veterans, Air Force Flight Engineer of B-17s, Richard Hobby, and Air Force Gunner, George Tomecko. George was unable to attend.

Memories of our service in the Armed Forces are etched forever among the most important accomplishments of our life. The Luncheon provided us with a few moments to reflect on those years, so long ago

As a resident of Mansfield for over twenty years, I encourage residents to support the request for "The Veterans' Luncheon" line item in the budget. Further, I request The Town Council to approve, unanimously, the new budget line item for the purpose of sponsoring the Veterans' Luncheon, annually.

Anthony W. Kotula, Ph.D.
Former First Lieutenant
15th Tactical Reconnaissance Squadron
5th Air Force, USAF
Kimpo Air Base, Korea

PUBLIC HEARING
TOWN OF MANSFIELD
November 26, 2012
Marshall and Malek Properties

The Mansfield Town Council will hold public hearings at 7:30 PM at their regular meeting on November 26, 2012 to solicit comments regarding the proposed acquisition of the 17-acre Marshall property and the 26.25- acre Malek property.

At this hearing persons may address the Town Council and written communications may be received.

Copies of said proposals and property appraisals are on file and available at the Town Clerk's office: 4 South Eagleville Road, Mansfield and are posted on the Town's website (mansfieldct.org/marshall-malek)

Dated at Mansfield, Connecticut this November 14, 2012.

Mary Stanton, Town Clerk

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager;
SGT Richard Cournoyer, Resident Trooper Supervisor
Date: November 26, 2012
Re: Community/Campus Relations

Subject Matter/Background

Sergeant Richard Cournoyer will attend Monday's meeting to review community policing activity since the start of the academic year. In addition, we can discuss the coming spring semester, including any plans or conversations about a spring weekend-type event.

Attachments

- 1) R. Cournoyer re: Fall Season – August 2012 - November 1, 2012
- 2) Police Activity Reports (Violation Collections, Activity Summary)

Fall Season August, 2012 – November 1, 2012

1. The Mansfield Resident Trooper's Office coupled with the Town of Mansfield, University of Connecticut, University of Connecticut Police Department and the Landlords of off campus students teamed up to devise strategies that would improve upon past experiences as it pertains to college students behaviors in Mansfield.
 - Continued proactive approach and stronger cooperation with the Mansfield Campus Community Partnership
 - Strict enforcement for underage drinking ordinance
 - Strict compliance to the open container ordinance
 - Strict enforcement of all motor vehicle laws
 - Continued enforcement of the Neighborhood Nuisance

The fall season operations plan began in early July. I met with and formed a strong working relationship with John Armstrong the new Jim Hintz. We went door to door educating the students and setting expectations for the fall semester. This education included but was not limited to: Introducing myself along with John and his staff, underage drinking, open container laws, the nuisance ordinance, hosting parties, on and off campus code of conduct policy and just overall expectations of behaviors.

This year we added a new way of communicating with the students. In an effort to better inform the students of expectations along with welcoming them to the Town of Mansfield I planned a series of informational meetings at Carriage House Apartments. The meetings were coordinated with the assistance of many members of the town staff and management of Carriage House. The three day sessions showed 193 of 220 renters of Carriage House in attendance. Members from town included Town Manager Matt Hart, Mayor Betsy Patterson, Fire Marshall Fran Raiola, Fire Chief Dave Dagon, Building Inspector Derek Debus and many fire fighters. Off Campus Student and Advocacy Director John Armstrong and his staff attended. Multiple members of the University Of Connecticut Police Department also attended. Carriage House Management had Regional, District and Local Managers at all the sessions.

2. I went to the landlords of the entire major off campus complexes that UCONN students resident.
 - We discussed their current plans for security.
 - We discussed upcoming events (i.e. Halloween) this dialogue became instrumental in everyone mirroring their policies. This showed the students that the Town and its property owners/managers were no longer going to except unfavorable behaviors and that the University and the State Police were on board.

3. University of Connecticut Police Department, the Mansfield Resident Trooper's Office and Troopers from Troop "C" teamed up to work joint patrols. With the great cooperation from Chief O'Connor we were able to put these two Police Departments side by side as a unified front for the first time in along time. The Chief committed man power to assist with off campus situations. We followed suit and went on campus to assist when needed. Bike patrols and walking patrols of UCONN Police Officers and State Police Troopers were seen together on and off campus!
4. The Fall Season showed a typical busy first few weekends with hundreds of students up and down the traditional locations on Hunting Lodge Rd/North Eagleville Rd. The guest policy at Carriage House quickly became a reality that things were not the same as the good old days. The students began to adjust and the parties spread throughout the town. We handled each situation as it came to our attention. We took proactive steps when we identified areas that were clearly planning parties and made attempts to educate them. We were somewhat successful, but the Neighborhood Nuisance Ordinance became a reality to some. By mid to late September it was scary quiet almost catching us off guard. We were found to be wondering where are they, but they didn't come. This defined the fall season as in a whole it was very quiet and orderly. We did have a flare up around Halloween, but nothing that rivaled the old days. Don't be mistaken we had our issues, but for a Town that houses 26,000 students we did a really great job.
5. Student meeting at the Student Union. Students asked and were granted a forum to discuss the policies that the Police Departments had employed during this fall season. The students had concerns over guest policies, which became more of an education vs. a complaint of the policy. The students stated that they thought that by having such strict guidelines at the apartment complexes it was forcing them to go further and further away from campus ultimately putting them at risk of drunk driving. I explained that there are laws and local ordinances that all citizens in the Town of Mansfield must follow. I further explained that any choice to drive or not to drive was exactly that a choice and I urged them to make a good sound choice.

Traditional party spots:

- **Carriage House:** We saw a major decline in crowds from week #1 in August to the final weeks in October. The Carriage House area will be an ongoing process and its progress will be monitored closely.
- **Frat Houses:** We spent time at several frat houses. With the cooperation of UCONN and Frat House Presidents we were able to control most activities.

- **Houses along Hunting Lodge Road:** We had our traditional addresses and we had some new houses that came on the radar. We were successful in getting our message across, but it took time, effort and lots of communication.
- **Houses along North Eagleville Road:** We had offenses in this area; however, we did gain compliance but season's end. We will spend extra time here in the spring.
- **Birch Road:** We had one specific location and we were again successful at limiting the large party gatherings. This location is still in mediation with the neighbors.
- **Hunting Lodge:** One weekend of trouble, management stepped in and the trouble went away.

In summary, we are dealing with 17 to 25 year olds. They are not emotionally mature, the brain hasn't fully developed. To that end, I am adamant that our police department should do more preventative education and program development around drinking, drug use, hazing and sexual assault. It is further of my opinion that when a police force is tied to a campus, they're expected to be more proactive and more involved in the community.

In Conclusion: The informational meetings, the collaborative effort with the University of Connecticut Police, Off Campus Officials coupled with the commitment from the Town to the Mansfield Resident Trooper's Office has made a tremendous difference in the quality of life for all citizens of Mansfield. No serious injuries and/or deaths in Mansfield, two assaults cases and one sexual assault case. These numbers are not zero, but they are extremely impressive with the numbers that we deal with.

Attachments: I have printed out the activity sheets for the fall.

[Home](#)



Call for Service

Start Date (MM/DD/YYYY)		End Date (MM/DD/YYYY)	
8/24/2012	00:00	11/1/2012	23:59

Mansfield

- OR -

Badge numbers separated by commas (####,####,####)

<u>Act Call Type</u>	<u>Act Sub Type</u>	<u>Description</u>	<u>Total</u>
ACCNOINJ		NO REPORT	4
ACCNOINJ		REPORT WRITTEN	98
ACCNOINJ	14-DMV	REPORT WRITTEN	1
ACCNOINJ	MINOR	REPORT WRITTEN	1
ACCCWINJY		REPORT WRITTEN	4
ACCCWINJY	ACCFATAL	NO REPORT	1
ACCCWINJY	MINOR	REPORT WRITTEN	2
ADMINSER		NO REPORT	52
ADMINSER	ADMCTSUB	NO REPORT	2
ADMINSER	ADMINOTH	NO REPORT	79
ADMINSER	BCKGRND	NO REPORT	1
ADMINSER	CAR/DEER	NO REPORT	14
ADMINSER	DARE	NO REPORT	1
ADMINSER	ERRAND	NO REPORT	4
ADMINSER	F/POTHER	NO REPORT	1
ADMINSER	HCPINSP	NO REPORT	1
ADMINSER	MVMAINT	NO REPORT	2
ADMINSER	PROPERTY	REPORT WRITTEN	2
ADMINSER	RELAY	NO REPORT	2
ADMINSER	REPO	NO REPORT	1
ALARMS		NO REPORT	113
ALARMS		TS ALL OTHER (PROFILING REQ)	1
ASAGENCY		NO REPORT	20
ASAGENCY		REPORT WRITTEN	3
ASAGENCY	LOCAL	NO REPORT	13
ASAGENCY	LOCAL	REPORT WRITTEN	1
ASAGENCY	STATE	NO REPORT	11
ASAGENCY	STATE	REPORT WRITTEN	3

Call for Service

ASCITIZE		NO REPORT	61
ASCITIZE		REPORT WRITTEN	3
ASCITIZE	CARSEAT	NO REPORT	1
ASCITIZE	COMMCT	NO REPORT	38
ASCITIZE	COMMCT	REPORT WRITTEN	4
ASCITIZE	OTHER	NO REPORT	86
ASCITIZE	OTHER	REPORT WRITTEN	8
ASCITIZE	SIMPLE	NO REPORT	1
ASSAULT		NO REPORT	1
ASSAULT		REPORT WRITTEN	2
BURGLARY		REPORT WRITTEN	18
CRIMIMPS		REPORT WRITTEN	1
CRIMNMSF		REPORT WRITTEN	9
DISTURBA		NO REPORT	17
DISTURBA		REPORT WRITTEN	6
DISTURBA	CIVIL	NO REPORT	11
DISTURBA	CIVIL	REPORT WRITTEN	2
DISTURBA	DOMESTIC	REPORT WRITTEN	8
DISTURBA	JUVENILE	NO REPORT	2
DISTURBA	JUVENILE	REPORT WRITTEN	1
DWI	ACCNOINJ	REPORT WRITTEN	2
DWI	ONSIGHT	REPORT WRITTEN	19
ESUBOMB		NO REPORT	1
FIRES	BRUSH	NO REPORT	1
FM		NO REPORT	2
K9ARSON	DEMO	NO REPORT	1
K9BLDHND	WANTED	NO REPORT	1
K9PATROL		NO REPORT	9
K9PATROL	AREA	NO REPORT	2
K9PATROL	CROWD	NO REPORT	2
K9PATROL	EVIDENCE	NO REPORT	1
K9PATROL	TRAINING	NO REPORT	21
K9PATROL	WANTED	NO REPORT	3
LARCENY		NO REPORT	2
LARCENY		REPORT WRITTEN	30
LARCENY	OTHER	NO REPORT	1
LIQUOR		REPORT WRITTEN	3
LIQUOR		TS ALL OTHER (PROFILING REQ)	1
LIQUOR	INFRAC	TS ALL OTHER (PROFILING REQ)	1
MEDICAL		NO REPORT	6
MEDICAL	911	NO REPORT	1
MEDICAL	EMCOMMIT	NO REPORT	1
MEDICAL	EMCOMMIT	REPORT WRITTEN	11
MEDICAL	MEDBASIC	NO REPORT	9
MEDICAL	MEDOTHER	NO REPORT	1
MEDICAL	MEDOTHER	REPORT WRITTEN	1
MEDICAL	OTHER	NO REPORT	1
MISSPERS		REPORT WRITTEN	3

Call for Service

NARCOTIC		REPORT WRITTEN	1
NARCOTIC	ARREST	NO REPORT	1
NARCOTIC	ARREST	REPORT WRITTEN	8
NARCOTIC	INFRAC	REPORT WRITTEN	1
OSHA		NO REPORT	1
OSHA	ACCNTL	NO REPORT	1
PATCHECK		NO REPORT	221
PATCHECK	ATL	NO REPORT	2
PATCHECK	HISECRTY	NO REPORT	2
PATCHECK	INFRAC	NO REPORT	1
PATCHECK	PATCOM	NO REPORT	115
PATCHECK	PATRES	NO REPORT	212
PATCHECK	PATRES	REPORT WRITTEN	1
PATCHECK	PATROAD	NO REPORT	628
PATCHECK	PATSTATE	NO REPORT	46
PATCHECK	TOWN	NO REPORT	12
RAR	MEDVER	NO REPORT	1
SEXASSLT		NO REPORT	1
SEXASSLT		REPORT WRITTEN	1
SS		NO REPORT	1
SUSINCDT		NO REPORT	13
SUSINCDT		REPORT WRITTEN	4
SUSINCDT	911	NO REPORT	10
SUSINCDT	SPERSON	NO REPORT	9
SUSINCDT	SVEHICLE	NO REPORT	8
SUSINCDT	THREATS	NO REPORT	2
TRAFSERV		NO REPORT	29
TRAFSERV	14-DMV	NO REPORT	34
TRAFSERV	AMVHAZ	NO REPORT	2
TRAFSERV	AMVTAG	NO REPORT	2
TRAFSERV	AMVTOW	NO REPORT	2
TRAFSERV	DEBRIS	NO REPORT	9
TRESPAS		NO REPORT	1
TRESPAS	SIMPLE	NO REPORT	1
TS		NO REPORT	2
TS		TS ALL OTHER (PROFILING REQ)	10
TS	CAR/DEER	NO REPORT	1
TS	INFRAC	NO REPORT	3
TS	INFRAC	TS ALL OTHER (PROFILING REQ)	691
TS	NOACT	TS ALL OTHER (PROFILING REQ)	4
TS	SUSP	TS ALL OTHER (PROFILING REQ)	4
TS	TSMISDOR	TS ALL OTHER (PROFILING REQ)	11
TS	TSWARN	NO REPORT	1
TS	TSWARN	TS ALL OTHER (PROFILING REQ)	191
TSCOMM	INSPL2	TS COMMERCIAL/PARKING VIOL	1
TSCOMM	OTHER	TS COMMERCIAL/PARKING VIOL	4
TSME		NO REPORT	2
UNTDEATH		REPORT WRITTEN	3

Activity Summary

[Home](#)



Activity Summary



Start Date (MM/DD/YYYY)

End Date (MM/DD/YYYY)

8/24/2012

00:00

8/31/2012

23:59

Mansfield

- OR -

Badge numbers separated by commas (####,####,####)

Summary Report

Statistic	Total
Total Calls for Service	<u>377</u>
Total Accidents With Report	<u>23</u>
Total Accidents Without Report	<u>0</u>
Total Fatal Accidents	<u>0</u>
Total Fatalities	<u>0</u>
Total Serious Injury Accidents	<u>0</u>
Total Minor Injury Accidents	<u>1</u>
Total Noninjury Accidents	<u>22</u>
Total Accident Dwis	<u>1</u>
Total Onsite Dwis	<u>2</u>
Total Dwis	<u>3</u>
Total Other Reportables	<u>13</u>
Total Nonreportables	<u>177</u>
Total Motorist Assists	<u>3</u>
Total Citations Primary Charge	<u>139</u>
Total Citations All Charges	<u>139</u>
Total Warnings Primary Charge	<u>30</u>
Total Warnings All Charges	<u>36</u>
Total Seatbelt Citations Primary Charge	<u>38</u>
Total Seatbelt Citations All Charges	<u>43</u>
Total Seatbelt Citations All Charges	<u>4</u>
Total Seatbelt Warnings All Charges	<u>43</u>

Activity Summary

[Home](#)



Activity Summary



Start Date (MM/DD/YYYY)

End Date (MM/DD/YYYY)

9/1/2012

00:00

9/30/2012

23:59

Mansfield

- OR -

Badge numbers separated by commas (####,####,####)

Summary Report

<u>Statistic</u>	<u>Total</u>
Total Calls for Service	<u>1368</u>
Total Accidents With Report	<u>37</u>
Total Accidents Without Report	<u>1</u>
Total Fatal Accidents	<u>0</u>
Total Fatalities	<u>0</u>
Total Serious Injury Accidents	<u>0</u>
Total Minor Injury Accidents	<u>2</u>
Total Noninjury Accidents	<u>36</u>
Total Accident Dwis	<u>0</u>
Total Onsite Dwis	<u>8</u>
Total Dwis	<u>8</u>
Total Other Reportables	<u>50</u>
Total Nonreportables	<u>878</u>
Total Motorist Assists	<u>14</u>
Total Citations Primary Charge	<u>284</u>
Total Citations All Charges	<u>285</u>
Total Warnings Primary Charge	<u>124</u>
Total Warnings All Charges	<u>145</u>
Total Seatbelt Citations Primary Charge	<u>34</u>
Total Seatbelt Citations All Charges	<u>47</u>
Total Seatbelt Citations All Charges	<u>13</u>
Total Seatbelt Warnings All Charges	<u>47</u>

Activity Summary

[Home](#)



Activity Summary



Start Date (MM/DD/YYYY)

End Date (MM/DD/YYYY)

10/1/2012

00:00

10/31/2012

23:59

Mansfield

- OR -

Badge numbers separated by commas (####,####,####)

[Summary Report](#)

Statistic	Total
Total Calls for Service	1402
Total Accidents With Report	45
Total Accidents Without Report	4
Total Fatal Accidents	0
Total Fatalities	0
Total Serious Injury Accidents	0
Total Minor Injury Accidents	1
Total Noninjury Accidents	45
Total Accident Dwis	1
Total Onsite Dwis	2
Total Dwis	10
Total Other Reportables	74
Total Nonreportables	899
Total Motorist Assists	14
Total Citations Primary Charge	286
Total Citations All Charges	287
Total Warnings Primary Charge	107
Total Warnings All Charges	124
Total Seatbelt Citations Primary Charge	36
Total Seatbelt Citations All Charges	46
Total Seatbelt Citations All Charges	8
Total Seatbelt Warnings All Charges	46

1. ACCNOINJ= ACCIDENT WITH NO INJURY
2. AAWINJY= ACCIDENT WITH INJURY
3. ADMINSER= ADMINISTRATIVE SERVICES
4. ALARMS= ALARMS
5. ASAGENCY= ASSIST OTHER AGENCY
6. ASCITIZE= ASSIST CITIZEN
7. ASSAULT= ASSAULT OF ANY NATURE
8. CRIMNMSF= CRIMINAL MISCHIEF
9. DISTURBA= DISTURBANCE (example: LOUD MUSIC)
10. DWI= DRIVING WHILE UNDER THE INFLUENCE OF ALCOHOL AND/OR DRUGS
11. FIRES= FIRES
12. FM= FIRE MARSHAL
13. K9 ARSON= CANINE PATROL SPECIALIZED UNIT ARSON DOG
14. K9PATROL= CANINE PATROL GERMAN SHEPARD
15. LARCENY= LARCENY
16. MEDICAL= MEDICAL ASSIST FIRE DEPARTMENT/AMBULANCE
17. PATCHECK= PATROL CHECK (example: E.O.Smith High School)
18. SUSINCDT= SUSPICIOUS INCIDENT (example: Person walking down road late at night)
19. TRAFSERV= TRAFFIC SERVICES (example: Broken down motor vehicle)
20. TS= TRAFFIC STOP
21. UNTDEATH= UNTIMELY DEATH
22. AMINOTH= ADMINISTRATIVE OTHER
23. CAR/DEER= CAR VS. DEER MOTOR VEHICLE ACCIDENT
24. DARE= DARE CLASS
25. EMCOMMIT= EMERGENCY COMMITAL
26. PATCOM= PATROL COMMERCIAL PROPERTY
27. PATRES= PATROL RESIDENCE
28. PATROAD= PATROL TOWN ROAD
29. PATSTATE= PATROL STATE ROAD
30. SPERSON= SUSPICIOUS PERSON
31. SVEHICLE= SUSPICIOUS VEHICLE
32. 14-DMV= DISABLED MOTOR VEHICLE
33. AMVHAZ= ABANDONED MOTOR VEHICLE HAZARDOUS LOCATION
34. AMVTAG= ABANDONED MOTOR VEHICLE TAGGED (24 HOUR REMOVAL TIME FRAME)
35. AMVTOW= ABANDONED MOTOR VEHICLE TOWED
36. DEBRIS= DEBRIS
37. INFRAC= INFRACTION TICKET PAYABLE BY MAIL
38. MISUSE= MISUSE OF PLATES ON A VEHICLE
39. NOACT= NO ACTION
40. SUSP= SUSPENDED LICENSE
41. TSMISDOR= TRAFFIC STOP MISDEMEANOR COURT APPEARANCE REQUIRED
42. TSWARN= TRAFFIC STOP WARNING



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Open Space Preservation Committee; Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Natural Resources and Sustainability Coordinator
Date: November 26, 2012
Re: Marshall Property Open Space Acquisition

Subject Matter/Background

At Monday's meeting, the Town Council will conduct a public hearing regarding the proposed acquisition of Marshall Property. As you will recall, the Marshall property is a landlocked, undeveloped 17-acre property surrounded on three sides by the Town's Dunhamtown Forest (see attached maps). The property is mostly a wooded south-facing slope and also includes a wooded ravine and a maple swamp. A seasonal brook crosses the property and flows into a former cranberry bog (now marsh) at the west edge of the property. An existing Dunhamtown Forest trail along the top of the ravine offers scenic views of the ravine and the Willimantic River valley.

In October, the Open Space Preservation Committee reviewed this property within the context of the Town's Plan of Conservation and Development. The committee noted that this property almost bisects the southern part of Dunhamtown Forest (a large interior forest tract (250-500 acres). The forest tract is already significantly protected, and preservation of this property would fill in a gap to more completely protect this area. In addition, the committee determined that the acquisition of the Marshall property would offer an opportunity to create three new trail connections. Based on this review, the committee recommends that the Town acquire this property to completely protect the southern part of Dunhamtown Forest and to make the western part of forest accessible for trails.

In response to a referral from the Town Council, the Planning and Zoning Commission (PZC) reviewed the parcel at its November 19th meeting and determined that "the proposed acquisition of the Marshall property would promote Mansfield's Plan of Conservation and Development through protection

of interior forest and potential for expanding the town's trail network." (See attached communication from the PZC.)

Financial Impact

The property was recently appraised by Stewart Appraisal Services at a value of \$18,000. Since the Town funded the appraisal at a cost of \$2,000, the owners are offering the property at a price of \$16,000. (A full copy of this appraisal report is available on the Town's website at www.mansfieldct.org/marshall-malek.) The property currently qualifies for a reduced assessment under the PA 490 program, which is designed to provide tax incentives to preserve open space and farmland. Under the PA 490 program, the Town has assessed the property at \$1,700 and current property taxes total \$32.32 per year.

If the Town Council decides to acquire the property, the purchase would be paid from the existing Open Space Fund, which has a balance of \$1,238,069 (including \$1,000,000 in unissued bond funding).

Recommendation

Unless the public hearing raises any additional issues that we have not considered, or if the Town Council wishes to review the matter further, staff recommends that the Council authorize the purchase of the Marshall Property.

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

Move, effective November 26, 2012, to authorize the Town Manager to execute the purchase of the 17-acre Marshall Property, as identified on Assessor's Map 21, Block 55, Lot 6A, for a price not to exceed \$16,000.

Attachments

- 1) PZC Memo re: 8-24 Referral; Proposed Acquisition of the Marshall Property
- 2) OSPC recommendation concerning the Marshall Property
- 3) Marshall Property in relation to Dunhamtown Forest
- 4) Aerial Photo of Property and Contiguous Open Space
- 5) Assessor's Card
- 6) Excerpts from property appraisal

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: November 15, 2012
Subject: 8-24 Referral: Marshall Property/Dunhamtown Forest

Pursuant to the provisions of Section 8-24 of the State Statues, the above-referenced proposed acquisition of land has been referred to the PZC for comment. The Town Council has scheduled a 11/26/2012 Public Hearing on this issue, and if possible, comments should be forwarded prior to the Public Hearing. The PZC has 35 days to report to the Town Council. A copy of the Council Agenda Item and location maps are attached for your reference.

The following information is provided for the PZC's consideration.

- The property being considered by the Town is a land-locked undeveloped parcel consisting of ±17 acres situated in an RAR-90 zone. As shown on the attached map, the property is surrounded on three sides by preserved open space.
- The subject property is part of the Dunhamtown Forest, a large interior forest tract consisting of ±250-500 acres.
- The property is identified as Interior Forest Tract and Wetland on Map 21 - *Existing and Potential Conservation Areas* in the Plan of Conservation and Development (POCD). A map error shows the property as preserved open space whereas it is actually privately owned.
- The property meets the following Open Space Acquisition Priority Criteria identified in Appendix K of the POCD used to assist in evaluating open space acquisitions:
 - The property is identified as a potential conservation area on Map 21 of the POCD
 - The property would expand an existing preserved open space area
 - The property is located within a large contiguous interior forest area
 - The property is visible from an existing trail
 - The property provides the opportunity to create 3 new trail connections
- The Open Space Preservation Committee has reviewed this request and recommended that the property be acquired based on its location in the Dunhamtown Forest tract and potential for extension of the existing trail network (see attached memo dated October 16, 2012).

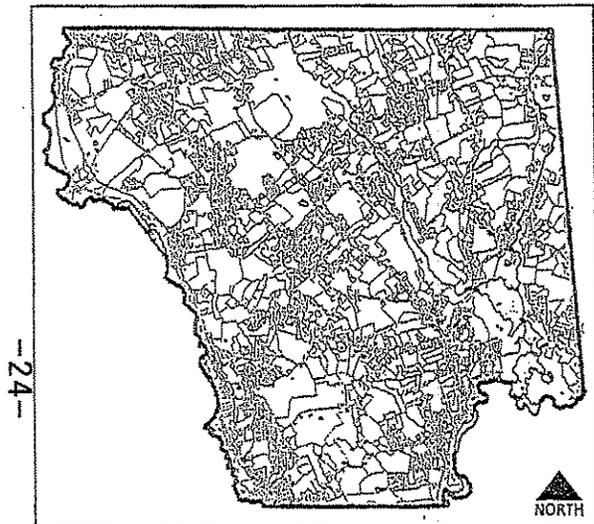
Summary/Recommendation

Based on open space priority criteria and mapping contained in Mansfield's Plan of Conservation and Development, Town acquisition of the Marshall Property would promote goals set forth in Mansfield's Plan of Conservation and Development. It is recommended that the PZC notify the Town Council that the proposed acquisition of the Marshall Property would promote Mansfield's Plan of Conservation and Development through protection of interior forest and potential for expanding the town's trail network.

MARSHALL PROPERTY

8-24 REFERRAL

NOVEMBER 15, 2012



-  SUBJECT PROPERTY
-  OPEN SPACE
-  TRAILS
-  WATER
-  WETLANDS



OPEN SPACE PRESERVATION COMMITTEE

Comments on proposed acquisition of the Marshall property

October 16, 2012

To: Mansfield Town Council (**EXECUTIVE SESSION**), Matt Hart

At the OSPC's October 16, 2012 meeting, the committee reviewed in executive session a 17-acre property, which Gladys Marshall is offering to the Town. The committee reviewed this parcel with reference to its location and also criteria in the Town's Plan of Conservation and Development. Committee members have visited the property at various times.

DESCRIPTION

The property is surrounded on three sides by the Town's Dunhamtown Forest (see map). The land is mostly a wooded south-facing slope. It also includes a wooded ravine and a maple swamp. A seasonal brook crosses the property and flows into a former cranberry bog (now marsh) at the west edge of the property. An existing Forest trail along the top of the ravine offers scenic views of the ravine and the Willimantic River valley.

POCD CRITERIA

Interior Forest Tract

The property almost bisects the southern part of Dunhamtown Forest (a large interior forest tract (250-500 acres). This tract already has significant protection, and preservation of this property would fill in a gap in this protected area.

Enhances Connections

The Marshall parcel offers an opportunity to create three new trails, all of which must cross the property: 1) A trail from Mansfield City Road to the cranberry bog/marsh, 2) a trail from the White Oak Road parking lot to the marsh and 3) a trail providing access to the western part of the Forest from point where the trails meet by the marsh. These trails would make it possible to include the western part of the Forest in long loop walk through the Forest (see map).

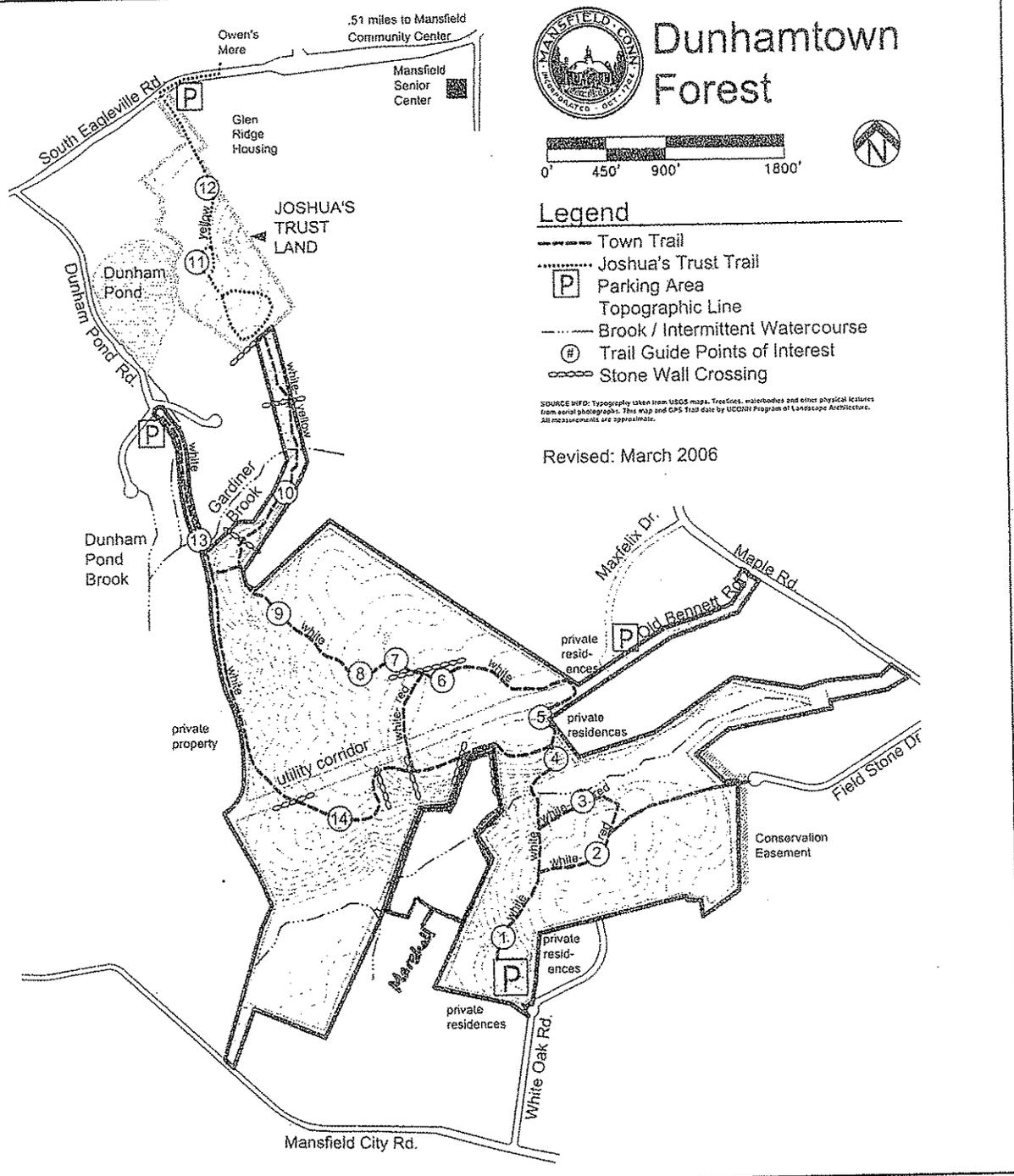
RECOMMENDATION

The committee recommends that the Town acquire this property to complete protection of the southern part of Dunhamtown Forest and make the western part of Forest accessible for trails.

There are 3.9 miles of trails within the Town and abutting Joshua's Trust properties. The Town trails are blazed in white, Joshua Trust trails in yellow. They wind through the following points of interest:

1. **Old Logging Road** - This trail begins on an old logging road used for a timber harvest in the 1990's.

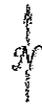
2. **Hardwood Forest** - Different types of woodlands occur depending on the soil type and moisture content. Here is a good example of a well-drained hardwood forest containing oaks, beeches and maples.
3. **Rock Outcrop** - A melting glacier deposited this large rock formation.
4. **Steep Slope** - This slope, along with much of the state's topography, was carved by the advance of the glaciers over 18,000 years ago.
5. **Old Property Boundaries** - While many of the old stonewalls signify the edges of crop fields or pastures, they were also used to mark the edges of ownership. Here the stonewall follows the edges of the park, indicating this was an original property boundary.
6. **Old Stone Wall** - Generally these stonewalls were used to mark property boundaries, or to contain livestock. Now this area is a mature forest. Stop to listen for bird songs of the thrushes and warblers, which survive best in deep woods and are abundant here in spring and summer.
7. **Forest Management** - In this area many felled trees remain on the forest floor due to forest management practices. To improve forest preservation and rejuvenation, the trees were cut down to provide more light for the remaining trees. By leaving the fallen trees in place, the forest biomass is retained while increasing the organic matter and habitat value of the forest floor.
8. **Old Stone Foundation** - A former home site lies a short distance towards the east. This cellar hole is rather small when considering present day building foundations.
9. **Old Cemetery** - This square enclosure is the site of the former Dunhamtown Cemetery. (The graves were moved to the Pink Ravine Cemetery). This area was known as "Dunhamtown" because the Dunham family had a farm here from 1695 to 1873. When it was abandoned, the forest returned, including the nearby large, 80-to-120-year-old oak trees.
10. **Native Hemlocks** - A moist area can be recognized by the evergreen hemlock trees. While these trees are native, they are currently being threatened by a non-native insect, the Hemlock Woolly Adelgid.
11. **View of Dunham Pond** - While resting here at the stone bench, look over Dunham Pond and view birds and other wildlife in the woods and on the pond.
12. **Wetland Boardwalk** - Note the lush vegetation in the wet soil: Native skunk cabbage, jack-in-the-pulpit, wild violets and other water-tolerant plant species.
13. **Stone Dam** - Gardiner Brook tumbles over an old mill dam. This old town road was known as Donovan Road because the Donovan family owned the farm from 1885 into the 20th century.
14. **Overlook** - The trail climbs to an overlook with views of the Willimantic River Valley in fall and winter.



Town of Mansfield, CT - Marshall Property



- Zoning
- ConservationEasement
- Railroad
- Trails
- Parcels
- Streams
- water
- wetlands



1 in = 1291.09 ft

Printed:
9/11/2012



Location: MANSFIELD CITY RD ID: 21.55.6A

MainStreetGIS, LLC - www.mainstreetgis.com / info@mainstreetgis.com

Disclaimer: This map is for assessment purposes only. It is not valid for use as a survey or for conveyance

Stewart Appraisal Services

REAL ESTATE APPRAISERS & CONSULTANTS
58 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084
(860) 871-8015
1-888-221-1292
FAX (860) 870-7752

ROBERT G. STEWART, SRA

DAVID H. GOWER

November 9, 2012

Gladys Marshall
31 Aspen Circle
Barnegat, NJ 08005

Re: Gladys Marshall
North of Mansfield City Road
Mansfield, Connecticut

Dear Ms. Marshall,

As requested I have appraised the above noted property for the purpose of estimating its Market Value in fee simple estate. The purpose of this appraisal is to provide you and the Town of Mansfield the subject's Market Value as you are considering selling it to the Town of Mansfield and they are considering the purchase. Recognizing this purpose, the primary intended users of this appraisal report are you as the owner, Antoinette Webster as your legal counsel, and the Town of Mansfield as a potential and likely buyer.

The subject consists of approximately 17.0 acres of unsurveyed and unimproved land located approximately 1,700 feet north of Mansfield City Road. The subject is landlocked with no frontage on, or legal access to, a public road. The property is surrounded on three sides by land owned by the Town of Mansfield and known as Dunhamtown Forest with walking trails. The only other abutter is to the south which has a common boundary for only the short southern end of the subject basically 610 foot wide and 1,575 foot long parcel.

A typical marketing time for the subject is 9 to 12 months and this time period is reflected in the value conclusion.

In my opinion, the Market Value of the subject, consisting of 17.0 acres of unimproved rear land, as of November 1, 2012, is:

EIGHTEEN THOUSAND DOLLARS
(\$18,000).

The following self-contained appraisal report is offered in support of this conclusion. This report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP).

Very truly yours,



Robert G. Stewart, SRA
Certified General Appraiser RCG.0000581
Expires April 30, 2013

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LOCATION: Assessor's Map 21, Block 55, Lot 6A
1,700 feet north of Mansfield City Road
Mansfield, Connecticut

PROPERTY DESCRIPTION: 17.0 acres of rear landlocked residential
zoned land located 1,700 feet north of
Mansfield City Road. The site is
unimproved and there is no legal access to a
public road.

OWNER OF RECORD: Gladys Marshall

DATE OF INSPECTION &
VALUATION: November 1, 2012

ESTATE VALUED: Fee simple

HIGHEST AND BEST USE: Sell to an abutter who has access. The most
logical buyer is the Town of Mansfield who
owns the surrounding property on three
sides consisting of 80.5% of the entire
perimeter. The surrounding land is the
Town Open Space Dunhamtown Forest with
walking trails and purchasing the subject
will fill in a 610 x 1,575 foot gap in the
existing 226 acre Open Space Forest.

ESTIMATED MARKETING TIME: 9 to 12 months

MARKET VALUE CONCLUSION: \$18,000

PURPOSE, FUNCTION AND USERS OF THE APPRAISAL:

The purpose of this appraisal is to estimate the Market Value in fee simple estate of the property owned by Gladys Marshall and identified as Assessor's Map 21, Block 55, Lot 6A.

The function of this appraisal is to provide a Market Value to the owner so it can be sold and/or gifted to the Town of Mansfield. The subject site is landlocked and surrounded on three sides (80.5% of the entire perimeter) by Town-owned land that is the Dunhamtown Forest Open Space. The subject has no legal access to a public road and the Town is the most logical buyer.

Recognizing the function of the appraisal, the primary intended users of this appraisal report are Gladys Marshall, as the owner, and Antoinette Webster, as her attorney. Additional potential users are the Town of Mansfield, the Town Council who will decide the purchase, and the Mansfield Parks & Recreation Department who would coordinate the purchase and management of the property through Jennifer Kaufman, the Natural Resources and Sustainability Coordinator.

SCOPE OF THE APPRAISAL:

The scope of the appraisal involved Robert G. Stewart, SRA inspecting the subject on November 1, 2012 by himself. Mapping of the subject was obtained from the Mansfield GIS mapping system. No survey of the subject or abutting properties was located. In addition, the Mansfield Parks & Recreation Trail Guide for the Dunhamtown Forest was used. Public records regarding the subject were obtained at the Mansfield Town Hall including the Assessor's and Town Clerk's offices. Additional mapping used include the USGS topographic maps, the USDA Natural Resources Conservation Service Web Soil Survey, the Mansfield GIS system, and the Mansfield Parks & Recreation Department Dunhamtown Forest trail maps.

Only the Sales Comparison Approach was considered applicable and developed. Comparable data was obtained from the ConnComp Sales Database, the Connecticut Multiple Listing Service, various periodicals, my office files, the appropriate Town Halls, and discussions with local Realtors, property owners and managers. This report does not outline every specific task I completed but reports the pertinent items. Additional supporting data is being retained in my files.

The appraiser, Robert G. Stewart, SRA, is considered competent to appraise the subject based on his education and experience appraising the subject type property. Robert G. Stewart holds a Connecticut Certified General Appraiser License (RCG.0000581, expiration April 30, 2013). Copies of his qualifications and current Connecticut license are in the addendum of this report. This report is completed in compliance with the Uniform Standards of Professional Appraisal Practices (USPAP).

HIGHEST AND BEST USE:

All the following definitions are from The Dictionary of Real Estate Appraisal, Fifth Edition © 2010 by the Appraisal Institute:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability. Alternatively, the probably use of land or improved property – specific with respect to the user and timing of the use – that is adequately supported and results in the highest present value."

The highest and best use of the subject site is to sell to an abutter who has legal access to the site. Recognizing the topography and location of the subject any use would be limited to Open Space.

As outlined earlier, the subject has two abutters. To the west, north, and south is land owned by the Town of Mansfield. This land is all part of the Dunhamtown Forest which is Open Space land held for passive recreation, primarily hiking, by the public. The Forest has several hiking trails and historic features with some steep terrain. As can be seen on the trail map of the Forest on the following page, the Forest has a gap along the south side which is the subject. Adding the subject will provide continuity to the public land. As noted in the site description, no trails through the subject were noted and the steep terrain limits them. But, adding the subject will eliminate potential trespassing by lost people and protect the wetlands around the brook that flows through the subject and into the large marsh area to the southwest of the subject on the Dunhamtown Forest land.

The only other abutter of the subject is John Troyer to the south for a width of 570 feet with a 240 foot jog. His property is a 22.6 acre lot that is basically 625 feet wide and 1,700 feet deep fronting on Mansfield City Road and ending at the subject. The site is improved with a older single family dwelling by the road. Adding the subject to his land will only increase the depth of his long and narrow lot from 1,700 feet to 3,275 feet.

Recognizing these factors, the highest and best use of the subject is to sell the subject to the Town of Mansfield as Open Space to become part of the Dunhamtown Forest.

FINAL RECONCILIATION:

The subject is a rear landlocked parcel of unimproved land containing approximately 17 acres. There is no known legal access to the property and it is surrounded on three sides by the Town owned Dunhamtown Forest open space land. This surrounding land is a 223 acre public preserve that has walking trails and severe topography and is mostly land for local natural habitat. The walking trails are open for public use.

The highest and best use of the subject is concluded to sell or donate to the Town of Mansfield who can fill in a 610 x 1,575 foot gap along the southern boundary of the Dunhamtown Forest. There is one other abutter who has access the subject and could legally access the subject if he added it to his property. However, all it would do is increase the depth of his existing 625 x 1,700 foot, 22.6 acre lot, to a depth of 3,275 feet. In other words, it would add minimal, if anything, to his existing property.

To value the subject only the Sales Comparison Approach was considered applicable and developed. This approach involves comparing sales of similar properties to the subject and adjusting them for differences resulting in an indicated value of the subject. This approach truly reflects the thinking of a buyer or seller of unimproved land. My search for recent comparable sales included Mansfield and the surrounding ten towns. My search first focused on rear 3 to 35 acre landlocked parcels. Only two sales were located in the last three years. One sale is located in Mansfield and, much like the subject, is surrounded by the Sawmill Brook Preserve, an open space area of multiple parcels that is owned by either the Town of Mansfield or Joshua's Land Trust. A second landlocked sale of 22 acres in nearby Ellington was located. This parcel was much closer to a public road and was purchased by an abutter who plans to use the land privately for his own small farm. No other sales of rear landlocked parcels were located so an undevelopable 13 acre parcel in abutting Columbia was considered. This sale has extensive frontage on Ten Mile River, is nearly entirely inland wetlands, and has frontage on a public road so can be easily accessed. It was purchased by an abutter for hunting and passive recreation. These three sales provided a very good indication of the subject's value.

As outlined the Cost Approach and the Income Capitalization Approach do not reflect the thinking of a buyer or seller of unimproved land and were not developed. The Sales Comparison Approach was totally relied on to value the subject.

In my opinion, the Market Value of the subject, consisting of 17 acres of unimproved rear land, as of November 1, 2012, is:

EIGHTEEN THOUSAND DOLLARS
(\$18,000).



Robert G. Stewart, SRA
CT General Appraiser #RCG.0000581
Expires April 30, 2013

[12272]



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Open Space Preservation Committee; Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Natural Resources and Sustainability Coordinator
Date: November 26, 2012
Re: Malek Property Open Space Acquisition

Subject Matter/Background

At Monday's meeting, the Town Council will conduct a public hearing regarding the proposed acquisition of the Malek Property. As you recall, the Malek Property is a landlocked, undeveloped 26.25-acre property located south of Joshua Trust's Wolf Rock Preserve on Crane Hill Road (see attached maps). The land slopes down to Sawmill Brook, which forms the western boundary. The northern portion consists of a mature hardwood forest. CL&P holds an easement on part of the land for its transmission lines, and a cleared area under the lines crosses the property near the southern side. CL&P's proposed second transmission line would involve clearing part of the forested area. The parcel is surrounded by open space on three sides - Town land to the south and west, and Joshua's Trust to the north.

In October, the Open Space Preservation Committee reviewed this parcel within the context of the Town's Plan of Conservation and Development. The committee noted that the property is located in the middle of a large interior forest tract (250-500 acres) that is significantly protected by Joshua's Trust and the Town; acquisition of the parcel would enhance this protected area, including the Kidder-Sawmill Brook streambelt. In addition, the committee determined that the acquisition of the Malek property would offer an opportunity to create new trail connections. Based on this review, the committee recommends that the Town acquire this property. The committee further suggests that the Town work discuss the ownership and management of the land with Joshua's Trust to ascertain whether it would make sense to transfer those responsibilities to that non-profit organization.

In response to a referral from the Town Council, the Planning and Zoning Commission (PZC) reviewed the parcel at its November 19th meeting and determined that "the proposed acquisition of the Malek property would promote Mansfield's Plan of Conservation and Development through protection of interior forest and the Kidder-Sawmill Brook streambelt as well as the potential for expanding the town's trail network." (See attached communication from the PZC.)

Financial Impact

The property was recently appraised by Stewart Appraisal Services at a value of \$25,000 is being offered to the Town for the appraised value. (A full copy of this appraisal report is available on the Town's website at www.mansfieldct.org/marshall-malek.) The Town has assessed the property at \$59,100 and current property taxes total \$1,123 per year.

If the Town Council decides to acquire the property, the purchase would be paid from the existing Open Space Fund, which has a balance of \$1,238,069 (including \$1,000,000 in unissued bond funding).

Recommendation

Unless the public hearing raises any additional issues that we have not considered, or if the Town Council wishes to review the matter further, staff recommends that the Council authorize the purchase of the Marshall Property.

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

Move, effective November 26, 2012, to authorize the Town Manager to execute the purchase of the Malek Property, as identified on Assessor's Map 33, Block 97, Lot 31, for a price not to exceed \$25,000.

Attachments

- 1) PZC Memo re: 8-24 Referral; Proposed Acquisition of the Malek Property
- 2) OSPC recommendation concerning the Malek Property
- 3) Sawmill Brook Preserve Trail Guide
- 4) Aerial Photo of Property and Contiguous Open Space
- 5) Assessor's Card
- 6) Excerpts from property appraisal

TOWN OF MANSFIELD
DEPARTMENT OF PLANNING AND DEVELOPMENT

LINDA M. PAINTER, AICP, DIRECTOR

Memo to: Planning and Zoning Commission
From: Linda M. Painter, AICP, Director of Planning and Development 
Date: November 15, 2012
Subject: 8-24 Referral: Malek Property/Wolf Rock Preserve Area

Pursuant to the provisions of Section 8-24 of the State Statues, the above-referenced proposed acquisition of land has been referred to the PZC for comment. The Town Council has scheduled a 11/26/2012 Public Hearing on this issue, and if possible, comments should be forwarded prior to the Public Hearing. The PZC has 35 days to report to the Town Council. A copy of the Council Agenda Item and location maps are attached for your reference.

The following information is provided for the PZC's consideration.

- The property being considered by the Town is a land-locked undeveloped parcel consisting of ±26.25 acres situated in an RAR-90 zone. As shown on the attached map, the property is surrounded on three sides by preserved open space.
- The subject property is part of an interior forest tract that includes the Joshua's Trust Wolf Rock Preserve and is located in the Kidder-Sawmill Brook streambelt. Preservation of this property would complete protection for approximately 3,000 feet of the brook.
- The property is identified as Interior Forest Tract and Wetland on Map 21 - *Existing and Potential Conservation Areas* in the Plan of Conservation and Development (POCD).
- The property meets the following Open Space Acquisition Priority Criteria identified in Appendix K of the POCD used to assist in evaluating open space acquisitions:
 - The property is identified as a potential conservation area on Map 21 of the POCD
 - The property would expand an existing preserved open space area
 - The property is located within a large contiguous interior forest area
 - The property includes a significant conservation and wildlife resource in the form of the Kidder-Sawmill Brook streambelt
 - The property provides the opportunity to expand existing trails on Wolf Rock Preserve
- The Open Space Preservation Committee has reviewed this request and recommended that the property be acquired based on its location in a large interior forest tract and potential for expanding trail connections (see attached memo dated April 24, 2012).

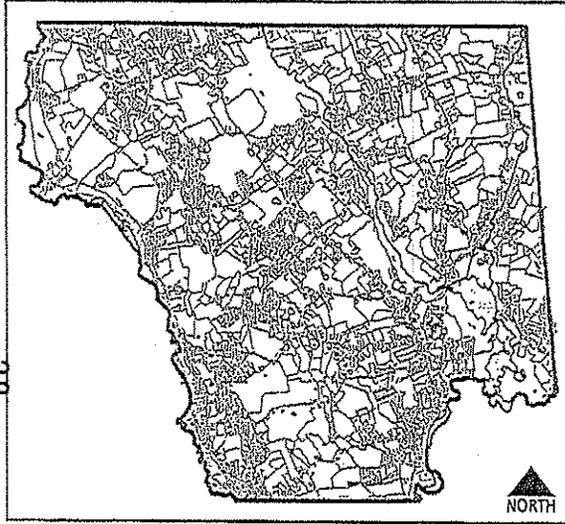
Summary/Recommendation

Based on open space priority criteria and mapping contained in Mansfield's Plan of Conservation and Development, Town acquisition of the Malek Property would promote goals set forth in Mansfield's Plan of Conservation and Development. It is recommended that the PZC notify the Town Council that the proposed acquisition of the Malek Property would promote Mansfield's Plan of Conservation and Development through protection of interior forest and the Kidder-Sawmill Brook streambelt as well as the potential for expanding the town's trail network.

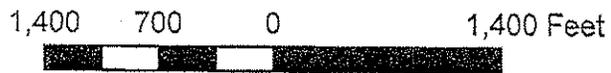
MALEK PROPERTY

8-24 REFERRAL

NOVEMBER 15, 2012



-  SUBJECT PROPERTY
-  OPEN SPACE
-  STREAMS
-  WATER
-  WETLANDS



OPEN SPACE PRESERVATION COMMITTEE

Comments on proposed acquisition of the Malek property

April 24, 2012

To: Mansfield Town Council (**EXECUTIVE SESSION**), Matt Hart

At the OSPC's April 24, 2012 meeting, the committee reviewed in executive session a 26.25-acre property offered for sale to the Town by the Malek family. They have owned the land for many years, which they used for hunting and firewood harvests until about ten years ago. The property is south of Joshua Trust's Wolf Rock Preserve on Crane Hill Road.

COMMENTS

The committee reviewed this parcel with reference to its location and also criteria in the Town's Plan of Conservation and Development. Committee members visited the property at various times.

The land slopes down to Sawmill Brook, which forms the west boundary. The north portion is a mature hardwood forest. CL&P holds an easement on part of the land for its transmission lines, and a cleared area under the lines crosses the property near the south side. The proposed second transmission line would involve clearing part of the forested area. The parcel is surrounded by open space on three sides: Town land on the south and west sides; Joshua's Trust land on the north side.

POCD CRITERIA:

Significant Conservation or Wildlife Resource

The property is in the Kidder -Sawmill Brook streambelt. The west side of the property abuts Sawmill Brook for about 900 feet, and preservation of this property would complete protection of approximately 3000 feet of the brook. Young trees and shrubs on the edge of CL&P's cleared area provide habitat for birds that nest in early-succession forest areas.

Interior Forest Tract

The property is in the middle of a large interior forest tract (250-500 acres). This tract already has significant protection, and this property would contribute to that protection.

Enhances Connections

The property is surrounded by Joshua Trust's Wolf Rock Preserve and Town open space totaling approximately 183 acres. Preservation of this property would fill in a gap in this protected area (see map). The property also would offer the opportunity to expand existing trails on Wolf Rock Preserve and possibly offer an alternative to the Nipmuck Trail, which is across the brook.

RECOMMENDATION

The committee recommends that this property be preserved either by the Town and/or by Joshua's Trust. The Town could work cooperatively with the Trust to address permanent protection and management.

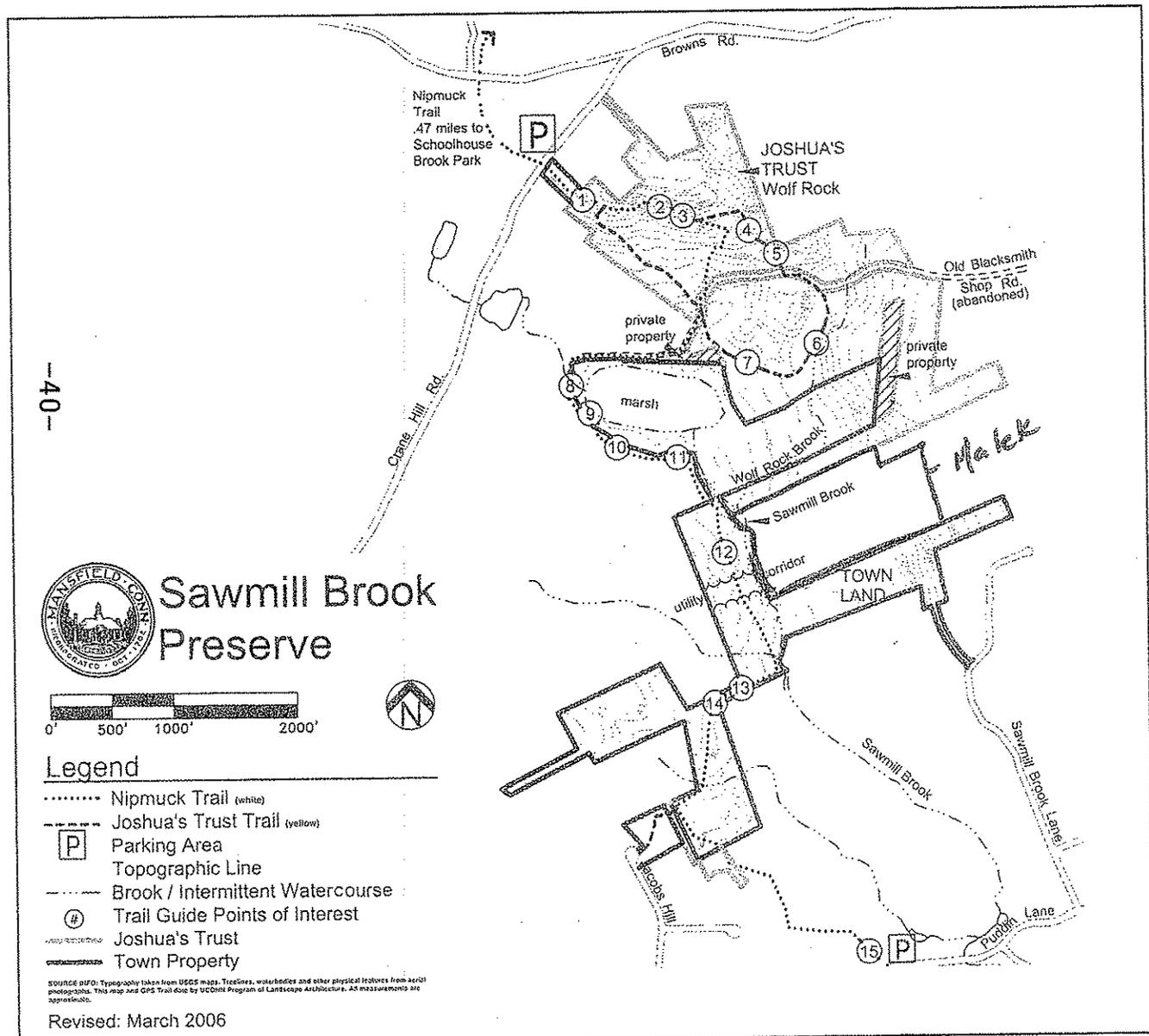
There is a total of 3 miles of blazed hiking trails within the Joshua's Trust and Town boundaries. The Nipmuck Trail (blazed in blue) and Joshua's Trust (blazed in yellow) wind through the following points of interest:

1. **Glacial Remains** - Signs of glacial activity are visibly scattered around the preserve. Many of the rocks were carried by the glacier from regions much farther north and were deposited here over 15,000 years ago.

2. **Wolf Rock** - Approximately 6 feet in diameter, this rock was left perched at the edge of a 40-foot cliff by the glaciers. Today it remains as one of Mansfield's most spectacular landmarks, mentioned in deeds dating back to the late 18th century.

3. **Scenic View** - As you look out south and east over the tree canopy from Wolf Rock, the views are breathtaking. Here the forested valley of Sawmill Brook can be seen, as well as the open fields on the brow of Crane Hill Field. In the distance is the campus of Eastern Connecticut State University.

- 4. **Rock Ledge** - During the descent down the trail, one of the preserve's many rock ledges can be seen. The bedrock exposed here is a variety of metamorphic rock called Willimantic Gneiss.
- 5. **Old Blacksmith Shop Road** - This abandoned road once connected Mansfield Center to the Crane Hill area.
- 6. **Riparian Vegetation** - While the trail winds along Wolf Rock Brook, take note of native water-tolerant vegetation growing here: skunk cabbage, ferns and birches. This palette of greenery will appear in many of the wet areas in the preserve.
- 7. **Hemlock Grove** - The dominant tree species here is the evergreen hemlock. While these trees are native, the species is currently threatened by a non-native insect called the Hemlock Woolly Adelgid.
- 8. **Invasive Plants** - As you cross over Sawmill Brook, notice the understory vegetation. These invasive species (barberry, multiflora rose, and bittersweet) were introduced as ornamental plants, and have since escaped from cultivated gardens into the wild, replacing native plants.
- 9. **Beaver Activity** - As the trail winds along the marsh's edge, note the pointed stumps. These are the remains of trees that were felled by beavers. The size of the marsh may be attributed to beaver damming.
- 10. **Marsh Views** - Sunny, treeless wetlands are called marshes. Phragmites, the tall 'wheat-like' grass seen at the far edge of the marsh, is a common invasive species of this wet environment.
- 11. **Wildlife View** - A view opens when the trail rounds the end of the marsh. Approach quietly and you may spot a Great Blue Heron.
- 12. **Utility Corridor** - This area is cleared for power lines and reveals the profile of Sawmill Brook valley, as the land slopes down to the brook, then steeply up the other side to Beech Mountain.
- 13. **Upland Hardwoods** - As the trail makes a gradual climb, notice the change in tree species. Hardwoods such as oak, beech and maple dominate the forest here.
- 14. **Old Stone Wall** - In most forests in New England it is common to find spans of old stonewalls used to contain grazing animals and property boundaries.
- 15. **Nipmuck Trail** - The blue-blazed Nipmuck Trail extends 37-miles from Union, Connecticut to Mansfield Hollow State Park and connects many of Mansfield's town parks. The Nipmuck trail is maintained by the Connecticut Forest and Parks Association.

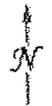


SOURCE INFO: Topography taken from USGS maps. Tree lines, water bodies and other physical features from aerial photography. This map and GPS trail due to UConn's Program of Landscape Architecture. All measurements are approximate.

Town of Mansfield, CT - Malek Aerial



- MapGrid
- towns
- Dimensions
- Address
- ParcelID
- Area
- Streets
- Parcels
- powerlines
- water
- wetlands
- Town
- roads
- highways



1 in = 1244.85 ft

Printed:
3/20/2012

MainStreetGIS
www.mainstreetgis.com

- LAND USE CODES
- 1 AGRICULTURAL
 - 00 vacant land
 - 01 cash grain/veg farm
 - 02 livestock prt 03 & 04
 - 03 dairy farm
 - 04 poultry farm
 - 05 fruit & nut farms
 - 06 vegetable farms
 - 07 tobacco farms
 - 08 nurseries
 - 09 greenhouses
 - 20 timber
 - 99 other agricultural
 - 2 MINERAL (See Detail)
 - 3 INDUSTRIAL
 - 00 vacant land
 - 10 food & drink
 - 20 foundries & heavy mfg.
 - 30 medium mfg. & assembly
 - 40 light mfg. & assembly
 - 50 industrial warehouses
 - 60 industrial truck terminal
 - 70 retail shops
 - 80 mines & quarries
 - 90 grain elevators
 - 99 other indust. structures
 - 4 COMMERCIAL
 - 00 vacant land
 - 01 4-10 apt. rental units
 - 02 20-39 apt. rental units
 - 03 40 or more apt. rental units
 - 10 motels or tourist cabins
 - 11 hotels
 - 12 nursing homes & hospitals
 - 15 mobile home parks
 - 16 Conv. camp grounds
 - 19 other Conv. housing
 - 20 small det. retail (1-10000)
 - 21 supermarkets
 - 22 discount & jr. dept. stores
 - 24 full line department stores
 - 25 neighborhood shop center
 - 26 community shop. center
 - 27 regional shopping center
 - 28 other retail structures
 - 30 rest. cafe and/or bar
 - 35 drive-in restaurant
 - 39 other food service struct.
 - 40 dry clean plant / laundry
 - 41 funeral home
 - 42 medical office
 - 44 full service banks
 - 45 savings and loans
 - 47 office bldg. - 1 or 2 story
 - 48 office bldg. 47 walk-up
 - 49 office bldg. 47 elevator
 - 52 auto service station
 - 53 car washes
 - 54 auto sales & service
 - 55 commercial garages
 - 56 parking lot or structure
 - 60 theaters
 - 61 drive-in theater
 - 62 golf course or mtn. course
 - 63 golf course
 - 64 bowling alleys
 - 65 lodge halls / convs. parks
 - 80 commercial warehouses
 - 82 conv. truck terminals
 - 90 motor service facilities
 - 96 marinas (small boats)
 - 99 other comm. structures
 - 5 RESIDENTIAL
 - 0 vacant land
 - 1 one family dwelling
 - 2 two family dwelling
 - 3 three family dwelling
 - 5 condominium unit
 - 6 house trailer tract
 - 0 platted lot
 - 1 unplatted 0-09.99 acs.
 - 2 unplatted 10-19.99 acs.
 - 3 unplatted 20-29.99 acs.
 - 4 unplatted 30-39.99 acs.
 - 5 unplatted 40
 - 99 other /ox. structures
 - 6 EXEMPT
 - 00 owned by USA
 - 10 owned by State
 - 20 owned by Counties
 - 30 owned by Townships
 - 40 owned by Municipalities
 - 45 State Housing Authorities
 - 50 owned by Bd. of Education
 - 60 owned by Park District
 - 70 owned by colleges, etc.
 - 80 charitable exemptions
 - 85 churches, public worship
 - 90 cemetery/instruments

MANSFIELD
 Owner: MALEK KEVIN C EST OF
 MALEK EMILY A & NADILE AMY J
 76 SOUTH WINDHAM RD
 WINDHAM, CT 06280

Book / Page 430 98

Developers Lot # Census 8811
 Zoning RAR90

Address SANMILL BROOK LA
 03/21/2012
 ExCode Amount

033/009/0034
 Work Year: 2012
 Land Use Code R500 Prop Type 1 VACANT LOT
 Neighborhood 24320 Desirability AVERAGE

LAND DATA AND COMPUTATIONS										26.250 Acres
Land Type	Frontage	Size Depth	Base Rate	Rate Fct 1	Rate Fct 2	Adjusted Rate.	Base Value	Other Code	Adjust Factor	Value
A3		26.250 Ac	4500.00			4500.00	118130	0	-50	59100
Total Acreage										26.250
Total Land Value										59100

PROPERTY CHARACTERISTICS		LAND TYPE	
01 TOPO-ELEV	07 STREET AMNTS	5 SQUARE FEET	A. ACREAGE
Street Level	Curb & Gutter	1 Primary Site (CALP)	1 Primary Site (App Rate)
Above Street	Slidewalk	2 Primary Site (App Rate)	2 Exc Frnt Ac (App Rate)
Below Street	Alley		3 Exc Rear Ac (App Rate)
	None		F# Exc Frnt Ac (CALP) (# depends on zoning)
			R# Exc Rear Ac (CALP) (# depends on zoning)
02 TOPO-TERRAIN	08 LOC REGION	G GROSS SITE VALUE	
Rolling	Urban	1 TOPOGRAPHY	
Steep	Urban	2 UTILITIES	
Low	Suburban	3 STREET/ROAD	
	Rural	4 LOCATION	
03 TOPO-EXTREME	Business District	MEMORANDUM	
Swampy	Industrial	KCRO - FLDFM :	
Ledge		LAND LOCKED PARCEL ABUTTS TOWN OF MANSFIELD	
		2009 REVAL PUT IN AS REAR ACREAGE SURVEY: VOL 17 PG 59	
		PROBATE REF V 397 P 267 03/19/1998 PROBATE CERT OF	
		NOTICE V.695 PG.469 DOD 4/15/2010-C/O CO ADMINISTRATRIX	
		EMILY A MALEK 76 SO WINDHAM RD;	
		AMY J NADILE 63-3 HILLTOP DR NO WINDHAM	
		2012-FAMILY CALLED SENT OUT PA490 FOREST APPLICATION	
04 PUBLIC UTIL	09 LOC ENHANCE		
All	Recreational		
Water	Waterfront		
Sewer	10 LOC RESTRICT		
Gas	Flood Plane		
	Easement/Public		
05 PRIVATE UTIL	Non-Conforming		
Well	Obstructions		
Septic	Zoning		
	Non-Bulldoable		
06 STREET/ROAD	BUILDING PERMITS		
Paved	DATE	NUMBER	AMOUNT
SemiPaved			PURPOSE
Unpaved			
Propose			

OWNER HISTORY			
Name	Book	Page	
MALEK FRANCES A	414	136	
MALEK EMIL C EST	178	41	

SALES HISTORY					
Date	Price	Book	Page	Qual	LnD Onl
03/02/2000		430	98	N	Y
03/08/1999		414	136	N	Y
01/28/1980		178	41		

COMPARABLE SALES			
Parcel	Date	Adjusted Price	Points

VALUE HISTORY			
Use	Quantity	Appraised Value	Assessed Value
RES EX ACR	26.250	59100	41370
2012 Total		59100	41370
RES EX ACR	26.250	118100	82670
2011 Total		118100	82670

VALUE SUMMARY		
Land	Improvement	Total
Cost	59100	59100
FVC	59100	59100

Stewart Appraisal Services

REAL ESTATE APPRAISERS & CONSULTANTS
58 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT 06084
(860) 871-8015
1-888-221-1292
FAX (860) 870-7752

ROBERT G. STEWART, SRA

DAVID H. GOWER

September 28, 2012

Amy J. Nadile
63 Hilltop Drive, Apt 3
North Windham, CT 06256-1358

Re: Estate of Kevin C. Malek
Parcel 33.97.31 Sawmill Brook Lane
Mansfield, Connecticut

Dear Ms. Nadile,

As requested I have appraised the above noted property for the purpose of estimating its Market Value in fee simple estate. The purpose of this appraisal is to provide you and Emily Malek the subject's Market Value as you are considering selling it to the Town of Mansfield and/or Joshua's Tract Conservation and Historic Trust, Inc. The Trust is commonly known as Joshua's Trust and they are a non-profit "who receive gifts of money and land, or to buy land of historic, aesthetic, or scientific value, for the benefit of future generations" [www.joshuaslandtrust.org].

The primary intended users of this appraisal report are you and Emily A. Malek as the Co-Administratrix of the Estate of Kevin C. Malek. Additional potential users are family members, heirs, and potential buyers.

The subject consists of 25.5 acres of unimproved land located approximately 505 feet north of Sawmill Brook Lane in southeastern Mansfield. The Mansfield Assessor lists the subject as 26.25 acres and references a recorded survey that states 25.5 acres. The survey stated size is used in my appraisal. The southern 11.1 acres of the site is encumbered with a 300 foot wide right of way in favor of Connecticut Light & Power and is improved with a set of high tension wires. The Mansfield Assessor lists the owner as the estate of Kevin C. Malek. My search of the land records, as an appraiser, found that part of the land is still owned by Frances A. Malek. This is further outlined in the Legal Description section of this report and a title search is recommended to clarify the ownership.

The subject parcel is landlocked with no legal access to a public road. The land is surrounded on three sides by The Sawmill Brook Preserve which is over 185 acres of Town and Joshua's Trust owned land that is maintained as open space with about three miles of walking trails. The three specific abutters of the subject are The Town of Mansfield, Joshua's Trust and the Civies, who own a 103 acre parcel improved with their house on Beech Mountain Road.

A typical marketing time for the subject is 9 to 12 months and this time period is reflected in the value conclusion.

In my opinion, the Market Value of the subject, consisting of 25.5 acres of unimproved rear land, as of September 20, 2012, is:

TWENTY-FIVE THOUSAND DOLLARS
(\$25,000).

This value is of the Lot 1 & 2, as the property is presently split per public land records, as one parcel and owned by one person, the Estate of Kevin C. Malek.

The following self-contained appraisal report is offered in support of this conclusion. This report conforms to the Uniform Standards of Professional Appraisal Practice (USPAP).

Very truly yours,



Robert G. Stewart, SRA
Certified General Appraiser RCG.581
Expires April 30, 2013

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LOCATION: Assessor's Map 33, Block 97, Lot 31
Mansfield, Connecticut

PROPERTY DESCRIPTION: 25.5 acres of rear landlocked residential
zoned land located 505 feet north of
Sawmill Brook Lane. The only
improvement is a set of high tension power
lines in a 300 foot wide right of way in favor
of Connecticut Light & Power Company.

OWNER OF RECORD: Estate of Kevin C. Malek - see the Legal
Description section of this report.

DATE OF INSPECTION &
VALUATION: September 20, 2012

ESTATE VALUED: Fee simple

HIGHEST AND BEST USE: Sell to an abutter who has access. The most
logical buyers are either the Town of
Mansfield or the Joshua's Trust and the land
would fill in a gap in the current Sawmill
Brook Preserve open space area.

ESTIMATED MARKETING TIME: 9 to 12 months

MARKET VALUE CONCLUSION: \$25,000 as one parcel with the ownership
issue discussed rectified.

PURPOSE, FUNCTION AND USERS OF THE APPRAISAL:

The purpose of this appraisal is to estimate the Market Value in fee simple estate of the property owned by the Estate of Kevin C. Malek and identified as Assessor's Map 83, Block 97, Lot 31.

The function of this appraisal is to provide a Market Value to the two Administratrix of the owner's estate so the property can be sold most likely to the Town of Mansfield and/or the Joshua's Tract Conservation and Historic Trust, Inc. (known as Joshua's Trust). The subject site is landlocked and these two are the primary abutters and the only logical buyers.

Recognizing the function, the primary intended users of this appraisal report are Amy J. Nadile and Emily A. Malek as Co-Administratrix of the owner's estate. Additional potential users are family members and heirs as well as any potential buyers.

SCOPE OF THE APPRAISAL:

The scope of the appraisal involved Robert G. Stewart, SRA inspecting the subject on September 20, 2012 by himself. Mapping of the subject was obtained from the Mansfield GIS mapping system as well as two surveys in the Town Clerk's office. In addition, the Mansfield Parks & Recreation Trail Guide for the Sawmill Brook Preserve Area was used. Public records regarding the subject were obtained at the Mansfield Town Hall including the Assessor's and Town Clerk's offices. Additional mapping used include the USGS topographic maps, the USDA Natural Resources Conservation Service Web Soil Survey, the Mansfield GIS system, and the Mansfield Parks & Recreation Department Sawmill Brook Preserve trail maps.

Only the Sales Comparison Approach was considered applicable and developed. Comparable data was obtained from the ConnComp Sales Database, the Connecticut Multiple Listing Service, various periodicals, my office files, the appropriate Town Halls, and discussions with local Realtors, property owners and managers. This report does not outline every specific task I completed but reports the pertinent items. Additional supporting data is being retained in my files.

The appraiser, Robert G. Stewart, SRA, is considered competent to appraise the subject based on his education and experience appraising the subject type property. Robert G. Stewart holds a Connecticut Certified General Appraiser License (RCG.581, expiration April 30, 2013). Copies of his qualifications and current Connecticut license are in the addendum of this report. This report is completed in compliance with the Uniform Standards of Professional Appraisal Practices (USPAP).

FINAL RECONCILIATION:

The subject is a rear landlocked parcel of unimproved land containing 25.5 acres. There is no known legal access to the property and it is surrounded on three sides by Town and Joshua's Trust owned open space land. This surrounding land is a 188 acre public preserve known as Sawmill Brook Preserve with walking trails, several environmental features, and a ledge peak with a view. The trails are regularly used by the public.

The highest and best use of the subject is concluded to sell or donate to either the Town of Mansfield or Joshua's Trust who can add the subject to the Sawmill Brook Preserve filling in a gap in the land and adding to the continuity of the preserve for hikers. There is one other abutter who is able to access the subject. But, they have one house on a 103 acre parcel and adding the subject to their land has no significant gain.

To value the subject only the Sales Comparison Approach was considered applicable and developed. This approach involves comparing sales of similar properties to the subject and adjusting them for differences resulting in an indicated value of the subject. This approach truly reflects the thinking of a buyer or seller of unimproved land. My search for recent comparable sales included Mansfield and the surrounding ten towns. My search first focused on rear landlocked land for parcels of at least three acres. Only one sale was located in the last three years but it is a very comparable property that sold a year ago. It, like the subject, is surrounded by the Sawmill Brook Preserve. My search for additional comparables was expanded to locate undevelopable parcels. One sale in abutting Columbia was located and considered. This sale is a 13 acre parcel with extensive frontage on Ten Mile River and is nearly entirely inland wetlands. The parcel has frontage on a public road so can be easily accessed but it was purchased by an abutter for hunting and passive recreation. As no other sales of similar parcels were located I looked for sales of similar sized parcels in the Town of Mansfield. A sale of a 32 acre building lot located on Crane Hill Road opposite the Sawmill Brook Preserve was located and compared to the subject. This sale indicated local values of acreage. These three sales provided a very good indication of the subject's value.

As outlined the Cost Approach and the Income Capitalization Approach do not reflect the thinking of a buyer or seller of unimproved land and were not developed. The Sales Comparison Approach was totally relied on to value the subject.

In my opinion, the Market Value of the subject, consisting of 25.5 acres of unimproved rear land, as of September 20, 2012, is:

TWENTY-FIVE THOUSAND DOLLARS
(\$25,000).

This value is of the Lot 1 & 2, as the property is presently split per public land records, as one parcel and owned by one person, the Estate of Kevin C. Malek.

Robert G. Stewart

Robert G. Stewart, SRA
CT Appraiser #RCG.581; Expires April 30, 2013
[12219]



**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; Bruce Silva, Superintendent of Schools
Date: November 26, 2012
Re: Appointment to Region 19 Board of Education

Subject Matter/Background

The Mansfield Democratic Town Committee (MDTC), at its meeting on November 20, 2012, voted unanimously to recommend that Mr. Casey Cobb be appointed by the Town Council to fill the Mansfield vacancy on the Region 19 Board of Education.

Recommendation

If the Town Council concurs with the recommendation of the Mansfield Democratic Town Committee, the following motion is in order:

Move, effective November 26, 2012, to appoint Mr. Casey Cobb as a Mansfield representative to the Region 19 Board of Education until the next municipal election.

Attachments

- 1) 11/21/12 Letter from Mark LaPlaca, Chair, MDTC

Town Council
Town of Mansfield
4 South Eagleville Rd
Mansfield CT 06268

November 21, 2012

Members of the Town Council:

At our meeting on November 20th, the Mansfield Democratic Town Committee voted unanimously to recommend that the Council appoint Casey Cobb to fill the vacancy on the Region 19 Board of Education until the next municipal election.

Casey is extremely well suited to the position. He has been a long time resident of Mansfield, has two children in the public school system and has been active in many volunteer activities, particularly involving children, in our community.

Professionally, Casey is the head of the Department of Educational Leadership at the Neag School of Education at UConn. His insights into teacher and administrative evaluations and educational reform, as well as his passion for equity in the education system are impressive.

I hope you will act favorably on this recommendation. Please let me know if you have any questions.

Sincerely,

Mark LaPlaca
Chair, Mansfield DTC



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *M.H.*
CC: Agriculture Committee; Maria Capriola, Assistant to the Town Manager; Linda Painter, Director of Planning and Development; Curt Vincente, Director of Parks and Recreation; Jennifer Kaufman, Natural Resources and Sustainability Coordinator
Date: November 26, 2012
Re: Proposed Agricultural Land Usage Agreement Policy and Model Agricultural Lease

Subject Matter/Background

The Town of Mansfield owns seven properties containing agricultural fields, most with prime agricultural soils. These properties contain 70 acres of farmland and represent an important source of land for farmers and for local food production. Since the mid-1990s, the Town has leased these properties to local farmers as part of our open space preservation program. Previous lease agreements have been long-term to encourage the farmer to invest in maintaining the land in good condition. In almost all cases, the same farmer has leased the same property since the inception of the lease agreement.

In 2010, the existing leases expired. In 2011 and 2012, the Agriculture Committee proposed, and the Town Council approved, one-year bridge leases to allow the Committee time to thoroughly review the Town's agricultural leasing policy and to develop a new model lease.

The Agriculture Committee has developed a proposed Agricultural Land Use Policy Agreement and model lease. The committee received legal and programmatic guidance from the Town Attorney and the Farmland Connections program (a joint program of UConn Cooperative Extension and American Farmland Trust). The proposed Land Use Policy clarifies what the Town expects from the farmer in terms of stewarding the land, such as soil tests, application of cover crops and limits on herbicide use. The language of the proposed model lease remains almost the same as the present document, with the exception that the lessee must follow the Land Use Policy.

The Agriculture Committee also considered the leasing process and reviewed municipal agricultural leases used by other towns. The committee concluded that there needs to be a consistent and predictable process that is clear and fair,

and one that is efficient to administer by staff and the committee. Consequently, the committee is proposing a standard five-year lease, with an option to renew it once for five more years. This schedule would allow for long-term agricultural management as well as an opportunity for the Town to review its lease requirements and leasing process every ten years. This timeline would also provide the Town with an opportunity to periodically consider new lease requests. Any future farmland acquired by the Town would be leased under terms that conform to this ten-year cycle. However, the Agriculture Committee believes it is important for the Town to retain the ability to negotiate an alternative to the standard lease term, to encompass uses such as a fruit orchard that would require a more substantial investment on the part of the farmer and a longer pay-back period.

Financial Impact

The leasing of the Town's agricultural lands has significant financial benefits for the community. The Town does not have the resources or expertise to keep the land in productive agriculture and the lessee's consideration to the Town is the stewardship and maintenance of the property. It would involve considerable municipal resources for the Town to maintain these properties on its own, including tasks such as the removal of invasive plants, mowing and tree trimming. A further benefit of the leasing program is that agricultural use of these municipally-owned lands supports local farm businesses, a practice that helps keep local land in use for farming rather than residential use, which typically has a higher demand for Town services. Furthermore, Mansfield's willingness to lease land to local farmers contributes towards growing our community's farms, food and economy.

Recommendation

The committee proposes the following actions for the Council's consideration:

- Approve the proposed Agricultural Land Usage Agreement Policy and model Agricultural Lease
- Renew current leases for six-months (from March 2013 to Sept. 30, 2013) for the next growing season. (There is not enough time for the RFP process to allow timely preparation by new lessees for the 2013 season.)
- In February 2013, solicit proposals from all interested farmers with review and notification by May 2013, for leases for the 2014 growing season. These new leases would begin on October 1, 2013 and end on September 30, 2018, with the option to renew for five years until September 30, 2023, at which time lease requirements and the leasing process would be reviewed and RFP's would again be solicited from all interested farmers. Contracts with terms longer than ten years would also be reviewed after five and ten years.

If the Town Council supports the committee's proposed actions, the following motion is in order:

Move, effective November 26 2012, to:

- 1) adopt the proposed Agricultural Land Usage Agreement Policy;*
- 2) approve the proposed model Agricultural Lease; and*
- 3) authorize the Town Manager to execute approve bridge leases with existing tenants for a term commencing on April 1, 2013 and expiring on September 30, 2013.*

Attachments

- 1) Agricultural Land Usage Agreement Policy
- 2) Model Agricultural Lease

Agricultural Land Usage Agreement Policy

The Town of Mansfield owns seven properties with prime agricultural soils. The Town of Mansfield is committed to keeping this land in agricultural production and therefore leases these properties to local farmers. In order to ensure the preservation of Town agriculture land and to promote good stewardship, the Mansfield Agriculture Committee recommends the following policy to be adhered to by its lessees. The Town understands that in some cases these policies may need to be modified. Modifications must be submitted in writing and must be approved by the Agriculture Committee.

- Cropland Soil Testing
 - Soil tests are to be performed once per year, at the same time of year (fall testing recommended). The soil test is to include Calcium, Magnesium, Phosphorous, and Potassium, as well as percent organic matter. In addition, recommendations from the testing lab for the aforementioned elements are to be obtained. Testing for and addressing deficiencies in additional elements is encouraged. The Lessee may choose the lab they prefer. The University of CT Nutrient Analysis Laboratory is an option.
- Fertilizer / Compost / Manure Types – Specify Allowed / Disallowed and/or standard to be followed
 - Fertilizer applications are to be applied per soil test lab recommendations; modifications to the lab recommendations are allowed with a written explanation.
 - Any application by the Lessee or their agent of sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of the Lease, immediately authorizing the Licensor to re-enter and repossess said property without legal process.
- Pesticides
 - All Material Safety Data Sheets (MSDS) sheets for scheduled applications of pesticides are to be provided to the Agricultural Committee prior to application for review when submitting yearly reporting forms. For non-scheduled applications of pesticides, all MSDS sheets are to be provided to the Agricultural Committee with the yearly reporting form.
 - All pesticides must be applied according to the manufacturer's recommendations and/or according to cooperative extension recommendations.
 - The use of Atrazine or its agent is expressly prohibited on the subject property, and will result in the termination of the Lease, immediately authorizing the Licensor to re-enter and repossess said property without legal process.
- Subleasing
 - Subleasing is not allowed without written consent from the Town of Mansfield and consultation with the Agriculture Committee.
- Cover Crops
 - Cover crops are required unless there is inadequate time to establish a cover crop post harvest. If no cover crop is applied, Lessee is to provide an explanation. For Lessees that would like assistance choosing cover crops, the Lessee is encouraged to contact the Agricultural Committee.
- Baled Hay and Plastic
 - The Lessee is required to remove baled hay, plastic, and any other residual farming supplies from the subject property no later than November 15th each year.
- Storage of Manure
 - The Lessee will refrain from long-term storage of manure on the site.

- Stone Piles
 - Stones removed from any field and piled around the perimeter are not to exceed 3 feet in height, without written consent of the Agriculture Committee.
- Invasive Plants
 - The Lessee is not to use any plants that are listed as invasive per the Connecticut Department of Environmental Protection.
- Removal of Trees and Shrubs
 - While the trimming of brush and overhanging branches is allowed along the edge of a field, the Lessee is not to remove any trees or shrubs without written consent of the Agriculture Committee.
- Removal of Stonewalls
 - The Lessee is not to remove any stonewalls from the property.
- Fencing
 - The Lessee is not to install or remove any fencing without written consent of the Agriculture Committee.
- Watercourses
 - The Lessee is not to cultivate within 25ft of a water body or watercourse.
- Inspection and Disturbances
 - The Licensor retains the right to enter the property to ensure the aforementioned requirements are being met and to enter and disturb property.
- Non-agricultural Uses
 - Only agricultural uses as defined in Connecticut General Statutes 1-1 (q) are allowed.
- Animals
 - The keeping of animals on the property is allowed with written consent of the Agriculture Committee.
- Agricultural Viability
 - The Lessee is to follow farming practices that maintain the land in good agricultural standing. Examples of this include the usage of cover crops and returning organic matter to the soil and maintaining grass cover on pasture.
- Contract Breach
 - Breach of contract will result in the termination of the Lease, immediately authorizing the Lessee to re-enter and repossess said property without legal process.
- Insurance
 - THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises;
 - Heirs have right to harvest upon death of Lessee for the remainder of the current growing season, after which the lease will be terminated.
- The Agriculture Committee encourages lessees to seek out alternatives to genetically modified crops

Model Agricultural Lease

Made the _____ day of _____ 200X, between the Town of Mansfield, acting herein by Matthew W. Hart, its Town Manager, a municipal corporation located in the County of Tolland, State of Connecticut, hereinafter referred to as "Lessor," and Thomas Wells, of 513 Wormwood Hill Road, Mansfield Center, CT 06250, hereinafter referred to as "Lessee".

WITNESSETH

That the said Lessor, for and in consideration of the covenants hereinafter reserved and contained, and to be kept and fulfilled on the part of said Lessee, has let and by these presents does grant, demise and farm let unto said Lessee for an initial sixty (60) month term or five (5) planting seasons commencing October 2013. If it is in the best interest of the Town, Lessees will be given the opportunity to renew the lease for one (1) additional sixty (60) month term, the field situated on the southwesterly side of Gurleyville Road in the Town of Mansfield as indicated on the attached map entitled "Former Torrey Property – Attachment A" and described in a Warranty Deed from the Elizabeth Torrey Revocable Trust to the Town of Mansfield, dated June 3, 1996 and recorded in Volume 373, Page 463.

AND IT IS FURTHER AGREED that if Lessee is found to be in default of any of the covenants herein contained, Lessor shall cause written notice of said default to be sent, by Certified Mail, to Lessee. In the event Lessee takes no steps to cure said default within fifteen (15) days after mailing of said notice, then it shall be lawful for Lessor, without further notice to re-enter and take possession of said leased premises, and such re-entry and taking possession shall end and terminate this lease.

AND THE SAID LESSEE does hereby further agree to comply with and conform to all the laws of the State of Connecticut, and the by-laws, rules, and regulations of the Town of Mansfield within which the premises hereby leased are situated, relating to health, nuisance, fire, highways, and sidewalks, so far as the premises hereby leased are, or may be, concerned, and to save the Lessor harmless from all fines, penalties, and costs for violation of, or non-compliance with, the same.

THE LESSEE will maintain the cropland and pasture in good agricultural condition and will mow the field at least once a year. In addition the Lessee will follow the policies outlined in Attachment B

THE LESSEE will submit by November 30 of each year a form enclosed in Attachment C to:

The Mansfield Natural Resources and Sustainability Coordinator
Parks and Recreation
10 South Eagleville Rd.
Storrs, CT 06268
860-429-3015x110
860-429-9773 (FAX)

Any restricted use pesticide must be applied in accordance with state law.. The plan will conform to agricultural practices recommended by the CT Cooperative Extension System or a

DRAFT-Updated September 2012
comparable advisor.

At the end of the five (5) year period, beginning with the effective date of this lease, and at the end of any succeeding five (5) year term agreed to by the parties, the Lessor may review the terms and conditions of the lease to determine if it is in the best interests of the Town to continue the lease for additional five (5) year term and if so, whether any changes will be made in the lease at the discretion of the Lessor. The Lessee may terminate the lease with written notification prior to November 30 of any year. If the Lessee fails to meet the terms of the lease as contained herein, the Lessor may terminate the lease with a one-month written notice.

AND AT THE TERMINATION of lease as provided for above, the Lessee will quit and surrender the premises hereby demised in as good state and condition as reasonable use and wear thereof will permit, damages by the elements excepted, and the said Lessor shall have the right to enter said premises for the same purpose of showing the same to applicants for hiring the same, at any time subsequent to the November 30 date. The Lessee shall have the first option of renewing this lease under terms to be set forth by the Town.

THE LESSEE and the Lessee's family shall be relieved of any obligation within this lease should the Lessee become incapacitated or unable to maintain the responsibilities entailed in this agreement. Additionally, should the lessee die, the Lessee's heirs will be entitled to the harvest of the planting year of the death, then the lease will be terminated.

THE LESSEE will maintain Workmen's Compensation coverage in accordance with the laws of the State of Connecticut if employees are hired to work the land. The Lessee will provide liability insurance with limits of not less than \$1,000,000, naming the Lessor as an additional insured, insuring against loss or injury caused by the Lessee's activity on the demised premises; and

The LESSEE agrees to comply with Mansfield's Agricultural Land Usage Agreement Policy adopted by the Town Council on _____; and

THE LESSEE shall fully indemnify, defend and hold harmless the Town of Mansfield and all of their respective officers, employees, agents, servants and volunteers to the fullest extent allowed by law for any claim for personal injury, bodily injury, death, property damage, emotional injury or any other injury, loss or damage of any kind occurring during the term of the agreement and alleged to have been caused in whole or in part by the Lessee, and even if caused by the negligence of the Town or any of their officers, employees, agents, servants and volunteers; and

A Material Safety Data Sheet must be provided forthwith by the Lessee to the Lessor for any product or material applied to the subject property by the Lessor or his agent; and

Any application by the Lessee or their agent of atrazine or sewage sludge or other treated residuals from wastewater treatment (biosolids) on the subject property is expressly prohibited, and will result in the termination of this Lease Agreement, immediately authorizing the Lessor to re-enter and repossess said property without legal process.

DRAFT-Updated September 2012

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence Of:

TOWN OF MANSFIELD

Matthew W. Hart, Town Manager

Thomas Wells, Lessee

DRAFT-Updated September 2012

Attachment B

THE LESSEE will submit a form enclosed in Attachment B to the Mansfield Town Manager, by November 30 of each year, a plan for that year's crop which includes a copy of a soil test and a schedule of proposed fertilizer, herbicide and pesticide applications. Any restricted use pesticide must be applied by a licensed applicator. The plan will conform to agricultural practices recommended by the CT Cooperative Extension System or a comparable advisor.

DRAFT-Updated September 2012

Report form for agricultural leases on Town land

RETURN BY November 30, of the Lease year

****Soil test must be performed at the same time each year (fall is recommended. Results must be attached to this form****

To

Jennifer Kaufman
Parks Coordinator
10 South Eagleville Road
Mansfield, CT 06268
860-429-3015x204
860-429-9773

Email: Kaufmanjs@MansfieldCT.org

Name of Town property

Person submitting this report

Date report was completed _____

Past growing season's report: Year _____

1. CROP Hay Silage corn Other (Explain)

2. Did you apply manure? Yes No

If yes, please indicate the following:

Type of manure applied	Quantity Per Acre

3. Did you apply fertilizer? Yes No

If yes, please indicate the following:

Type of fertilizer applied	Quantity Per Acre
Lime	
Nitrogen, Phosphorous, Potassium (NPK) indicate the ratio.	
Other	

4. Did you apply pesticides (herbicides, insecticides, fungicides)? Yes No

DRAFT-Updated September 2012

If yes, please indicate the following:

Type of pesticide applied	Quantity Per Acre	Target Pest	MSDS Attached

5. Were all materials applied in accordance with CT State Law? _____

6. Which winter cover crop did you plant? _____

If none, why not?

7. If appropriate, list the types of tillage (such as mold board plowing, deep zone tillage, disc harrow, etc) used.

8. List any improvements or conservation practices you have implemented. _____

9. Are there any issues with which the Town can assist? _____

I _____ certify that all information submitted is correct.

Date _____

DRAFT-Updated September 2012
 Next growing season's plan (2012)

1. CROP Hay Silage corn Other (Explain)

2. Do you plan to apply manure?

If yes, please indicate the following:

Type of manure applied	Quantity Per Acre

3. Do you plan to apply fertilizer? Yes No

If yes, please indicate the following:

Type of fertilizer applied	Quantity Per Acre
Lime	
Nitrogen, Phosphorous, Potassium (NPK) indicate the ratio.	
Other	

4. Do you plan to apply pesticides (herbicides, insecticides, fungicides)?

Yes No

If yes, please indicate the following:

Type of pesticide applied	Quantity Per Acre	Target Pest	MSDS Attached



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *Matt*
CC: Board of Ethics; Maria Capriola, Assistant to the Town Manager
Date: November 26, 2012
Re: Discussion of Section 25-7(L) of the Code of Ethics

Subject Matter/Background

The Mayor has placed this item on the agenda to facilitate a discussion of Section 25-7(L) of the Ethics Code, as detailed in the attached communication from the Board of Ethics.

Attachments

- 1) Ethics Board Decision

55 Moulton Rd
Storrs
November 13, 2012

Dear Matt,

Enclosed is a copy of the Ethics Board's decision in Wassmundt vs. Paterson. This letter was sent to both parties within 3 business days, as prescribed by the ^{new} Ethics Code. After discussion with Nora Stevens, chairperson of the Ethics Board, we read section 25-86 of the new code to say that the Board is to "file a memorandum which will include a recommendation for action, with the Town Council."

Please consider our letter to be our memorandum to the council, and distribute it to them.

Thank you

Yours truly,
James Raynor



Ethics Board Decision

AUDREY P. BECK BUILDING
4 SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3302

Dear Elizabeth Paterson / Elizabeth Wassmundt:

At its' November 8, 2012 special meeting to hear the October 11, 2012 complaint of Wassmundt vs. Paterson, the Mansfield Board of Ethics found the complaint to be valid and recommends the actions listed below. The complaint alleged a violation of section 25- 7 of the Ethics Code. In responding to the complaint, Mayor Paterson agreed that the complaint was valid, that her statement at the PZC meeting, without identifying her position as mayor, a member of the board of the Downtown Partnership, and her position on several committees of that partnership, as noted in the complaint, was an oversight on her part. She said it was an error on her part, not intended to deceive. She said she is making arrangements to attend a town-run ethics training meeting.

As a result, The Ethics Board requests that:

1. Mayor Paterson attend ethics training class as discussed.
2. Mayor Paterson write a letter to Joanne Goodwin, chairperson of the PZC, noting that at the October 1, 2012 PZC meeting, she should have identified her town affiliations, not just given her name and address, prior to her statement regarding building changes in the downtown project.
3. As mayor, she include on the agenda of an upcoming town council meeting, discussion among staff and council members to create a formal request to all town boards and committees that they enforce section 25- 7 of the Ethics Code, by asking anyone speaking at a public hearing or in the public comment section of any meeting to identify himself/herself as a member of any town-related board or committee, or lobbying group of which they are a part.

Reference from the Code of Ethics:

25- 7.Rules

L. Disclosure. Any public official or public employee who presents or speaks to any board, committee, commission, or agency during the time set aside during any meeting of any such body for public comment shall at that time disclose his or her name, address, and town of Mansfield public affiliation, regardless of whether said affiliation is related to the matter being addressed by the speaker.

Yours truly,

A handwritten signature in cursive script that reads "James Raynor".

James Raynor, member of Mansfield Board of Ethics



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MattH*
CC: Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development
Date: November 26, 2012
Re: Regional Performance Incentive Program Application

Subject Matter/Background

The towns of Coventry and Tolland have requested that Mansfield join them in applying for \$120,500 in funding from the Regional Performance Incentive Program administered by the Office of Policy and Management (OPM). The proposal involves the hiring of a contractual staff person to conduct regional economic development duties for the three towns, as well as funds for market research, branding and marketing activities. A governing body of existing staff from each of the three towns would serve to manage and guide the contractual staff. As you may recall, we submitted a similar application last year that was unsuccessful. Our partners have discussed last year's application with OPM with the goal of strengthening this year's submission.

The goal of this project is to promote economic development on a regional basis, which will strengthen existing partnerships between the communities as well as provide a more cost efficient way of providing economic development services. Given today's economic constraints, it is difficult for small towns to justify the hiring of a dedicated economic development staff person or consultant based upon the offset of tax base and other revenue growth. This project would achieve a number of economies of scale when compared to each municipality hiring an individual staff person or contractor. For example, there are times when an individual town may be idle and in between development projects and the regional contractor can focus his/her efforts on the needs of the other towns.

In addition to the regional cooperation promoted through this project, the hiring of a regional economic development coordinator would offer Mansfield the opportunity to expand its business retention and recruitment efforts. These activities will become even more essential with the anticipated development of the UConn Technology Park. The technology park will serve as a long term commitment to the region and we need to work with surrounding communities as well as UConn's economic development staff to establish a marketing and economic development plan that can run parallel to university's initiative.

We recognize that the Regional Performance Incentive Program is a one-year grant for services. Consequently, the proposal is designed to provide for a number of deliverables such as a regional brand, market research, mapping and web development activities that would create a base program or platform from which the member towns could operate following the expiration of the one-year grant period.

Financial Impact

If awarded, Mansfield would share the services of the economic development coordinator with Coventry and Tolland for a period of one year. No additional financial impacts are anticipated.

Legal Review

No legal review is required at this time. If the grant is awarded, staff will consult with the Town Attorney to review any memorandum of agreement (MOA) or other legal documents.

Recommendation

Staff recommends that the Council authorize the Town Manager to sign the Regional Performance Incentive Program Application on behalf of the Town. A draft of the application is attached for your review; minor changes may be made before submission as it is being circulated to the partner communities for their final approval as well.

Council is respectfully requested to enact the following resolution endorsing the proposal and authorizing the Town Manager to sign the application on behalf of the Town:

Move, effective November 26, 2012, to endorse the Regional Performance Incentive Program proposal referenced in Section 5 of Public Act 11-61 (An Act Concerning Responsible Growth) and authorize the Town Manager to sign the grant application on behalf of the town. Such proposal is attached to and made a part of this record.

Attachments

- 1) Draft Regional Performance Incentive Program Application and Attachments

December 1, 2012

Office of Policy and Management

RPI Program

450 Capitol Ave. MS #54 SLP

Hartford, CT 06108-1379

RE: Regional Performance Incentive Grant

Dear Sir or Madame:

The towns of Coventry, Mansfield and Tolland are pleased to submit to you the enclosed request for grant funding under the Regional Performance Incentive Program. The towns propose to utilize the funding to establish a regional economic development staff position that would be shared between the respective towns.

We believe that the application and attachments address the grant evaluation criteria by proposing a necessary service that is currently not provided on a regional basis; will achieve economies of scale; establish a more cost effective manner of providing the service and positively impact the mill rates of the respective communities.

Please do not hesitate to contact me at (860) 742-4062 or etrott@coventryct.org if you have any questions or require any additional information.

Thank you.

Sincerely,

Eric M. Trott

Director of Planning and Development

Cc: John Elsesser, Coventry Town Manager

Matt Hart, Mansfield Town Manager

Steve Werbner, Tolland Town Manager

ATTACHMENT A

PROPOSED PROJECT SCHEDULE

Request for Qualifications (RFQ) process – 2 months

Interviews and follow-up – 1 month

Negotiation of contract – 1 month

Establishment of agreed upon tasks for staff by governing body – 1 month

Staff conducts various tasks assigned and final deliverables completed – 6 months

Final evaluation of deliverables – 1 month

ATTACHMENT B

PROPOSED PROJECT BUDGET

Contracted consulting services (approximately \$40.00 per hour, including clerical support) - \$75,000.00

Market research utilizing resources such as: CERC, EDDY, ESRI - \$10,000.00

Branding study and logo creation - \$5,000.00

Marketing, advertising, web based resources - \$5,000.00

Map production and printing of resources - \$5,000.00

Community Analyst Program membership (ESRI GIS product) - \$6,000.00

CERC Feature Property membership (two properties/town-one year) - \$14,500.00

TOTAL = \$120,500.00

Community Analyst

Guest

Basic

Standard

Standard Plus

***Annual Subscription Rate**

	Guest	Basic	Standard	Standard Plus
Single User		\$995	\$2,495	\$3,995
3-User Subscription Pack		\$1,495	\$3,795	\$5,995
5-User Subscription Pack		\$1,995	\$4,995	\$7,995
10-User Subscription Pack		\$2,995	\$7,495	\$11,995

Preformatted Reports

Demographic Reports

Census 2010 Profile	\$50	✓	✓	✓
1990-2000 Comparison Profile	n/c	✓	✓	✓
ACS Housing Summary	\$50	✓	✓	✓
ACS Population Summary	\$50	✓	✓	✓
Age 50+ Profile	\$50	✓	✓	✓
Age by Income Profile	\$50	✓	✓	✓
Age by Sex by Race Profile	\$50	✓	✓	✓
Age by Sex Profile	\$50	✓	✓	✓
Census 2000 Detailed Race Profile	n/c	✓	✓	✓
Census 2000 Summary Profile	n/c	✓	✓	✓
Demographic and Income Comparison Profile	\$50	✓	✓	✓
Demographic and Income Profile	\$50	✓	✓	✓
Detailed Age Profile	\$50	✓	✓	✓
Detailed Income Profile	\$50	✓	✓	✓
Disposable Income Profile	\$50	✓	✓	✓
Dominant Tapestry Site Map	\$50	✓	✓	✓
Executive Summary	\$50	✓	✓	✓
Graphic Profile	\$50	✓	✓	✓
Housing Profile	\$50	✓	✓	✓
Market Profile	\$50	✓	✓	✓
Net Worth Profile	\$50	✓	✓	✓
Quarterly Demographic Profile	\$50	✓	✓	✓

Spending Reports

Automotive Aftermarket Expenditures	\$50		✓	✓
Financial Expenditures	\$50		✓	✓
House and Home Expenditures	\$50		✓	✓
Household Budget Expenditures	\$50		✓	✓
Medical Expenditures	\$50		✓	✓
Recreation Expenditures	\$50		✓	✓
Retail Goods and Services Expenditures	\$50	✓	✓	✓

Behaviors and Preferences Reports

Electronics and Internet Market Potential	\$75			✓
Financial Investments Market Potential	\$75			✓
Health and Beauty Market Potential	\$75			✓
Pets and Products Market Potential	\$75			✓
Restaurant Market Potential	\$75			✓
Retail Market Potential	\$75			✓
Sports and Leisure Market Potential	\$75			✓

Neighborhood Type Reports

Tapestry Segmentation Area Profile	\$50		✓	✓
------------------------------------	------	--	---	---

Economic Activity Reports

Business Locator	\$70		✓		✓
Business Summary	\$50		✓		✓
Major Shopping Center Locator	\$60				✓
Major Shopping Center Map	\$50				✓
Retail MarketPlace Profile	\$75		✓		✓

Maps and Aerial Imagery

Site Details Map	\$25	✓		✓	✓
Site Map	n/c	✓		✓	✓
Site Map with Satellite Imagery	\$25	✓		✓	✓

Traffic Maps and Reports

Traffic Count Profile	\$50			✓	✓
Traffic Count Profile Map	\$50			✓	✓

Data

Data for Color-Coded Maps and Smart Map Search

Demographic Data	Limited	✓		✓	✓
Consumer Spending Data				✓	✓
Behaviors and Preferences Data				✓	✓
Economic Activity/Business Data				✓	✓
Neighborhood Type/Tapestry Data				✓	✓
AGS Crime Data (Coming Soon)					✓

Public Data (e.g., USDA, Dept of Ed, EPA, CDC, etc.)

✓ ✓ ✓ ✓

Data for Comparison Reporting

Demographic Data	Limited	✓	✓	✓
Consumer Spending Data			✓	✓
Behaviors and Preferences Data			✓	✓
Economic Activity/Business Data			✓	✓
Neighborhood Type/Tapestry Data			✓	✓

Key Features

Smart Map Search			✓	✓
Custom Logo on Reports			✓	✓
Export of Data from Thematic Maps			✓	✓
Bing Business Search	✓	✓	✓	✓
Infogroup Business Search			✓	✓
ArcGIS.com Web Map Access	✓	✓	✓	✓



About Us

CERC SiteFinder® is Connecticut's most comprehensive online database of available commercial properties. Brokers, economic developers and end users can post and search for retail, office, industrial, investment, and specialty real estate by visiting www.ctsitefinder.com. For more than a decade, SiteFinder has been a key tool among hundreds of daily users in the transaction process, resulting in successful deals helping to grow businesses and jobs in Connecticut.

SiteFinder was created and is managed by CERC (the Connecticut Economic Resource Center), a nonprofit corporation that provides clients with objective research, marketing and economic development services consistent with a mission of making Connecticut a more competitive business environment. For more information about CERC, visit www.cerc.com.

Hundreds of commercial brokerage firms and brokers post their current real estate listings on SiteFinder. By becoming a member of SiteFinder you can enjoy a variety of valuable benefits, including the ability to post exclusive listings, access private views with listings new to the market, access demographic profiles and single-click mapping capabilities. [Learn more](#) about joining SiteFinder.

© 2009-2012 CERC | 805 Brook Street, Building 4, Rocky Hill CT 06067 | 860-571-7136

CERC SiteFinder, a Connecticut listing service for available commercial real estate in CT, features updated commercial real estate for lease or for sale throughout the state of Connecticut.



Advertise

Sponsor Ads

CTSiteFinder.com receives thousands of visitors every month. Gain exposure among this valuable pool of site selectors, brokers, economic developers, and business looking for real estate for just dollars a day. A three-month ad on CTSiteFinder.com costs only \$1,500, an affordable six-month ad is \$2,500 and a twelve-month ad is \$4,500. Or, have your logo featured in one of our quarterly newsletters, which reaches nearly 1,000 real estate and economic development professionals, for \$250. All of these ad placements will be linked to your web site.

- [Contact us for more details about Sponsor Ads.](#)

Feature Your Property

Buy a Featured Property slot on CTSiteFinder.com and receive "prime real estate" exposure. For just a few dollars a day, your listing can be featured on the CERC SiteFinder® home page. One property for one month costs \$250. Two properties for one month, or one property for two months is only \$400.

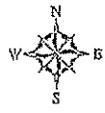
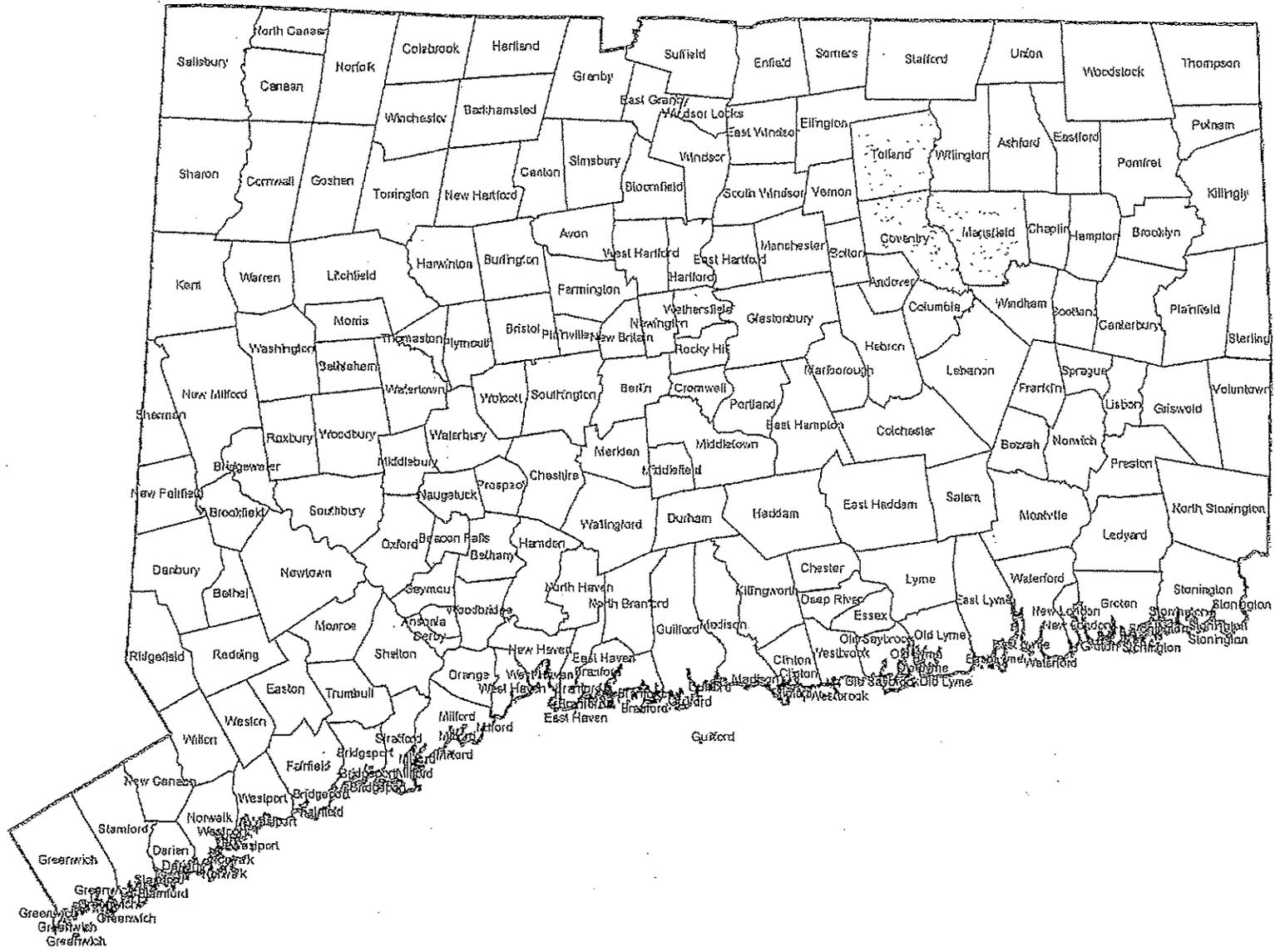
- [Contact us for more details about Featuring Properties.](#)

© 2009-2012 CERC | 805 Brook Street, Building 4, Rocky Hill CT 06067 | 860-571-7136

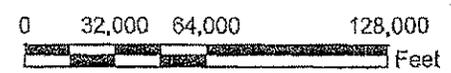
CERC SiteFinder, a Connecticut listing service for available commercial real estate in CT, features updated commercial real estate for lease or for sale throughout the state of Connecticut.

ATTACHMENT C

Map of State of Connecticut which highlights the Towns of Coventry, Mansfield and Tolland, that are the subject of the grant.



REGIONAL PERFORMANCE INCENTIVE GRANT
 TOWNS OF COVENTRY, MANSFIELD & TOLLAND, CT



ATTACHMENT D

Copies of letters that were sent to the State Representatives for the Towns of Coventry, Mansfield and Tolland regarding the grant request.

ATTACHMENT E

Resolutions from the governing bodies of the Towns of Coventry, Mansfield and Tolland supporting the grant request.

ATTACHMENT F

Copy of a letter of endorsement from the Coventry Economic Development Commission for the grant request.

MEMORANDUM

TO: Office of Policy and Management, RPI Program

FROM: Eric M. Trott, Coventry Director of Planning and Development E M T

DATE: December 2, 2012

SUBJECT: Coventry, Mansfield, Tolland RPIG proposal

At its regular meeting of December 1, 2012, the Coventry Economic Development Commission voted unanimously to endorse the towns of Coventry, Mansfield and Tolland's Regional Performance Incentive Grant proposal to seek funds for a regional economic development staff person to be shared between the respective communities.

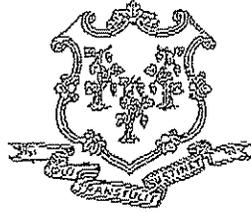
ATTACHMENT G

No local, State, or Federal permits or approvals are required for the proposed project.

ATTACHMENT H

Copy of letter of support from Senator Donald Williams regarding the grant request.

Room 3300
Legislative Office Building
Hartford, Connecticut 06106-1591



860-240-8600
1-800-842-1420
www.SenateofWilliams.cga.ct.gov

State of Connecticut
SENATOR DONALD E. WILLIAMS, JR.
Twenty-ninth District
President Pro Tempore

December 22, 2011

Secretary Benjamin Barnes,
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106-137

Re: Application to Regional Performance Incentive Program

Dear Secretary Barnes,

I am writing in support of the application submitted by the Town of Mansfield and its neighboring municipalities of Coventry and Tolland seeking funds under the OPM's Regional Incentive Performance Program to hire a regional economic development staff person to serve all three municipalities. With this grant, the three towns intend to complete various economic development initiatives such as: creating a regional "brand" to create a positive image to help promote appropriate economic development in the region; creating strategies to collaborate with the University of Connecticut to support and retain business and development associated with the new UCONN Technology Park; conducting site and market analyses for target properties and commercial areas; and otherwise assisting the towns with economic development functions.

I am pleased to support this effort as these regional economic development initiatives would help to ensure alignment between the university's economic development strategies and those promoted by the Town of Mansfield and its neighboring communities. By working collaboratively, I believe that the applicant municipalities and the university would be in a better position to create a positive growth environment for the region.

Thank you for your consideration of this regional application. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donald E. Williams, Jr.', with a stylized flourish at the end.

Donald E. Williams, Jr.

ATTACHMENT I

Copy of letter from Susan Herbst, President of the University of Connecticut, in support of the grant request.



University of Connecticut
Office of the President

Susan Herbst
President

December 22, 2011

Benjamin Barnes
Secretary
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106

Re: Application to Regional Performance Incentive Program

Dear Secretary Barnes:

I am writing today in support of the application submitted by UConn's home town of Mansfield and our neighboring towns of Coventry, and Tolland.

The three towns are seeking funds under the Office of Policy and Management (OPM) Regional Incentive Performance Program to hire a regional economic development staff person to serve all three municipalities. With this grant, the three towns intend to complete various economic development initiatives such as: creating a regional "brand" to create a positive image to help promote appropriate economic development in the region; creating strategies to collaborate with the University to support and retain business and development associated with the new UConn Technology Park; conducting site and market analyses for target properties and commercial areas; and otherwise assisting the towns with economic development functions.

The University of Connecticut supports this effort as we believe these regional economic development initiatives would help to ensure alignment between the University's economic development strategies and those promoted by our neighboring communities. By working collaboratively as a region, we feel that we would create a positive growth environment for developments arising out of the new Technology Park and other target sectors.

Thank you for your consideration of this regional application.

Sincerely,

Susan Herbst
President

An Equal Opportunity Employer

Gulley Hall
352 Mansfield Road Unit 2048
Storrs, Connecticut 06269-2048
Telephone: (860) 486-2337
Facsimile: (860) 486-2627
e-mail: susan.herbst@uconn.edu

ATTACHMENT J

Copies of letters from State Representatives Tim Ackert and Greg Haddad, in support of the grant request.



State of Connecticut

HOUSE OF REPRESENTATIVES
STATE CAPITOL

REPRESENTATIVE TIM ACKERT
EIGHTH ASSEMBLY DISTRICT

LEGISLATIVE OFFICE BUILDING
ROOM 4200
HARTFORD, CT 06106-1591

TOLL FREE: (800) 842-1423
CAPITOL: (860) 240-8700
HOME: (860) 742-5287
EMAIL: Tim.Ackert@housegop.ct.gov

MEMBER
EDUCATION COMMITTEE
FINANCE, REVENUE AND BONDING COMMITTEE
PUBLIC HEALTH COMMITTEE

October 9, 2012

Benjamin Barnes, Secretary
Office of Policy and Management
450 Capitol Avenue
Hartford, Connecticut 06106

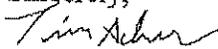
Dear Secretary Barnes,

I am writing in support of the Regional Performance Incentive Program application submitted jointly by the towns of Coventry, Mansfield, and Tolland to hire Regional Economic Development staff. All three towns share many similarities in terms of population size and business demographics.

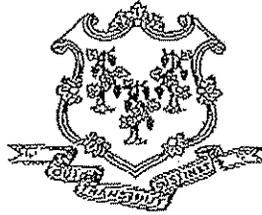
One major project the staff would be working on is attracting development for the new University of Connecticut research and Technology Park. ~~This development would impact all three of these towns.~~ The three towns are all linked to the major state roadways in the area of Routes 44, 195, and 32, which carry commercial goods and motorists everyday that benefits the local and state economies. The local officials in all these towns worked diligently to come to an agreement about the scope and purpose of this position.

If you would have any questions or would like to discuss further please do not hesitate to contact me. Thank you for your consideration.

Sincerely,


Tim Ackert

cc: John A. Elsesser, Coventry Town Manager
Eric Trott, Town Planner, Coventry
Steven R. Werbner, Tolland Town Manager
Matthew W. Hart, Mansfield Town Manager
Hon Tony Guglielmo



State of Connecticut
House of Representatives

Representative Gregory Haddad
54th Assembly District
Mansfield and Chaplin

Legislative Office Building
Hartford, Connecticut 06106
(860) 240-8585 or (800) 842-8267
Gregory.Haddad@ega.ct.gov

January 3, 2012

Secretary Benjamin Barnes,
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106-137

Re: Application to Regional Performance Incentive Program

Dear Secretary Barnes,

I am writing today in support of the application submitted by the Town of Mansfield and its neighboring municipalities of Coventry and Tolland seeking funds under the OPM's Regional Incentive Performance Program to hire a regional economic development staff person to serve all three municipalities. With this grant, the three towns intend to complete various economic development initiatives such as: creating a regional "brand" to create a positive image to help promote appropriate economic development in the region; creating strategies to collaborate with the University of Connecticut to support and retain business and development associated with the new UCONN Technology Park; conducting site and market analyses for target properties and commercial areas; and otherwise assisting the towns with economic development functions.

I am pleased to support this effort as these regional economic development initiatives would help to ensure alignment between the University's economic development strategies and those promoted by the Town of Mansfield and its neighboring communities. By working collaboratively, I believe that the applicant municipalities and the university would be in a better position to create a positive growth environment for the region.

Thank you for your consideration of this regional application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gregory Haddad".

Gregory Haddad
State Representative

Regional Performance Incentive Program
Pursuant to Public Act 11-61, Section 5



Form RPI-2
 Rev.08/2012

Proposal for Joint Provision of Service(s) or Study to be filed with the Secretary of the Office of Policy and Management

Submit to: Office of Policy and Management,
 450 Capitol Ave. MS #54 SLP
 Hartford, CT 06108-1379,
 Att: RPI Program

Attach additional pages if necessary; identify project and related proposal element at the top of page.

Applicant Entity (RPOs, Two or more Municipalities, and/or Economic Development Districts):		
Name: Town of Coventry	Town of Mansfield	Town of Tolland
Address: 1712 Main Street	4 South Eagleville Road	21 Tolland Green
City/State/Zip: Coventry, CT 06238	Mansfield, CT 06268-2599	Tolland, CT 06084
Contact Person(s):		
Name: Eric Trott	Linda M. Painter, AICP	Steven Werbner
Title: Dir. of Planning and Development	Director of Planning and Development	Town Manager
Telephone: 860-742-4062	860.429.3330	860.871.3600
Fax: 860.742.8911	860.429.6863	860.871.3663
E-mail: etrott@coventryct.org	painterlm@mansfieldct.org	swerbner@tolland.org
Amount of Regional Performance Incentive Funding Requested: \$120,500.00		
Short Descriptive Title of Project: Shared Economic Development Service Proposal for the Towns of Coventry, Mansfield and Tolland		
REQUIRED PROPOSAL ELEMENTS Items (1) through (15):		
<p>(1.) Proposed Shared Service(s) or related Study: Describe at least one service currently provided by a participating municipality or municipalities or study of the provision of such service, which is not currently provided on a regional basis, for which this proposal is being submitted (attach additional pages as necessary):</p> <p>Economic Development Staff services are currently being provided in the Towns of Coventry, Mansfield and Tolland by existing staff. The proposal involves establishing a regional economic development consultant position to serve the towns of Coventry, Mansfield and Tolland on a shared basis.</p> <p>The staff will work on several tasks that include the following: create a 'brand' for the three towns emphasizing their unique qualities and resources that is a positive image to encourage</p>		

appropriate development and incorporate it into a marketing plan; focus on collaborating with the new UCONN Technology Park and attract relative services for the towns; conduct business retention efforts (ex: business visitation) in the towns; assist Town Staff with existing economic development related projects; assist with grant writing to procure funds for relative projects and efforts to support economic development; conduct site and market analyses for the towns on target properties or areas to encourage appropriate development.

(2.) Describe the need for such service (attach additional pages as necessary):

Currently, each town has one or more staff that performs economic development duties, but there is insufficient capacity and a lack of time to perform the necessary tasks adequately in order to promote responsible growth in each town. The towns have a desire to more proactively promote and attract appropriate economic development in the respective towns as opposed to simply be reactive to development. This effort will serve to reduce sprawl and inspire smart growth strategies. It is also recognized that there is too much emphasis on residential property tax revenue and the respective towns wish to better diversify the tax bases, provide the necessary services and inspire job growth in the communities.

The development of the UCONN Technology Park will provide an opportunity for the towns to attract and retain relative development in the area that can support the Park. A concerted marketing and planning effort would be extremely beneficial in order to map the proper course to best achieve this goal.

(3.) Describe the method of delivering such service on a regional basis and the organization responsible for delivering such regional service or study:

The proposal involves the hiring of a contractual staff person to conduct the regional economic development duties for the three towns. A governing body of existing staff from each of the three towns will serve to manage and guide the contractual staff. For example, the Town Managers, Town Planners, Chairs of the respective Economic Development Commissions could serve as town representatives. No new legal mechanism is required to create or manage such a contractual staff person, aside from the creation of a binding service agreement between the individual and the towns.

The contractual staff will work cooperatively and coordinate projects with the existing town staff from the respective towns, based upon the agreed upon goals and tasks assigned by the governing body.

(4.) Describe the population that will be served (we are not looking for population numbers, but rather whether a project serves an entire region(s), applicant towns, or any particular segment of the population such as “disabled residents dependent upon public transportation” or “residents in need of ‘affordable housing’”, etc.):

The individual towns of Coventry, Mansfield and Tolland will be served by the regional economic development staff person. The following is a brief review of the populations that are to be served (data obtained from the 2010 Census, May 2012 CERC Town Profiles, State of CT Department of Labor website, and Town Hall Offices):

COVENTRY:

Population (2011) – 12,572
Land area – 38 square miles
Households (2011) – 4,850
Median Household Income (2011) - \$87, 044.00
Labor Force (2011) – 7,281
Unemployment Rate (2011) – 7.9%
Places of Work Units (2009) – 193
Total Revenue (2010) - \$35,136,150.00
% of Grand List Commercial/Industrial (2010) – 3.6%

MANSFIELD:

Population (2011) – 26,835
Land area – 44 square miles
Households (2011) – 5,716
Median Household Income (2011) - \$66,896
Labor Force (2011) – 14,215
Unemployment Rate (2011) – 7.5%
Places of Work Units (2011) – 333
Total Revenue (2012) - \$44,387,028
% of Grand List Commercial/Industrial (2011) – 11%

TOLLAND:

Population (2010) – 15,071
Land area – 40 square miles
Households (2010) – 5,902 (including apartments)
Median Household Income (2010) - \$100,636
Labor Force (2011) – 8,585
Unemployment Rate (2011) – 6.9%
Places of Work Units (2009) – 342
Total Revenue (2009) - \$53,950,725.00
% of Grand List Commercial/Industrial (2007) – 6.9%

(5) Describe the manner in which regional service delivery will achieve economies of scale:

The hiring of a regional economic development staff person will achieve a number of economies of scale. For example, the proposal will serve as a more efficient use of time when compared to each town hiring an individual staff person. There are situations when an individual town may be idle and in between projects and the regional staff person can focus the efforts on the needs of the other town(s). It is very difficult to justify the hiring of an individual town economic development staff person based upon the off-set of tax base and revenue impacts created by that individual. The proposal will serve as a cooperative, cost saving method to provide such services.

It is recognized that the Regional Performance Incentive Program is a one year grant for services. The proposal provides for a number of deliverables that would offer a significant basis in which the towns can proceed with after the one year time frame elapses. For example, the creation of a 'brand' for the member towns would serve to maintain a foundational example that each town can build its economic development upon.

The execution of the UCONN Technology Park is a long term commitment to the region and the member towns require a concerted long term marketing and economic development plan that can run parallel to it. This plan will provide a template for success by setting goals that will reflect on the development of the Park. The towns are hopeful that UCONN will at some point become a partner and member in the proposal and the member towns can work cooperatively with the University Economic Development Staff.

(6.) Provide the amount by which participating municipalities will reduce their mill rate as a result of the savings realized (Exclude grant funds from calculations.):

Municipality	Savings	Mill Rate Reduction
Coventry		
Mansfield		
Tolland		

(7.) Provide a cost benefit analysis for the provision of the service by each participating municipality and by the entity submitting the proposal:

As discussed above, the proposal will provide a measurable benefit to the towns that will outweigh the costs required to facilitate the shared economic development staff. By sharing the cost of the staff, the proposal becomes far more affordable for the individual town and creates a smaller gap to cover between the costs and the benefits received. The proposal also allows for the creation of various deliverables that will be able to be utilized beyond the one year time-frame of the grant, such as developing a 'brand' for the communities and an associated marketing plan.

(8.) Describe a plan of implementation for the delivery of the service on a regional basis (NOTE: *The estimated time line and length of time to implement the proposal*):

The following is an indication of the expected timeline to implement the hiring of the regional economic development staff and the implementation of the various tasks assigned:

- Request for Qualifications (RFQ) process – 2 months
- Interviews and follow-up – 1 month
- Negotiation of contract – 1 month
- Establishment of agreed upon tasks for staff by governing body – 1 month
- Staff conducts various tasks assigned and final deliverables completed – 6 months
- Final evaluation of deliverables – 1 month

(9.) Provide a list of potential legal obstacles to the regional provision of the service and how these obstacles will be resolved:

No legal obstacles to the regional provision of the economic development services are expected. No labor issues are envisioned.

(10.) Describe how the proposed service will be sustained once it is established and all grant funding has been expended:

It is the intention of the individual towns to sustain the proposed economic development services after the grant funds have been expended. The various tasks that are proposed for the staff person will also provide a significant economic development foundation for the individual towns to build upon. For example, the 'brand' concept for the member towns will be a long standing symbol that other relative economic development efforts can be based upon in the future. The preparation of marketing products for the member towns and specific market analyses for specific properties or areas will clearly serve as resources that will have longevity beyond the one year time-frame.

The towns commit to petition for the continued funding of the economic development services after the one year time frame. In addition, the towns will dedicate the existing Town Staff who perform economic development duties to continue efforts that promote regional economic development between the towns involved. The Staff will utilize the various resources and deliverables that are gained through the initial year as a basis for the future.

The establishment of the UCONN Technology Park is multi-year project and commitment to the member towns and the region at large. The creation of a long range plan that the individual member towns can execute to encourage and attract compatible and relative services that react to the needs of the Park will prove to be one that will serve the future. The member towns will seek a partnership with UCONN and potentially other towns in the region to establish a greater economy of scale and provide for an even greater value over time.

The successes that are realized during the one year time-frame are anticipated to demonstrate the value of such a proposal. A simple and effective measurement is the actual and/or future revenue realized from particular projects that are brokered by the staff as a net positive gain to the member towns. Other measurements are the various deliverables indicated above that serve as tangible resources and plans of action for the towns to administer in a cooperative fashion over time.

(11.) Provide a list of other public or private funding potentially leveraged by the project proposed herein.

Grantor	Amount of Funding	Purpose
Department of Housing and Urban Development	\$610,596 (Town of Mansfield)	To proactively plan for growth anticipated as result of UConn Technology Park through the completion of a Green Building & Sustainable Design Action Plan, Housing and Economic Development Strategy, and new Zoning and Subdivision Regulations

(12.) Percent of municipalities in the applicant organization participating in the proposed regional service project: 100% (3/3). The towns will share equally in the services provided (33.3% for each town).

(13.) Attach hereto a resolution by the legislative body of each municipality affected by the proposal, endorsing such proposal.

(14.) Attach the following material:

1. A site location map of the project location, (not the region or EDD), if applicable
2. A proposed Project Schedule (Outline the Proposed Project timeline)
3. Project cost estimates supporting the request for funding.
4. A list of all necessary local/state/federal permits and approvals required for the project.

(15.) Has a copy of the proposal been sent to legislators representing the participating municipalities? Yes No

If YES, please attach copies of cover letters.

(16.) Certification by the CEO of the Applicant Organization(s):

I do hereby certify that the information contained herein is true and accurate to the best of my knowledge.

Signature:

Name: John Elsesser

Title: Town Manager, Town of Coventry

Date:

(Please use following certification if more than one RPO is participating.)

(16.) Certification by the CEO of the Applicant Organization(s):

I do hereby certify that the information contained herein is true and accurate to the best of my knowledge.

Signature:

Name: Matthew Hart

Title: Town Manager, Town of Mansfield

Date:

(16.) Certification by the CEO of the Applicant Organization(s):
<i>I do hereby certify that the information contained herein is true and accurate to the best of my knowledge.</i>
Signature:
Name: Steve Werbner
Title: Town Manager, Town of Tolland
Date:



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MH*
CC: Maria Capriola, Assistant Town Manager
Date: November 26, 2012
Re: Registrar Compensation for 2013/14 Term

Subject Matter/Background

Currently the Town of Mansfield has two Registrars. Registrars are elected by the public and serve for two-year terms. Mansfield's Registrars' upcoming terms will begin January 1, 2013 and expire December 31, 2014. Mansfield also has two Deputy Registrars whom are appointed by and serve at the will of the Registrars.

Registrars and Deputy Registrars work part-time and hours fluctuate based on the number of elections, primaries and referendums that are held. The current hourly rate of pay for the Registrars is \$21.14 per hour. Deputy Registrars current hourly rate of pay is \$15.84 per hour, or 75% of the hourly rate of pay of the Registrars.

Registrar salary data was gathered from comparable municipalities and is attached.

A 2006 CCM study regarding registrar compensation included 113 responses. Seventy-one percent of respondents (80 towns) utilized an annual stipend as the means to compensate Registrars. Of the towns utilizing the annual stipend method, many provide an additional stipend for each election, primary and referendum worked. Forty-three percent of respondents (annual stipend method) provided quantifiable data regarding election stipends and 49 percent of respondents (annual stipend method) provided quantifiable data regarding primary and referendum stipends. In addition to the annual stipend, most communities providing stipends for elections, primaries, and referendums paid Registrars at a flat rate (e.g. \$300 for election, \$300 for primary, \$300 for referendum). Only a small number of respondents provide a stipend for conducting a canvass.

At its November 19th meeting the Personnel Committee voted to approve a two-percent increase to the hourly rate of pay for the Registrars and to recommend to the Council as a whole to change the Registrars compensation to \$21.56 per hour and the Deputy Registrars compensation to \$16.17 per hour for the 2013/14 term.

Legal Review

Former Town Attorney Daniel Lamont provided an opinion to former Town Manager Martin Berliner that Registrars, as elected officials, cannot receive raise(s) mid-term pursuant to the State Constitution, Article XIX. As a result, if Mansfield's Registrars are to receive a wage increase for the current term, now would be an appropriate time to act on such a manner for the upcoming 2013/14 term.

Financial Impact

The estimated impact of the wage increase (including payroll taxes) for one year is \$909 or \$1,818 during the two-year term.

Recommendation

The Personnel Committee recommends the following motion:

Move, effective January 1, 2013, to change the Registrars compensation to \$21.56 per hour and the Deputy Registrars compensation to \$16.17 per hour.

Attachments

- 1) Compensation - Benchmarking Data
- 2) Legal Opinion dated January 21, 1986

Registrar Compensation - Benchmarking Data

Town	Population Estimate as of July 1, 2011	Hourly Rate or Stipend/ Salary	Amount Per Hour	Stipend/ Salary Amount Per Year	Average Hours Worked Per Week Normal	Average Hours Worked Per Week Election Season
MANSFIELD	26,524	Hourly	\$21.14	--		
Avon	18,133	Stipend	--	\$20,000.00	8	40
Coventry	12,418	Salary	\$19.49	--		
Farmington	25,361	Salary	--	\$22,800.00	15	40
Glastonbury	34,454	Hourly	\$22.63	--	21	
Manchester	58,287	Salary	--	\$21,000.00		
New London	27,569	Stipend	--	\$26,000.00	16	25
Norwich	40,408	Stipend	--	\$24,000.00	26	40
Plainville	17,730	Stipend	--	\$5,500.00		
Rocky Hill	19,723	Salary	--	\$14,000.00	4	23
So. Windsor	25,729	Salary	--	\$33,043.00	13	40
Wethersfield	26,690	Salary	--	\$18,894.00	15	

AVERAGE	27,752	--	\$21.09	\$20,581.89	15	35
MEDIAN	26,127	--	\$21.14	\$21,000.00	15	40

Notes:

Coventry hourly rate reflects average of pay in Yr 1 and Yr 2

Mansfield Registrar Compensation - Historical Data

Year	Hrly Rate	<u>Registrar 1</u>			<u>Registrar 2</u>			<u>Registrars Combined</u>	
		Avg. Hrs/Wk	Annual Hrs Worked	Annual Amt	Avg. Hrs/Wk	Annual Hrs Worked	Annual Amt	Annual Hrs Worked	Annual Amt
2008	\$20.02	19.5	1,016	\$20,335.32	26.8	1,395	\$27,922.30	2,410	\$48,257.62
2009	\$20.42	12.3	641	\$13,094.33	22.0	1,144	\$23,350.42	1,785	\$36,444.75
2010	\$20.42	14.8	770	\$15,723.40	26.3	1,370	\$27,970.32	2,140	\$43,693.72
2011	\$21.14	13.3	690	\$14,581.32	24.8	1,289	\$27,245.41	1,979	\$41,826.73
2012 YTD	\$21.14	16.7	870	\$18,381.23	24.4	1,268	\$26,794.98	2,137	\$45,176.21
Average	\$20.63	15.3	797	\$16,423.12	24.9	1,293	\$26,656.69	2,090	\$43,079.81
Median	\$20.42	14.8	770	\$15,723.40	24.8	1,289	\$27,245.41	2,137	\$43,693.72

Above/Below Comparable Stipend Average	(\$4,158.77)	\$6,074.80
Above/Below Comparable Stipend Median	(\$5,276.60)	\$6,245.41

Notes:

2012 YTD data was through November 2nd pay date.

DANIEL K. LAMONT

ATTORNEY AT LAW

126 Storrs Road, P.O. Box 384
Willimantic, Connecticut 06226
Telephone (203) 423-4591

January 21, 1986

Mr. Martin H. Berliner
Mansfield Town Manager
4 South Eagleville Road
Storrs, CT 06268

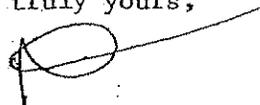
Re: Registrar's Request for Pay Increase

Dear Martin:

This is in reply to your letter of January 16, 1986. Article 11 of the State Constitution was amended by Article XIX of the Amendments. The relevant effect of the Amendment is to restrict the application of the provision to elected officials. Thus, all but the Registrars themselves can receive raises without violating the Constitution. The compensation for the Registrars, because they serve two year terms, cannot be raised in mid-term.

If you have any questions, please let me know.

Very truly yours,


Daniel K. Lamont

Hand 19
DKL/cl

PAGE
BREAK

**MANSFIELD DOWNTOWN PARTNERSHIP
FINANCE AND ADMINISTRATION COMMITTEE
MEETING
TOWN HALL
CONFERENCE ROOM B**

THURSDAY, OCTOBER 25, 2012

MINUTES

Present: Chair Harry Birkenruth, Phil Barry, Mark Hammond, Matt Hart, and Bill Simpson

Guests: Mike Kirk

Staff: Cynthia van Zelm

1. Call to Order

Chair Harry Birkenruth called the meeting to order at 9:05 am.

2. Approval of Minutes from September 19, 2012

Bill Simpson made a motion to approve the minutes of September 19, 2012. Phil Barry seconded the motion. The motion was approved.

3. Storrs Center Update and Business Plan Follow-up Calendar

Cynthia van Zelm referred to the Storrs Center benchmarks where she had updated the benchmarks to include dates when action would be required to meet the articulated goals.

Bill Simpson suggested a change to the benchmark of "Town will ascertain property tax per acre and/or property tax by square foot with assistance from SCA." He suggested that the "with assistance from SCA" be deleted as it implies that SCA would be involved in the determination of the taxes. The change will be made.

Ms. van Zelm will follow-up with Howard Kaufman on the proposed schedule.

4. Relocation Claim Reviews

Phil Michalowski, the Partnership's relocation consultant from Milone & MacBroom, joined the Committee by phone to discuss the relocation claim from

Storrs Automotive. He reviewed the eligible moving expenses and eligible fit-out expenses (that which are re-establishment expenses).

Mr. Barry made a motion to approve \$39, 215.85 in relocation expenses for Storrs Automotive. Mr. Simpson seconded the motion. The motion was approved.

5. Review of September 30, 2012 Financials

The Committee reviewed the September 30, 2012 financials. Mr. Birkenruth noted again that the use of the fund balance will need to be discussed as part of the strategic planning discussion. Mr. Birkenruth asked Ms. van Zelm to try and project the fund balance at the end of the fiscal year.

6. Other - Storrs Center Signage

Ms. van Zelm presented the Committee with ideas for signage in kiosks along Dog Lane that would promote the new businesses, provide direction to the new businesses, and promote events in Storrs Center. She proposed that the Partnership use some of its fund balance to assist LeylandAlliance with the cost of the signage. She noted that simple directional signage had been put up at the corner of Storrs Road and Dog Lane.

Committee members asked for more information on the signage program including location of the kiosks, the portability of the kiosks, the message in the kiosks, and the long-term signage program. Mr. Birkenruth suggested that the Advertising and Promotion or Planning and Design Committees play a role in the signage discussion.

7. Reschedule November meeting and Schedule for 2013

The Committee agreed to reschedule its November meeting to Friday, November 16, 2012 at 3 pm.

The Committee agreed to set its meetings for the 4th Thursday of the month at 3 pm.

8. Adjourn

Mr. Barry made a motion to adjourn. Mr. Simpson seconded the motion. The meeting adjourned at 10:20 am.

Minutes taken by Cynthia van Zelm

TOWN OF MANSFIELD
Solid Waste Advisory Committee
Minutes of the Meeting
September 13, 2012

Present: Knox (chair), Ames, Roberts, Coughlin, Milius, Walton (staff)

The meeting was called to order at 7:40 p.m.

The minutes of the May 10, 2012 meeting were accepted on a motion by Roberts/Ames.

Walton researched most of the concerns about automated service that were raised at the last meeting. Issues included handling extra trash, continuing to provide mini-mini service and in-yard service, dealing with the small trash storage areas at Wrights Village and Glenridge, and continuing recycling enforcement. The committee recommended phasing in automated service by providing 64 gallon recycling containers with collection service and leaving the trash collection unchanged for now. Walton reported that Floyd Mayo was meeting with her and Hultgren on September 17, 2012 to discuss the single family trash contract.

Walton reported that the Eastern Highland Health District reviewed the draft pooper scooper ordinance. The Director questioned who would be responsible for enforcing the ordinance and suggested that it may be difficult to enforce. The committee decided that the best approach for the Storrs Center area is to provide bags and disposal receptacles, similar to the Lebanon Green, for the Storrs Center green areas.

Ames reported that there are about eight popular fishing holes in Mansfield – Eagleville Dam, the Willimantic River by Plains Road and Merrow Meadow, Mansfield Hollow Dam, the Mount Hope River in Atwoodville, the Fenton River by Gurleyville Road and the Nipmuck Trail footbridges near the transfer station. Ames will get the materials to build the collection containers and Walton will assist her in assembling them.

Walton gave an update on the multi-family recycling dumpster pilot. The new owners of Carriage House Apartments have expressed interest in participating; the other multi-family complexes that Walton approached showed no interest in participation. As soon as the dumpster is painted, the pilot will begin at Carriage House.

Walton asked for volunteers to help with the Festival on the Green, September 23, 2012.

The next meeting is scheduled for November 8, 2012.

The meeting was adjourned at 9:10 pm.

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

TOWN OF MANSFIELD
FINANCE COMMITTEE MEETING
MINUTES OF OCTOBER 9, 2012

Members Present: W. Ryan, D. Freudmann. C. Schaeffer joined at 6:03pm

Other Council Members Present: P. Shapiro

Staff Present: M. Hart, C. Trahan

Guests: C. vanZelm, Director, Mansfield Downtown Partnership and Phil Michalowski, Milone & MacBroom

Meeting called to order at 6:00pm.

1. Minutes from 09/10/12 meeting approved as presented.
2. Opportunity for Public Comment – none
3. Storrs Center Relocation costs: Cynthia vanZelm provided a brief history of the relocation process spelled out in the Storrs Center Relocation Plan. Phil Michalowski explained the applicable state statutes, what the process entailed, and answered specific questions as they related to specific relocation reimbursements. It is expected that all relocation expenses will be finalized by Jan/Feb, 2013. David Freudmann expressed his opinion that the costs paid to bring water to the space selected for the relocation of Kathy LaJoie's hair salon (Anthony's Salon, formerly part of Campus Cuts) was excessive and inappropriate for the Town to have to pay for. Phil Michalowski explained that appropriate spaces for relocation in the area are limited and that the Town does not have the authority to dictate where a business relocates to.

Matt Hart added that Phil Michalowski was working in the best interest of the Town and has done a good job controlling our costs and keeping the process moving forward efficiently.

4. The Committee discussed the opinion from Atty. Dennis O'Brien regarding removing/eliminating a capital improvement project approved at the Annual Town Meeting. Atty. O'Brien explained that such an approval can only be undone per Charger section C506(f) through abandonment and not securing bond approval for the project. In the interest of transparency and giving the supporters of the project a chance to hear the discussion and provide their comments, Bill Ryan suggested that this topic be brought to the Council for discussion at a future meeting.
5. Adjournment. The meeting adjourned at 7:05 pm.

Motions:

Motion to approve the September 10, 2012 minutes by David Freudmann. Seconded by Bill Ryan.
Motion so passed.

Motion to request for future Council agenda item the bonding of the South Eagleville Walkway project by Carl Schaefer. Seconded by David Freudmann. Motion so passed.

Motion to adjourn.

Respectfully Submitted,

Cherie Trahan

Director of Finance

C:\Users\DeliaS\AppData\Local\Microsoft\Windows\Temporary Internet
Files\Content.Outlook\U5LA7OSS\Fin Comm 1009T2 108.doc

TOWN/UNIVERSITY RELATIONS COMMITTEE
Tuesday, October 9, 2012
Audrey Beck Municipal Building, Council Chambers

Minutes

Present: J. Armstrong, P. Barry, B. Chandy, C. DeVecchis, M. Kirk, H. Rynhart (for B. O'Connor), J. Patel, E. Paterson, C. Paulhus, J. Saddlemire, N. Silander

Staff: M. Capriola, L. Painter (Town), van Zelm (MDP)

1. Call To Order

Meeting was called to order at 4:00 pm.

2. September 11, 2012 Meeting Minutes

Paulhus made the motion to approve the minutes as presented, seconded by Saddlemire. Motion passed with Barry and Paulhus abstaining, all others present voting in favor. Kirk, Rynhart, and Silander were not present for the vote.

3. Updates:

a. *Mansfield Downtown Partnership:* van Zelm reported on the Festival on the Green. She provided an update on the Storrs Center parking garage and lot, both of which are now open to the public. The status of Storrs Center business openings was provided along with an update on the PZC review of the Price Chopper grocery store.

b. *MCCP:* Armstrong reported on the fall off-campus visits to student apartment complexes. Off-Campus Student Services has met with students living in over 30 homes this semester; a Town of Mansfield Housing Inspector and Mansfield Resident Trooper have been participating in these meetings as well.

c. *Town/UCONN Water Supply EIE:* Painter provided an update. A draft is anticipated to be released to the public late October or early November and will include a public comment period.

d. *UConn Main Accumulation Area:* Kirk provided an update. The fourth of five Siting Advisory Committee meetings will be held on October 18th.

e. *Neighborhood Policing and Code Enforcement Activities:* Rynhart, Armstrong, Saddlemire, and Paterson assisted in this discussion. DeVecchis and Patel offered suggestions for educating on-campus students about policing practices and policies. They suggested working with Alcohol and Other Drug Services to educate students about off-campus expectations and consequences. Paterson and Armstrong agreed to ask MCCP to further review this suggestion.

4. Other Business/Announcements

Paulhus announced candidates' night in Mansfield, scheduled for October 24th.

5. Opportunity for the Public to Address the Committee

None.

6. Adjournment

Meeting adjourned at 4:30 p.m.

Respectfully Submitted,
Maria E. Capriola, M.P.A.
Assistant Town Manager, Town of Mansfield



COMMITTEE ON COMMITTEES
October 12, 2012
Room B

1. CALL TO ORDER

The meeting was called to order by Peter Kochenburger, Chair of the Committee

Present: Peter Kochenburger, Chris Paulhus, Paul Shapiro

2. OPPORTUNITY FOR PUBLIC COMMENTS

No members of the public were in attendance.

3. APPROVAL OF THE MINUTES

Mr. Shapiro moved and Mr. Paulhus seconded to approve the minutes of the July 13, 2012 meeting as presented. Motion passed unanimously.

4. COMMITTEE VACANCIES/APPLICATION

The Committee reviewed the Town Manager's proposed appointments to the Economic Development Agency. Mr. Hart interviewed each of the volunteers in an effort to appoint citizens with a variety of interest and experience. Mr. Shapiro moved and Mr. Paulhus seconded support for the Town Manager's proposed appointments to the Economic Development Commission. The motion passed unanimously.

The Town Clerk will contact the Director of Human Services to see if the Advisory Committee on Persons with Disabilities is amenable to meeting in the evening. Appointments will be considered after the meeting time is established.

Mr. Shapiro moved and Mr. Paulhus seconded a motion to recommend the appointment of Mark Mogayzel to the Cemetery Committee for a term ending July 1, 2013. The motion passed unanimously.

Mr. Shapiro moved and Mr. Paulhus seconded a motion to make the following recommendations to the Parks Advisory Committee:

Susan Harrington for a term ending August 1, 2013.

Alfred Montoya for a term ending August 1, 2015.

Ethan Avery as an alternate for a term ending August 1, 2013.

Dan Vitullo as an alternate for a term ending August 1, 2013.

The motion passed unanimously.

Mr. Shapiro moved and Mr. Paulhus seconded a motion to make the following recommendations to the Mansfield Advocates for Children:

Anne Bladen, Susan Daley and Gloria Bent for terms ending June 30, 2015.

Jane Goldman for a term ending June 30, 2013.

Lisa Young for a term ending June 30, 2014.

William Waite and Terry Cook for terms ending June 30, 2015.

The motion passed unanimously.

Mr. Shapiro will call Commission on Aging Nominating Chair, Joan Quarto, to discuss potential appointments.

The Town Clerk will draw up a potential meeting schedule for 2013 for the next meeting. The Committee agreed to meet the second Friday of each month at 8:00 a.m.

5. FREEDOM OF INFORMATION

The Town conducted a Freedom of Information last fall and plans another after the next municipal election.

6. ADJOURNMENT

Mr. Paulhus moved and Mr. Shapiro seconded to adjourn the meeting at 8:50 a.m. Motion passed unanimously.

Mary Stanton, Mansfield Town Clerk

CAN

Collaborative Assistance Network

Minutes

Wednesday, October 10, 2012

Town Hall, Conference Room B

10:30AM

Present: Susan Daley, Rachel Leclerc, Avery Lanhart, Mary Jane Newman, Susan Rozelle and Jillene Woodmansee

Regrets: Deb Adamczyk, Kelly Allen, Susan Angelides, Anne Bladen, Lisa Dahn and Kathleen Krider,

<i>WHAT (Topic)</i>	<i>DISCUSSION</i>	<i>OUTCOME</i>
Call to Order	R. Leclerc called the meeting to order at 10:35am	
Old Business	<p>1. Review and approval of 9/12/12 Minutes</p> <p>2. Definition of "transition."</p> <p>Members discussed the results of the doodle poll regarding the day and times of the CAN meetings and an additional doodle poll was suggested.</p> <p>S. Daley provided members with a copy of TA/SR#99-01 which outlines the requirements for transition which include: <i>program policies, procedures and a plan in place to ensure that children and their families experience a smooth and successful transition from the child's school readiness program to kindergarten; the transfer of records and other relevant information to the kindergarten program in a timely manner prior to the child's entry to school; provide program continuity through developmentally appropriate curricula; promote and maintain ongoing communication and collaboration with the public school, most particularly with kindergarten program personnel; prepare and support children in the transition to kindergarten; and, prepare and involve families in a partnership with the public school to</i></p>	<p><u>Motion:</u> MJ Newman moves to accept the 9/12/12 Minutes as written. S. Daley seconds and the motion passes unanimously.</p> <p>J. Woodmansee will send out an additional doodle poll for Mondays at 1:30 and 2:00.</p>

	<p><i>support the transition to kindergarten.</i></p> <p>Members discussed that the TA is designated for Priority and Severe Need Schools and that in 1999 Mansfield was designated a Severe Need School prior to changing the designation to Competitive.</p> <p>Members discussed that many of the criteria outlined in the TA are being done and that one strategy to use could be a survey (i.e. survey monkey) of what centers and schools are already using and how it relates to PAF/PCF and searching online for a way to align them.</p> <p>Members discussed how centers and Montessori schools conduct assessments.</p> <p>Members discussed that in November-December the secretaries of the elementary schools prepare a list of children who will be entering kindergarten in the fall of the next school year. Each school then conducts classroom visits and activities for these children. The schools also give each family a packet of information and a parent handbook (also available online).</p> <p>R. Leclerc discussed upcoming training for the public school staff and members noted that some public school training can be beneficial to preK teachers as well.</p> <p>Members discussed the need to build into CAN the old format of discussing specific children.</p>	
<p>New Business</p>	<ol style="list-style-type: none"> 1. Recruiting of parents of Center based children for MAC <p>This Agenda item is tabled until the next meeting.</p> <ol style="list-style-type: none"> 2. QE Grant feedback and ideas <p>Members were given copies of the grant submission to review.</p> <ol style="list-style-type: none"> 3. Create outline of tasks for the year. <p>Members discussed creation of a timeline for items to do throughout the year with the end result being presentation of the K transition plan to the BOE. Members discussed the BOE meeting schedule and that the 1st meetings in October or November would be a good end date.</p> <p>Respectfully submitted, Jillene B. Woodmansee Assistant to Early Childhood Services Coordinator</p>	

**TOWN OF MANSFIELD
PERSONNEL COMMITTEE**

**Monday, October 15, 2012
Conference Room B, Audrey Beck Municipal Building
Minutes**

Members Present: Deputy Mayor Toni Moran (Chair), Denise Keane, Paul Shapiro, Mayor Elizabeth Paterson (ex-officio)

Other Council Members Present: David Freudmann

Staff Present: Maria Capriola, Assistant Town Manager, Matthew Hart, Town Manager

The meeting was called to order at 6:01 p.m.

1. PUBLIC COMMENT

None.

2. APPROVAL OF MINUTES

The meeting minutes of 10/1/12 were moved by Keane, seconded by Shapiro and unanimously approved as presented.

3. PENSION/RETIREMENT BENEFITS

Defined benefit and defined contribution pension programs were further discussed. By consensus the Committee agreed that its primary objective is to support CCM's lobbying efforts (to affect legislative change at the state level) to increase the employee contribution to MERS.

4. REVIEW OF TOWN MANAGER PERFORMANCE REVIEW (FORMS & PROCESS)

Members concurred that the 360 degree evaluation will be conducted once every three years, in the third year of the Town Manager's employment contract. The Council will not conduct an internal 360 degree process in the years in which the Town Manager's ICMA credentialing process occurs. For future years the following rating scale will be used: Exceeds Expectations, Meets Expectations, and Needs Improvement.

5. EXECUTIVE SESSION – TOWN MANAGER PERFORMANCE REVIEW

Keane made the motion seconded by Shapiro to enter into executive session; motion passed unanimously. Moran, Keane, Shapiro, Paterson and Hart entered into executive session at 6:56 p.m. Hart and Paterson left the executive session at 7:05.

Members left executive session at 7:06 p.m. Keane made the motion, seconded by Shapiro, to recommend to the Town Council that the Town Manager's FY 2012-2013 annual salary be \$138,405.11. Motion passed unanimously.

Meeting adjourned at 7:08 p.m.

Respectfully Submitted,
Maria Capriola, MPA
Assistant Town Manager, Town of Mansfield

Town of Mansfield
CONSERVATION COMMISSION
Meeting of 17 October 2012
Conference B, Audrey P. Beck Building
MINUTES

Members present: Aline Booth (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, John Silander. *Members absent:* Joan Buck (Alt.), Robert Dahn, Peter Drzewiecki, Frank Trainor. *Others present:* Grant Meitzler (Wetlands Agent).

1. The meeting was **called to order** at 7:31p by Chair Quentin Kessel. Alternate Aline Booth was designated a voting member for this meeting.

2. The draft **minutes of the 19 September 2012 meeting** were approved as written.

3. **IWA referral: W1504 (Kueffner, Rte. 195)** An Aerial Forest Ropes Course is proposed on approximately 10 acres of a 118 acre parcel on the south side of Rte. 195 west of Baxter Rd. Parking for the facility would be on fairly level land between wetlands along Rte. 195 and fairly steeply rising land to the south. The parking lot would be accessed from Rte. 195 by a short driveway across a narrow isthmus of drier land between wetland areas. Portions of the lot would be quite close to wetlands – as close as 10 ft on the east; a gravel surface and rain gardens would attenuate storm-water flows from the lot into wetlands. After some discussion, the Commission agreed unanimously to the following **motion** (Facchinetti, Booth):

Because the parking surfaces are permeable and separated from wetlands in some areas by catchment basins, the Commission does not foresee a significant impact on wetlands from this project, despite its close proximity to wetlands and the large number of trees that need to be removed. However, to increase the margin of safety, the Commission recommends that the eastern and western ends of the parking area be shifted or reduced in size to increase their distance from wetlands. Sedimentation and erosion controls should be in place during construction, and the area should be stabilized and maintained for the long term after construction.

4. **Updates.**

a. Kessel reported that the draft EIS for the **Four Corners Area Water Source Study** is now scheduled for release on 06 November; the public comment period will be 45 days. The fourth of five meetings on siting UConn's **Hazardous Waste Transfer Station** will be tomorrow, 18 October. Kessel expects UConn to resist moving the facility from its current location behind Horsebarn Hill in a public water supply watershed on grounds of cost.

b. UConn has provided the Storrs Heights Neighborhood Association with a list (by brand name) of pesticides and herbicides used on the **UConn Agronomy Farm** in 2010 and 2011. Facchinetti provided the list, with information on active ingredients compiled by the Association, to the Commission (see attachment). He noted that a number of experimental chemicals (20 of 41 for 2011) had unspecified ingredients so the Association has no idea what they are. The Association fears that residential wells in Storrs Heights may be at risk of pollution and has asked that water samples from UConn's monitoring wells on the Farm be tested for all the pesticides and herbicides used on the farm. The University has refused to do so, citing expense (which it estimates at \$200K); samples are tested for only a few chemicals; concentrations of nitrates from fertilizer applications are used as a proxy for the others. After some discussion, in which Silander recalled being advised not to drink any water from taps

on the Farm during a visit there about 20 years ago, the Commission agreed unanimously on the following **motion** (Kessel, Lehmann):

The Commission is concerned about the potential for contamination of the public water supply watershed and nearby residential wells from pesticides and herbicides applied on the UConn Agronomy Farm, especially since water samples from monitoring wells are not tested for all of these chemicals and no information about the chemical composition of experimental applications has been released. The Commission asks the PZC to forward its concerns to the Connecticut DEEP.

8. **Adjourned** at 8:41p. Next meeting: 7:30p, Wednesday, 14 November 2012.

Scott Lehmann, Secretary, 18 October 2012; approved 14 November 2012.

Attachment: "2010-2011 Pesticide Applications – UConn Research Farm"

2010-2011 Pesticide Applications - UConn Research Farm			
2010	2011	Chemical Name	Brand Name
1	1	1,2-propanediol	Interface
		1,2-propanediol	Reserve
		1,2-propanediol	Sevin SL
1		1,2,4-trimethylbenzene	Bensumec 4LF
1		2-iodoethanol	A14658A (EXPERIMENTAL)
		2,4-D	Crossbow
		2,4-D	Par III
1		2,4-D	Q4
		2,4-D	Trimec Bent
		2,4-D	Trimec Classic
		2,4-D	Triplet SF
		2,4-D	Orthene T&O
1		acephate	Daconil Action
	1	acibenzolar-s-methyl	Headway
1	1	azoxystrobin	Heritage, G & TL
		azoxystrobin	Ridomil
		azoxystrobin	Bensumec 4LF
1		benzenesulfonamide	Acclaim Extra
1		benzoxazole	Talstar
1		bifenthrin	Emerald
1	1	boscalid	Honor
		boscalid	Buctril
1		bromoxynil octanoate	Bravo
		chlorothalonil	Daconil Ultrex, Daconil Action & Weather Stik
1	1	chlorothalonil	Echo Ultimate
		chlorothalonil	QP Chlorothalonil (720SFT, DF or WDG)
		chlorothalonil	Renown
		chlorothalonil	Reserve
		chlorothalonil	Spectro 90
		chlorothalonil	TM/C
		cyclohexanone	Eagle 20EW, ingredient
1		cymoxanil	Tanos
1		dicamba	Q4
1		dichlobenil	Casoron
		dichlobenil	Par III
		dichlobenil	Trimec Bent
		dichlobenil	Trimec Classic
		dichlobenil	Triplet SF

2010-2011 Pesticide Applications - UConn Research Farm			
2010	2011	Chemical Name	Brand Name
1		dithiopyr	Dimension Ultra 40WP
		ethylene thiourea	Manzate
1		ethylene thiourea	Protect DF
1		EXPERIMENTAL	A12910
1		EXPERIMENTAL	A13703
1		EXPERIMENTAL	A14212
1		EXPERIMENTAL	A16422A
1		EXPERIMENTAL	A16841
1		EXPERIMENTAL	A17595
1		EXPERIMENTAL	A17601
1		EXPERIMENTAL	A6780
1		EXPERIMENTAL	A8122
1		EXPERIMENTAL	A9898
1		EXPERIMENTAL	DPX-LEM17-76
	1	EXPERIMENTAL	UC11-1
	1	EXPERIMENTAL	UC11-10
	1	EXPERIMENTAL	UC11-11
	1	EXPERIMENTAL	UC11-12
	1	EXPERIMENTAL	UC11-13
	1	EXPERIMENTAL	UC11-14
	1	EXPERIMENTAL	UC11-15
	1	EXPERIMENTAL	UC11-16
	1	EXPERIMENTAL	UC11-17
	1	EXPERIMENTAL	UC11-18
	1	EXPERIMENTAL	UC11-19
	1	EXPERIMENTAL	UC11-2
	1	EXPERIMENTAL	UC11-20
	1	EXPERIMENTAL	UC11-3
	1	EXPERIMENTAL	UC11-4
	1	EXPERIMENTAL	UC11-5
	1	EXPERIMENTAL	UC11-6
	1	EXPERIMENTAL	UC11-7
	1	EXPERIMENTAL	UC11-8
	1	EXPERIMENTAL	UC11-9
1		famoxadone	Tanos
1		fluazifop-p-butyl	Fusilade DX, & II T&O
1		fluopicolide	Presidio
1	1	fluoxastrobin	Disarm
	1	flutolanil	ProStar WDG
		fosetyl aluminum	Alliete

2010-2011 Pesticide Applications - UConn Research Farm			
2010	2011	Chemical Name	Brand Name
1		fosetyl aluminum	Chipco Signature
		fosetyl aluminum	Fosetyl-A
1		glyphosate	Roundup (Pro or Weathermax)
1		imidacloprid	Merit 2F & 75WSP
		iprodione	Chipco 26GT & 26019
1	1	iprodione	Interface
		iprodione	Iprodione Pro
		iprodione	QP IPRO 2EC
1		lambda-cyhalothrin	Scimitar CS
		lambda-cyhalothrin	Warrier
1		mancozeb	Manzate
		mancozeb	Protect DF
		MCPPP	Par III
1		MCPPP	Trimec Bent
		MCPPP	Trimec Classic
		MCPPP	Triplet SF
1		mercaptosuccinate	Malathion 5 EC
1		mesotrione	Tenacity
1	1	metconazole	Foursome
		metconazole	Tourney
1		metribuzin	Lexone DF
1	1	myclobutanil	Eagle 20EW
		myclobutanil	Spectracide Immunox Lawn
1		naphthalene	solvent with oxyfluorfen
1		oryzalin	Rout
		oryzalin	Surflan AS
		oxyfluorfen	Goal 2XL
1		oxyfluorfen	Rout
1		paraquat dichloride	Gramoxone
1		pelargonic acid	Scythe
1		pendimethalin	Pendulum
	1	penhiopyrad	Velista
1		peroxyhydrate	Terracyte
1		phosphorous acid	Magellan
1		phosphites	Allude
		phosphites	Triton
		phosphites	Vital
	1	polyoxin D Zn salt	Endorse
1	1	propiconazole	Banner Maxx
		propiconazole	Prophesy

2010-2011 Pesticide Applications - UConn Research Farm			
2010	2011	Chemical Name	Brand Name
		propiconazole	Propiconazole 14.3
1		propylene glycol	M-Pede
1	1	pyraclostrobin	Honor
		pyraclostrobin	Insignia & Insignia SC
1		quinclorac	Drive 75DF
		quinclorac	Q4
		quinclorac	Quinclorac 75DF
1		s-metolachlor	Dual II Magnum
1		siduron	Tupersan
1		simazine	Princep 4L
		simazine	Simazine 4L
1		sulfentrazone	Q4
		tebuconazole	QP Tebuconazole
	1	tebuconazole	Torque
1	1	thiophanate methyl	QP TM 4.5
		thiophanate methyl	Spectro 90
		thiophanate methyl	TM/C
1		toluene	Dimension Ultra 40WP, ingredient
1		topramezone	Impact
		triadimefon	Bayleton Flo
1	1	triadimefon	Tartan
1		triclopyr	Crossbow
1	1	trifloxystrobin	Compass & Compass 50WG
		trifloxystrobin	Concert
		trifloxystrobin	Interface
		trifloxystrobin	Tartan
		trinexapac	Primo MAXX
1	1	trinexapac	T-Nex
1	1	triticonazole	Reserve
		triticonazole	Trinity
		triticonazole	Triton Flo
1	1	vinclozolin	Curalan EG

Mansfield Board of Education Meeting
October 25, 2012
Minutes

Attendees: Mark LaPlaca, Chair, Shamim Patwa, Vice Chair, Martha Kelly, Secretary, Holly Matthews, Katherine Paulhus, Jay Rueckl, Randy Walikonis, Superintendent Fred Baruzzi, Board Clerk, Celeste Griffin

Absent: April Holinko, Carrie Silver-Bernstein

The meeting was called to order at 7:37pm by Mr. LaPlaca.

SPECIAL RECOGNITION: Mr. Baruzzi honored the following staff members:
Madelyn Williams, Goodwin School, for her article with Tutita Casa entitled Connecting Class Talk with Individual Student Writing which was chosen Volume Year Favorite by the Editorial Panel of the National Council of Teachers of Mathematics (NCTM) Journal.

Karen Moylan, Mathematics Consultant, for her article with Katherine Gavin entitled 7 Steps to High End Learning which was published in the October 2012 issue of NCTM Journal

Candace Morell, Assistant Principal, Mansfield Middle School, for her completion of the Education Policy Fellowship Program (EPFP), which is a 10-month in-service professional development program for emerging and mid-level leaders.

2013 Paraprofessional of the Year Ceremony: Samantha Abdullah, Special Education Instructional Assistant at Goodwin School, was honored as Mansfield's 2013 Paraprofessional of the Year.

2013 Teacher of the Year Ceremony: Julie Brennan, Kindergarten Teacher at Southeast School, was honored as Mansfield's 2013 Teacher of the Year.

COMMUNICATIONS: Letter from Congressman Joe Courtney thanking Mr. LaPlaca for his letter on behalf of the Board regarding the potential impact of the budget sequestration.

ADDITIONS TO THE PRESENT AGENDA: None

COMMITTEE REPORTS: None

CABE Board Member Academy Report: Ms. Patwa reported and shared information from the workshop she attended regarding Bullying and School Climate and Certification, Evaluation, and Tenure under P/A. 12-116

REPORT OF THE SUPERINTENDENT:

- Middle School Education Week: Thanh Nguyen, Mansfield Middle School Principal, reported of the success of the week when parents are invited to visit the school and attend classes with their children.
- Mansfield Public Schools Enrollment Projection to 2022: Mr. Baruzzi reviewed the new enrollment projection the district received from Dr. Peter Prowda.
- 2013 Board Meeting Dates: MOTION by Ms. Matthews, seconded by Ms. Patwa to adopt the proposed 2013 Board meeting dates. VOTE: Unanimous in favor.
- Enhancing Student Achievement: Seven new projects were reviewed and will be implemented at the schools in support of this activity.

NEW BUSINESS: None

CONSENT AGENDA: MOTION by Mr. Walikonis, seconded Mrs. Kelly, that the Board of Education approves the minutes of the October 11, 2012 Board meeting: VOTE: Unanimous in favor with Mrs. Paulhus abstaining.

MOTION by Mr. Rueckl, seconded by Mrs. Paulhus that the following items for the Mansfield Public Schools Board of Education be approved. VOTE: Unanimous in favor.

That the Mansfield Public Schools Board of Education approves the request for maternity and unpaid childrearing leave effective January 10, 2013 through the remainder of the 2012-2013 school year from Julie Brennan, kindergarten teacher at Southeast School.

That the Mansfield Public Schools Board of Education approves the request for maternity leave effective February 25, 2013 through April 9, 2013 from Kelly Haggerty, kindergarten teacher at Goodwin School.

That the Mansfield Public Schools Board of Education approves the request for maternity leave effective November 26, 2012 through March 2013 from Sara Sroka, fourth grade teacher at Goodwin School.

HEARING FOR VISITORS: None

SUGGESTIONS FOR FUTURE AGENDA: Mrs. Kelly requested additional discussion on the Food Service Grant approved at the October 11, 2012 meeting.

MOTION by Ms. Matthews, seconded by Mr. Walikonis to adjourn at 9:40pm. Vote was unanimous in favor.

Respectfully submitted;
Celeste Griffin, Board Clerk

HOUSING AUTHORITY OF THE TOWN OF MANSFIELD
REGULAR MEETING MINUTES
Housing Authority Office
October 17, 2012
8:30 a.m.

Attendance: Mr. Long, Chairperson; Mr. Simonsen, Vice Chairperson; Mr. Eddy; Secretary and Treasurer; Ms Hall, Assistant Treasurer; Kathleen Ward, Commissioner; and Ms Fields, Executive Director.

The meeting was called to order at 8:40 a.m. by the Chairperson.

MINUTES

A motion was made by Ms Ward and seconded by Ms Hall to accept the minutes of the September 20, 2012 Regular Meeting. Motion approved unanimously.

COMMENTS FROM THE PUBLIC

None

COMMUNICATIONS

None

REPORTS OF THE DIRECTOR

Bills

A motion was made by Ms Hall and seconded by Ms Ward to approve the September bills. Motion approved unanimously.

Financial Reports –A (General)

The Financial Reports were not available.

Financial Report-B (Section 8 Statistical Report)

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to approve the September Section 8 Statistical Report. Motion approved unanimously.

REPORT FROM TENANT REPRESENTATIVE

Human Services Advisory Committee

Mr Eddy reported that the Committee meeting was this afternoon.

General Reports

Mr. Eddy reported that there was some confusion as to reporting Renter's Rebate to the Housing Authority for recertification. Ms Fields noted that the misunderstanding has been cleared up and that Renter's Rebate is being reported to the Housing Authority. Renter's Rebate is not included in income for determining rent. It does allow the Housing Authority to have a better and fuller understanding of the financial health of its residents and allows the Resident Coordinator to help residents who are not aware of this benefit to apply and receive Renter's Rebate.

AD HOC COMMITTEE REPORTS

Affordable Housing Committee

The committee has not met. Ms Fields stated that she would like to address the Board in Executive Session.

Executive Session

Ms Fields raised several issues which are subject to privileged communications. The Chairman responded that the issues should be considered in executive session.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to invite Ms Fields to the Executive Session and to go into Executive Session at 9:37 a.m. Motion approved unanimously.

The Board came out of Executive Session at 10:10 a.m.

UNFINISHED BUSINESS

Legal Updates

Ms Fields reported that all legal updates were addressed in the previous Executive Session.

NEW BUSINESS

Wrights Village Tree Trimming and Removal

Three bids were received for tree trimming and/or removal. After review and discussion with Ms Tully, project manager, Ms Fields is recommending Dennis Panu Arborist, Inc. be hired to perform the work.

A motion was made by Ms Hall and seconded by Mr. Simonsen to sign a contract not to exceed \$4,000. Motion approved unanimously.

Holinko Estates Tree Trimming and Removal

Three bids were received for tree trimming and/or removal. After review and discussion with Ms Tully, project manager, Ms Fields is recommending Dennis Panu Arborist, Inc. be hired to perform the work.

A motion was made by Ms Ward and seconded by Mr. Eddy to sign a contract not to exceed \$6,000. Motion approved unanimously.

Wrights Village Sidewalk Repair

Two bids were received for sidewalk repair. After review and discussion with Ms Tully, project manager, Ms Fields is recommending P. Willis Construction, Inc. Before signing a contract, Ms Fields will request a unit cost so that if there is additional sidewalk to be added to the contract, a predetermined price will be established.

A motion was made by Mr. Simonsen and seconded by Mr. Eddy to sign a contract in an amount not to exceed \$10,000.

Rent Increase Resolution

Ms Fields stated that no tenant from either property showed for the scheduled tenant meeting to discuss rent increases, nor were there any other communications received by Ms Fields from any tenant.

RESOLUTION

WHEREAS, it is necessary that the Housing Authority of the Town of Mansfield increase the base rent at Holinko Estates and Wright's Village to meet increased costs of management and capital needs of the property.

THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE TOWN OF MANSFIELD THAT:

The Base Rent at Holinko Estates will be increased, effective May 1, 2013 as follows:

- a. Two Bedroom Flats from \$550 to \$560 per month.
- b. Two Bedroom Townhouses from \$580 to \$590 per month.
- c. Three Bedroom Flats from \$615 to \$625 per month.
- d. Three Bedroom Townhouses from \$645 to \$655 per month.
- e. Four Bedroom Townhouse from \$715 to \$725 per month.

The Base Rent at Wright's Village will be increased, effective January 1, 2013 as follows:

- a. Small One Bedroom from \$275 to \$285 per month
- b. Large One Bedroom from \$285 to \$295 per month

A motion was made by Mr. Simonsen and seconded by Eddy to approve the rent increase resolution above. Motion approved unanimously.

MEETING DATE CHANGE

No change to November Regular Meeting

OTHER BUSINESS

None

ADJOURNMENT

The Chairperson declared the meeting adjourned at 10:30 a.m.

Dexter Eddy, Secretary

Approved:

Richard Long, Chairperson

Mansfield Community Playground Project

Meeting Minutes

Date: Oct 11, 2012

Present: Sara Anderson, Kathleen Krider, Kelly Zimmerman, Cristina Colon-Semenza, Heather Bunnell, Julia DeLapp, Ellen Tulman, Jean Johnson

Next Meeting: Thursday November 8, 2012 at 7 pm in Conference Rm B

-
- I. Approval of Minutes from 9/13/12 with addition of Heather Bunnell in attendance
 - II. General Coordinator Update
 - a. Total estimate for budget is currently \$211,800. This does not include cost of surfacing.
 - b. Paul has a plan to meet with potential partner for site prep in near future
 - c. Esther may have a contact that can assist by providing a trailer to meet some/all of our storage needs during build week.
 - d. Heather has estimated cost of tiles (which will actually be PVC) to be \$500-\$800
 - e. Julia has had contact from local businesses interested in purchasing components. There is significant interest in purchasing accessible components.
 - f. Ways to maximize use of Facebook were discussed.
 - III. Events
 - a. Festival on the Green was reported to be a success. Volunteer list was shared with Cristina
 - i. Cristina discussed the role of "Team Captains" during build week. These team captains will need to be available all day every day of the build days (Wed - Sun). 3/10 captains will need to have skills/knowledge specific to building.
 - IV. Sara will be meeting with school administrators on 10/23 to discuss whether or not we will continue to use schools as means of communication with children/families and to do some fundraising such as "buy a board."
 - a. Discussion of making connections with other local organizations was conducted, such as Girl Scouts, Baseball, Villarlis.
 - V. Fundraising Update
 - a. Take Note Concert will be February 10, 2012
 - b. Sports Bar Fundraiser. We will provide them with 5 potential dates, preferably Saturdays in Jan-Mar.. We will sell tickets.
 - i. Discussion of conducting a Silent Auction. Will need someone to manage this if we move forward with a silent auction.
 - VI. Trick a Trunk will be Saturday 10/27 5-6:30. Ellen will help to organize. Jean, Sara, & Julia have offered to help. All committee members are asked to donate treats (see email from Ellen)

Minutes prepared & respectfully submitted by Ellen Tulman on 10/11/12

Legal Notice:

On November 14, 2012, the Mansfield Zoning Board of Appeals took the following action:

Approved the application of Edward Drinkuth for a variance of Art VIII, Sec A to construct a 20' x 28' garage located 50' from the front property line where 60' is required, at 95 Hillcrest Dr, as shown on submitted plan.

Additional information is available in the Town Clerk's Office.

Dated November 15, 2012

Sarah Accorsi
Chairman

PAGE
BREAK

TOWN OF MANSFIELD
 MEMORANDUM
 10/17/12

TO: Cherie A. Trahan, Director of Finance
 FROM: Lon R. Hultgren, Director of Public Works
 RE: CPI Increase for Single-family Garbage/Recycling Collection Contract

Beginning October 1, 2012 the prices in our single-family collection contract rise (or fall) based on the CPI from September, 2011 to September, 2012. For this period, the index increased by 1.67 %. The escalated price below reflects a 2% increase and should be used from October 2012 to September 2013. In December the multi-family prices will be adjusted based on the CPI from the preceding twelve months.

Single-Family (Mayo)		
Item	Current Price	Escalated Price
Mini-mini service	8.46	8.63
Mini svc	8.46	8.63
1-can	8.81	8.99
2-can	9.18	9.36
Maxi Svc	9.86	10.06
In-Yard normal	12.30	12.55
In-Yard long	16.17	16.49

cc: Matthew Hart, Town Manager
 F.W. Mayo & Sons, Single-family hauler
 Linda Patenaude, Public Works Specialist
 Virginia Walton, Recycling/Refuse Coordinator
 Cheryl Urban, Collector's office

PAGE
BREAK

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

November 1, 2012

Mr. Paul L. Hammer, Jr.
680 Storrs Road
Storrs, CT 06268

Re: Appointment to Mansfield Zoning Board of Appeals

Dear Mr. Hammer:

At their meeting on October 22, 2012, the Mansfield Town Council appointed you as full member of the Mansfield Zoning Board of Appeals for an initial term to expire on November 18, 2013.

I trust that you will find the work of the Board of Appeals to be rewarding, and I greatly appreciate your willingness to serve our community.

Please do not hesitate to contact me with any questions regarding your appointment.

Sincerely,

Matthew W. Hart
Town Manager

Cc: Town Council
Mary Stanton, Town Clerk
Sarah Accorsi, Zoning Board of Appeals

PAGE
BREAK

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

November 16, 2012

Ms. Susan K. Lee
 US Army Corps of Engineers
 (Sent via email to susan.k.lee@usace.army.mil)

Re: File Number NAE-2008-1671; Connecticut Light and Power Interstate Reliability Project

Dear Ms. Lee:

Thank you for providing us with the opportunity to comment on the recent application from Connecticut Light and Power regarding the Interstate Reliability Project. The Town of Mansfield has been following this process closely due the potential impacts it will have on our community.

As noted in the application, the proposed route would require acquisition of additional right-of-way from the Army Corps of Engineers (ACOE) in the Mansfield Hollow area. However, as part of their application to the Connecticut Siting Council, CL&P did identify an alternative (Design Option #2) that would eliminate the need for acquisition of additional right-of-way in Mansfield Hollow. This alternative would require the existing transmission line to be removed, relocated to a different location within the existing right-of-way and reconstructed using a different type of pole structure. While this would add expense to the project, we believe that this is the best alternative to preserve the beauty and character of the Mansfield Hollow area. Requiring CL&P to stay within their existing right-of-way would dramatically reduce the amount of clearing needed to install the new transmission line, thereby reducing the environmental impacts of the project on Mansfield Hollow.

The Mansfield Town Council has endorsed the use of Design Option #2 as one of several measures to mitigate the impact of this project on our community. We therefore urge the ACOE to deny the application with regard to any work proposed outside of the existing right-of-way, and, by extension, to deny the request to acquire additional right-of-way within the Mansfield Hollow area. We further request that the ACOE schedule a public hearing on this issue to allow residents and interested parties to share with you their concerns regarding the proposed design and how use of an alternative design will minimize impacts on this tremendous natural resource.

If you have any questions regarding this request, please contact Linda Painter, Director of Planning and Development, at 860 429-3329 or painterlm@mansfieldct.org.

Sincerely,



Matthew W. Hart
Town Manager

CC: Congressman Joseph Courtney
State Senator Donald Williams
State Representative Gregory Haddad
Mansfield Town Council
Linda Painter, Director of Planning and Development
Anthony Mele, Northeast Utilities



STATE OF CONNECTICUT
DEPARTMENT OF CORRECTION
24 Wolcott Hill Road
Wethersfield, Connecticut 06109

Leo C. Arnone
Commissioner

Telephone: 860-692-7482
Fax: 860-692-7483

November 6, 2012

The Honorable Matthew Hart
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Town Manager Hart:

Pursuant to Section 18-81j of the Connecticut General Statutes, the Department of Correction is required to provide annual notification to each chief elected official of a municipality in which a correctional facility is located with the actual capacity and inmate population of the facility at that time. The purpose of this correspondence is to notify you of these population counts.

Although the Department does not utilize an overall capacity number, for purposes of meeting the notice requirement, the current number of fixed beds in each of the facilities in your community is as follows:

Bergin Correctional Institution 962 (There are currently no inmates housed at Bergin CI)

The capacity of a correctional institution is a very fluid number based upon the determined needs of the Department. These needs are dictated by security issues, population, court decrees, legal mandates, staffing and physical plant areas or facilities that are currently serving other purposes. As such, the actual capacity of a facility is always subject to change.

The Public Safety Committees continue to do an outstanding job in addressing the issues and concerns at the local level. I am committed to maintaining a 'good neighbors' relationship and look forward to a continued open dialogue between the Department of Correction and the Public Safety Committee in your community.

Please feel free to contact me directly if I can be of assistance to you.

Sincerely,

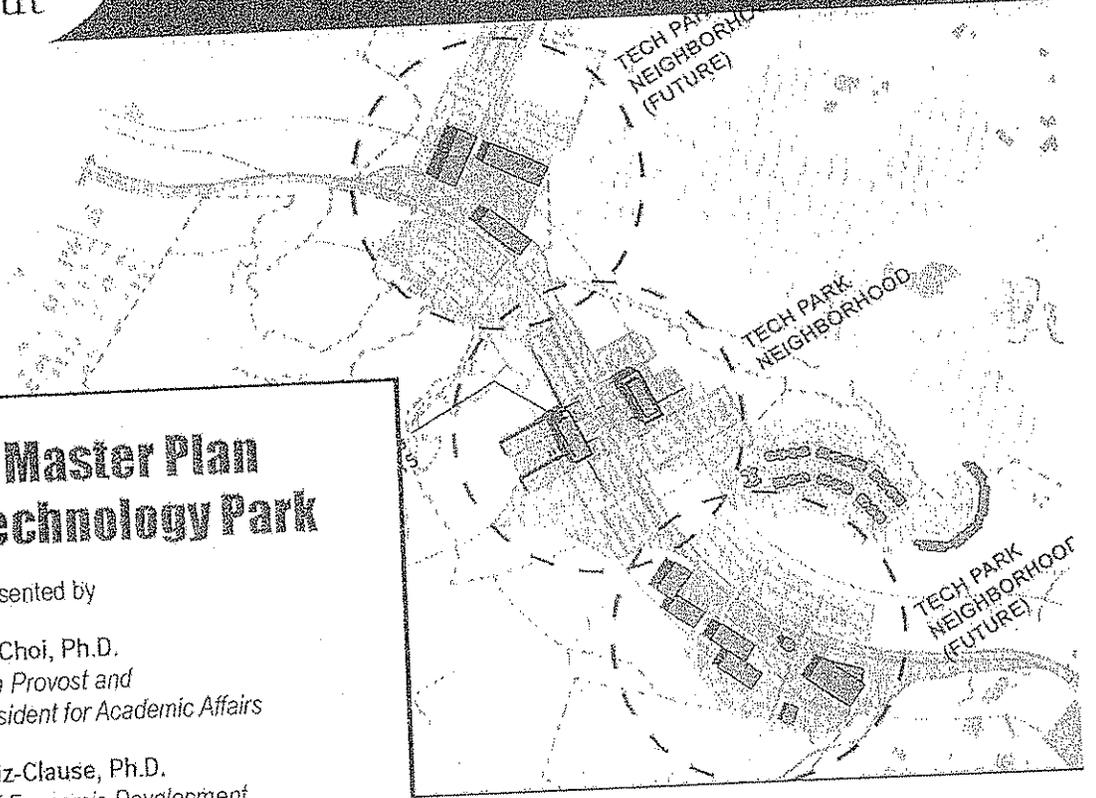
Handwritten signature of Leo C. Arnone in cursive script.
Leo C. Arnone
Commissioner

PAGE
BREAK



University of Connecticut

Office of Economic Development



Proposed Master Plan For UConn Technology Park

Presented by

Mun Choi, Ph.D.

Interim Provost and

Executive Vice President for Academic Affairs

Mary Holz-Clause, Ph.D.

Vice President of Economic Development

Thursday, December 6, 2012 | 7pm

Mansfield Town Hall
Council Chambers

Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

Come and find out more about the proposed UConn Technology Park that will serve as a state-of-the-art center for strategic public-private partnerships for research, innovation, technology and commercialization that can lead to job retention and growth for Connecticut's businesses and industry.



UConn TECHNOLOGY PARK

COLLABORATING. INNOVATING. ACCELERATING.

PAGE
BREAK

CCM Candidate Bulletin

Municipal Finance in Connecticut: *Overreliance on the Property Tax*



CCM'S ELECTION 2012 CAMPAIGN

Connecticut Conference of Municipalities

The Voice of Local Government



THE VOICE OF LOCAL GOVERNMENT

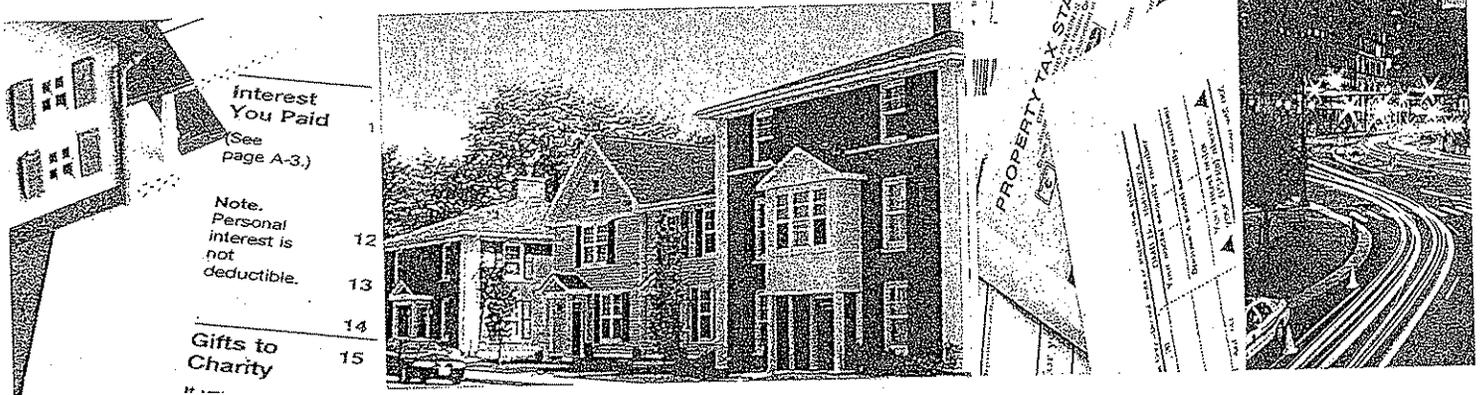
September 2012

CCM Candidate Bulletin

September 2012



Municipal Finance in Connecticut: Overreliance on the Property Tax



September 2012

© Copyright 2012 Connecticut Conference of Municipalities
900 Chapel Street, 9th Floor, New Haven, Connecticut 06510-2807
Phone: (203) 498-3000 Fax: (203) 562-6314
Website: www.ccm-ct.org

Municipal Finance in Connecticut: Overreliance on the Property Tax

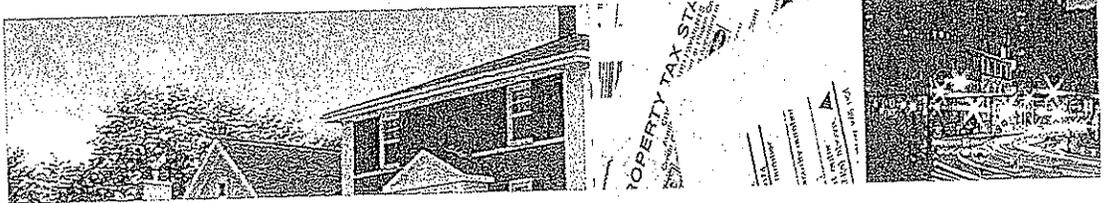
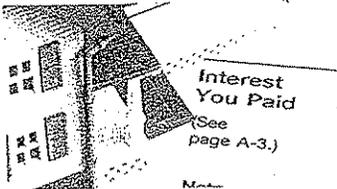


Table of Contents

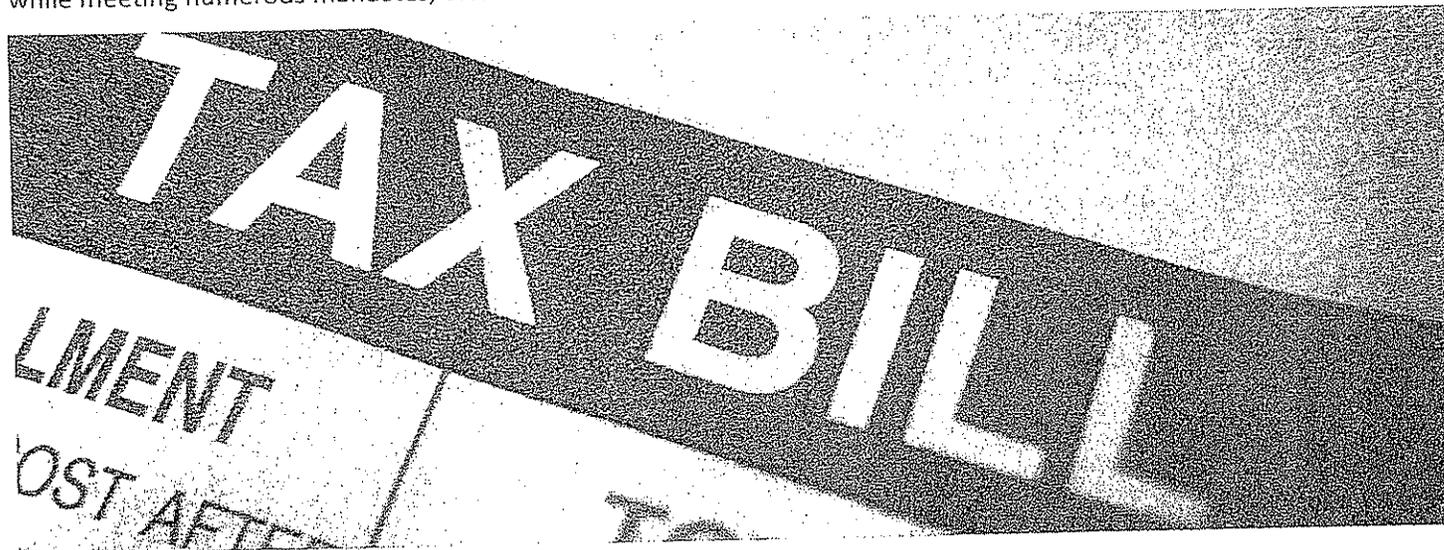
INTRODUCTION	
PROPERTY TAX DEPENDENCE.....	
WHY IS CT SO RELIANT ON THE PROPERTY TAX?...	
The Uncertainty of Intergovernmental Revenue.....	
State Aid to Municipalities: The Realities	
Key Non-Education Aid	
Education Aid	
Disparities Among Towns and Cities.....	
HOW CAN WE REDUCE MUNICIPAL DEPENDENCE ON THE PROPERTY TAX?.....	
Education Finance Reform	
Increase State Revenue Sharing.....	
Fully Fund PILOT Reimbursements	
Mandates Reform.....	
Intermunicipal and Regional Collaboration	

If you have any questions concerning this CCM public policy report, or for more information, please contact Jim Finley (jfinley@ccm-ct.org) or George Rafael (grafael@ccm-ct.org) of CCM at (203) 498-3000.

Municipal Finance in Connecticut: Overreliance on the Property Tax

INTRODUCTION

Towns and cities in Connecticut are responsible for providing the majority of public services in our state: elementary and secondary education; public safety; roads and other infrastructure; elderly and youth services; other social services; recreation; wastewater treatment; planning and zoning; and emergency management, among others. They must do so while meeting numerous mandates, often underfunded or unfunded, from both the federal and state government.



Funding for these critical services can come from various sources, including taxes, user fees and charges, revenue sharing, and state and federal aid. In Connecticut, however, there is one revenue source that provides the majority of local funding – the property tax. A property-tax dependent system only works fairly if one of two conditions exists: (1) the property and income wealth of a community can generate enough property tax revenue at a reasonable cost to taxpayers to meet the need for public services; or (2) state aid is sufficient to fill local revenue gaps. For most communities in our state, neither condition exists.

It is increasingly clear in Connecticut that the overreliance on the property tax is inadequate for funding the lion's share of local government services, particularly education.

What worked in 1812 doesn't work in 2012.

PROPERTY TAX DEPENDENCE

The property tax is the single largest tax on residents and businesses in our state. The property tax is income-blind and profit-blind. It is due and payable whether a resident has a job or not, or whether a business turns a profit or not.

The property tax levy on residents and businesses in Connecticut was \$8.7 billion in 2010.¹

¹ OPM *Municipal Fiscal Indicators, 2006-2010*

WHERE A CONNECTICUT TAXPAYER'S DOLLAR GOES IN 2012

THIS RATE IS LEGAL TENDER

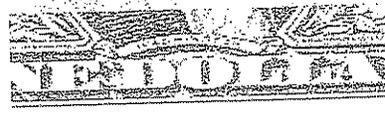
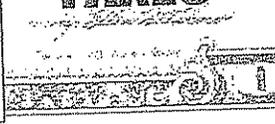
41%
CT PROPERTY TAXES

33%
CT PERSONAL INCOME TAXES

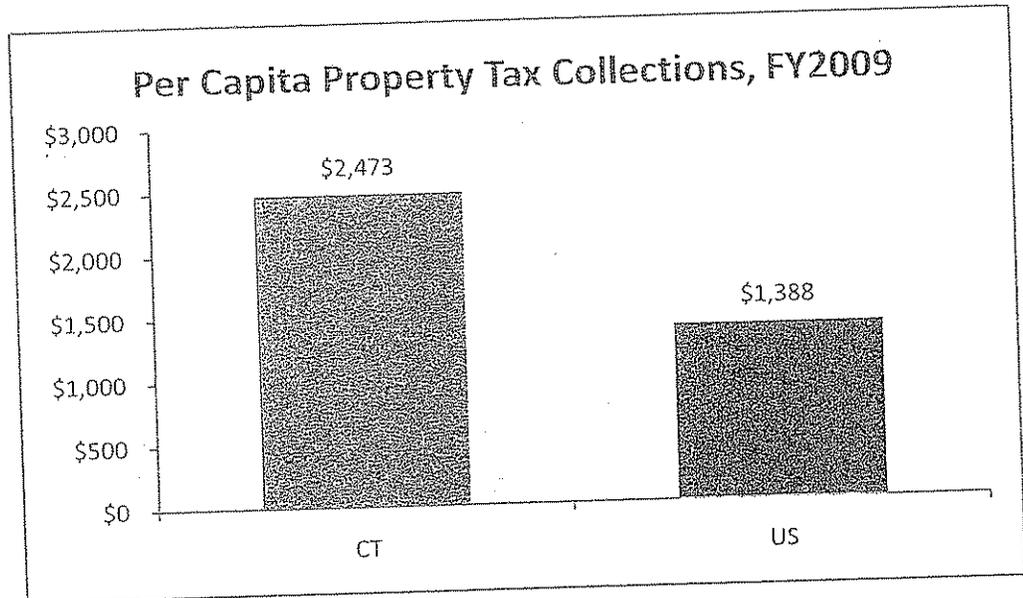
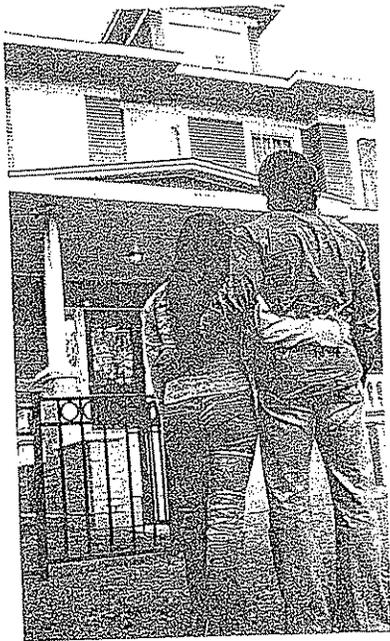
15%
CT SALES TAXES

4%
CT CORPORATION INCOME TAXES

7%
OTHER CT TAXES

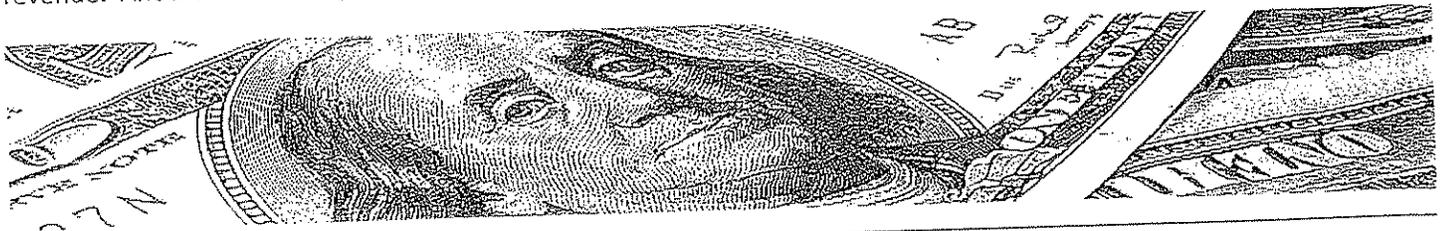


The per capita property tax burden in Connecticut is \$2,473, an amount that is almost twice the national average of \$1,388 and 2nd highest in the nation. Connecticut ranks 8th in property taxes paid as a percentage of median home value (1.70 percent for Connecticut vs. 1.14 percent for the US).²

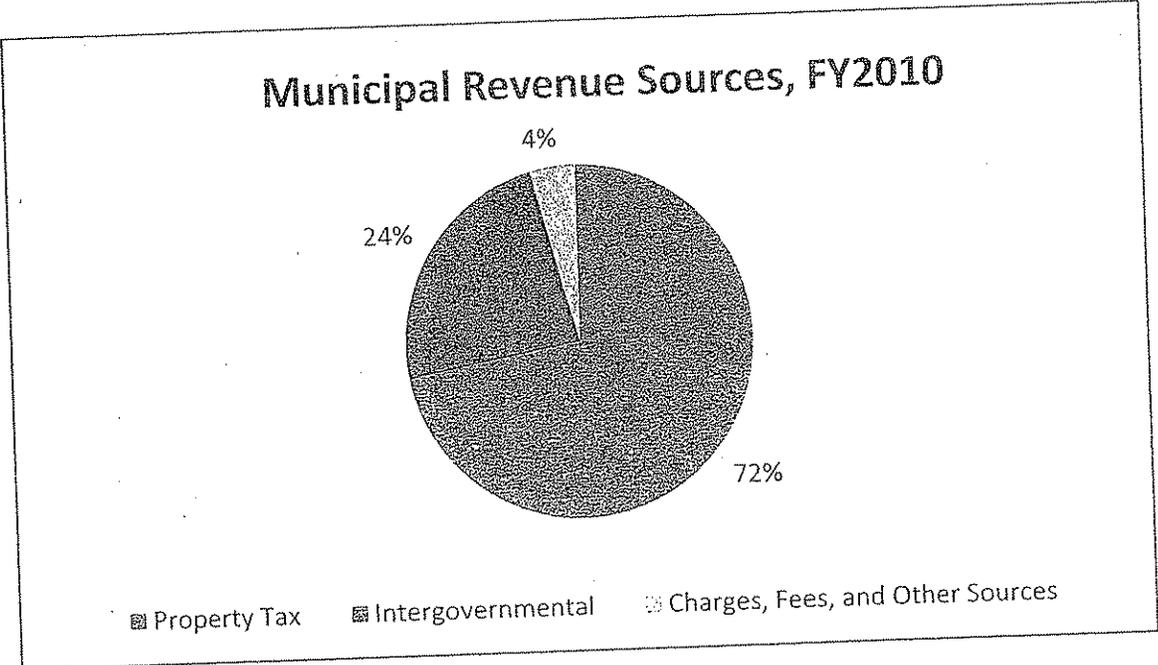
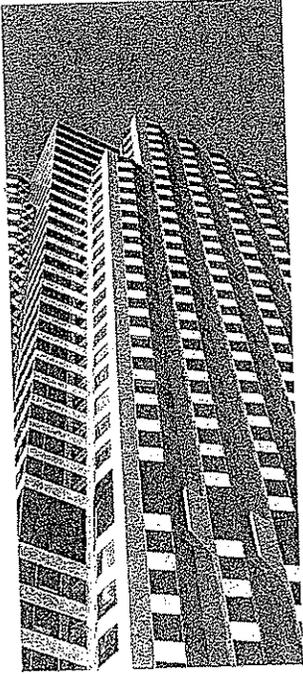


Source: Tax Foundation, latest data available

Statewide, 72 percent of municipal revenue comes from property taxes. Most of the rest, 24 percent, comes from intergovernmental revenue, mostly in the form of state aid. Some Connecticut municipalities are almost totally dependent on property taxes to fund local government. Twenty towns depend on property taxes for at least 90 percent of all their revenue. Another 48 municipalities rely on property taxes for at least 80 percent of their revenue.³



² Tax Foundation, 2012 Data
³ OPM Municipal Fiscal Indicators, 2006-2010



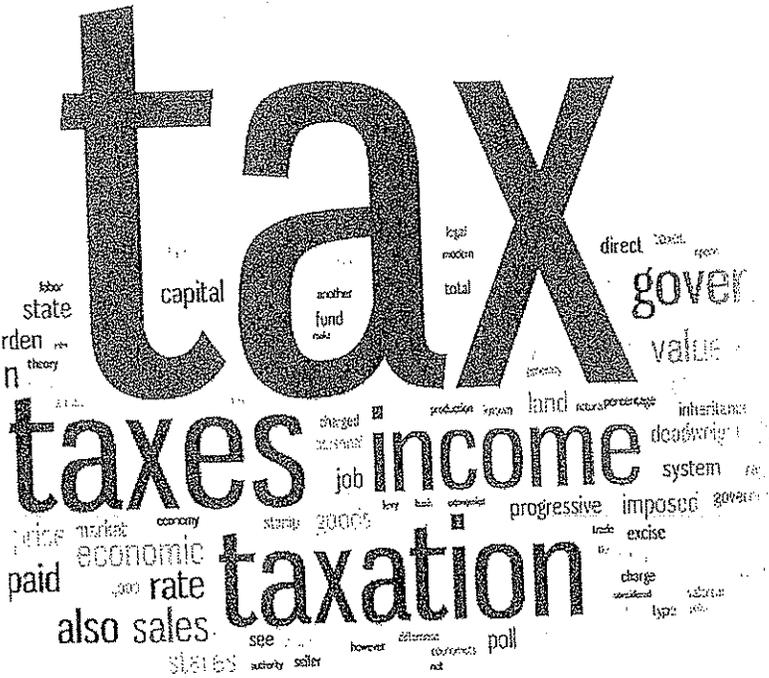
Source: OPM Municipal Fiscal Indicators, 2006-2010

Connecticut is more dependent on property taxes to fund local government than any other state in the nation.⁴

Connecticut is the most reliant state in the nation on property taxes to fund PreK-12 public education.⁵ This means that the educational opportunity of a child is directly tied to the property tax wealth of the community in which he or she lives.

The Property Tax

- Connecticut's biggest state-local tax
- Regressive: Income/profit blind
- Property and income wealth vary widely from town to town in Connecticut
- Connecticut is more dependent on it than any other state
- Biggest tax on Connecticut businesses
- 72% of all municipal revenue
- Primary funder of PreK-12 public education in Connecticut



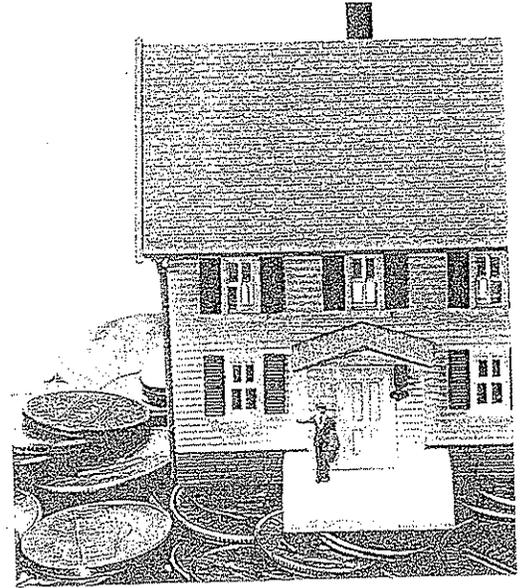
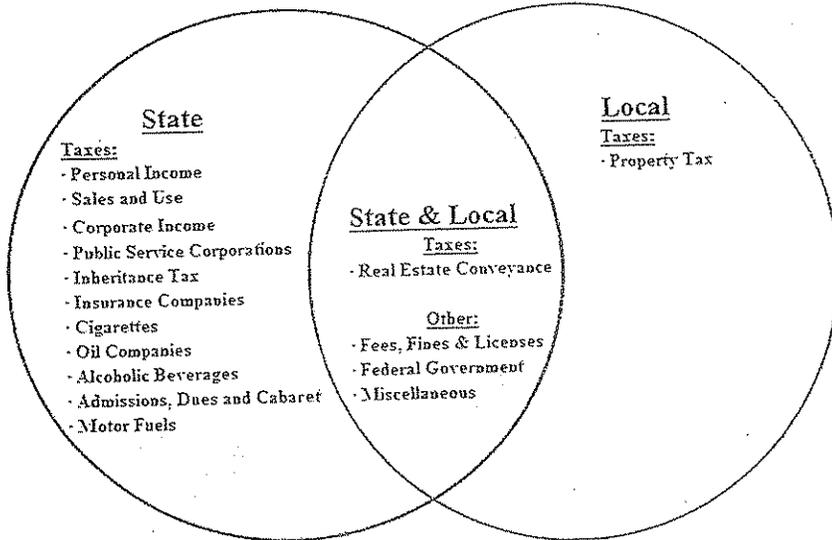
The property tax accounts for 41 percent of all state and local taxes paid in our state. In FY2010, Connecticut businesses paid over \$650 million in state corporate income taxes, but over \$1 billion in property taxes.⁵

⁴ Based on data from the US Census Bureau and the Tax Foundation
⁵ US Census Bureau, *Public Elementary-Secondary Education Finances, 2010*
⁶ CCM Estimate

WHY IS CONNECTICUT SO RELIANT ON THE PROPERTY TAX?

The revenue options available to Connecticut towns and cities are limited by state statute. The property tax is the only tax over which municipalities have significant authority. Municipalities can levy a conveyance tax on real estate transactions, but that tax rate is set by the State and provides a relatively small amount of revenue.

OWN-SOURCE REVENUE IN CT



Source: CCM 2012.

Similarly, municipalities can levy user fees and charges to cover some of the costs of providing services. These are again limited by state law and cannot be used to raise revenue, only to cover necessary costs.

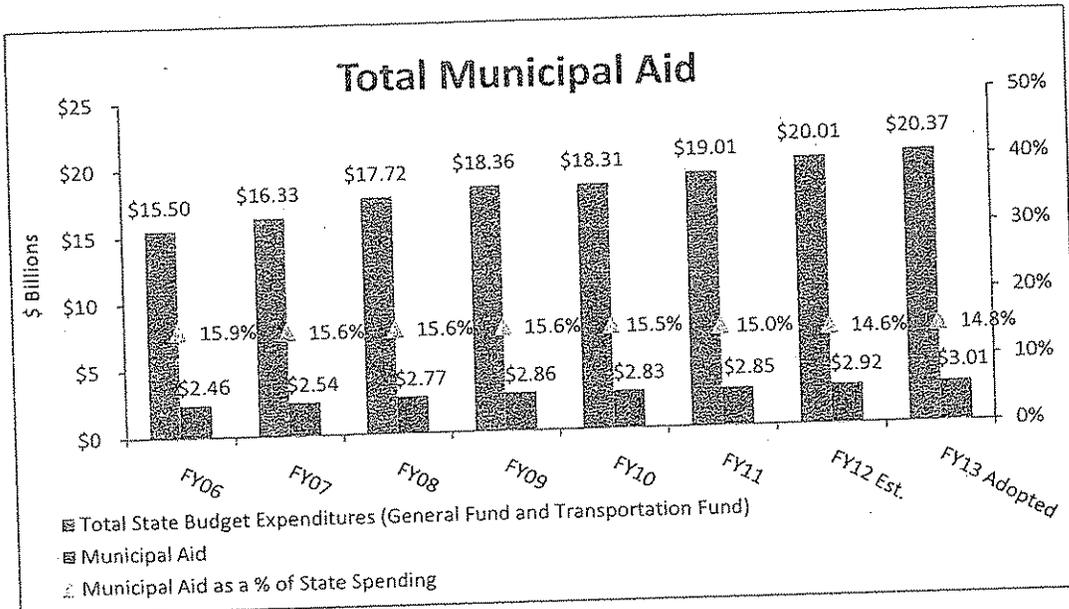
All of this means that, in terms of generating own-source revenue, Connecticut towns and cities are effectively restricted to the regressive and antiquated property tax.

The Uncertainty of Intergovernmental Revenue

After the property tax, the largest revenue source for municipalities is intergovernmental revenue. These payments from the federal and state governments account for about 24 percent of all local revenue, with the vast majority coming from the State. There are significant issues with this funding, however, that increase Hometown Connecticut's reliance on property taxes.

Federal revenues to municipalities often come in the form of competitive grants. The nature of these grants means that funding isn't consistent from year to year, and towns and cities can't rely on that funding as a steady stream of revenue. Add to that the dire fiscal condition of the federal government, and the outlook for consistent and dependable federal funding is anything but positive.





Source: Adopted state budgets; CCM

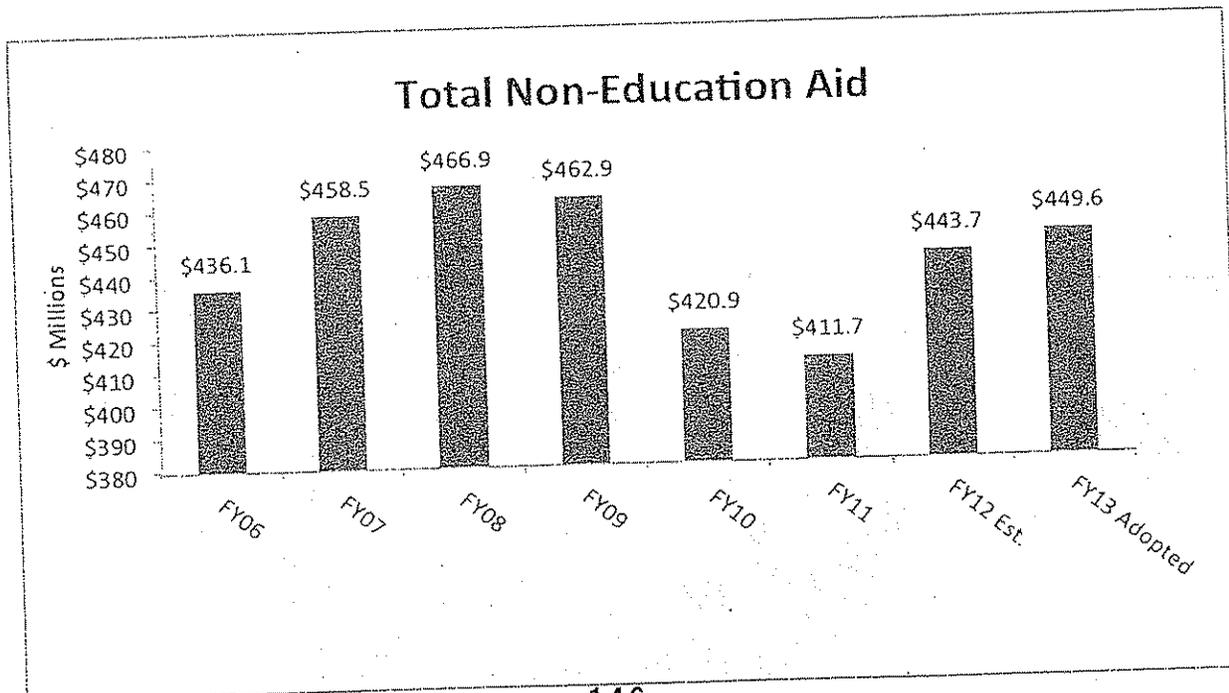
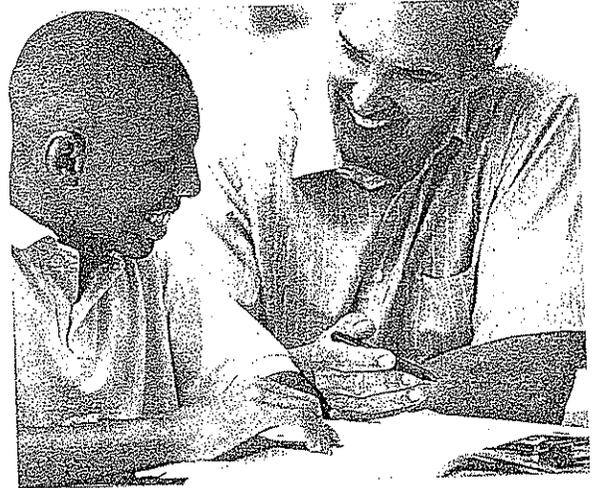
State Aid to Municipalities: The Realities

The State provides \$3 billion in education and non-education aid to towns and cities out of a more than \$20 billion state budget. This accounts for more than 20 percent of all local revenue. While it represents a substantial amount of money, this funding has failed to keep up with the rising costs of and greater demands for local public services, particularly education services.

Let's take a look at some of the larger state grant programs starting with non-education aid.

Key Non-Education Aid

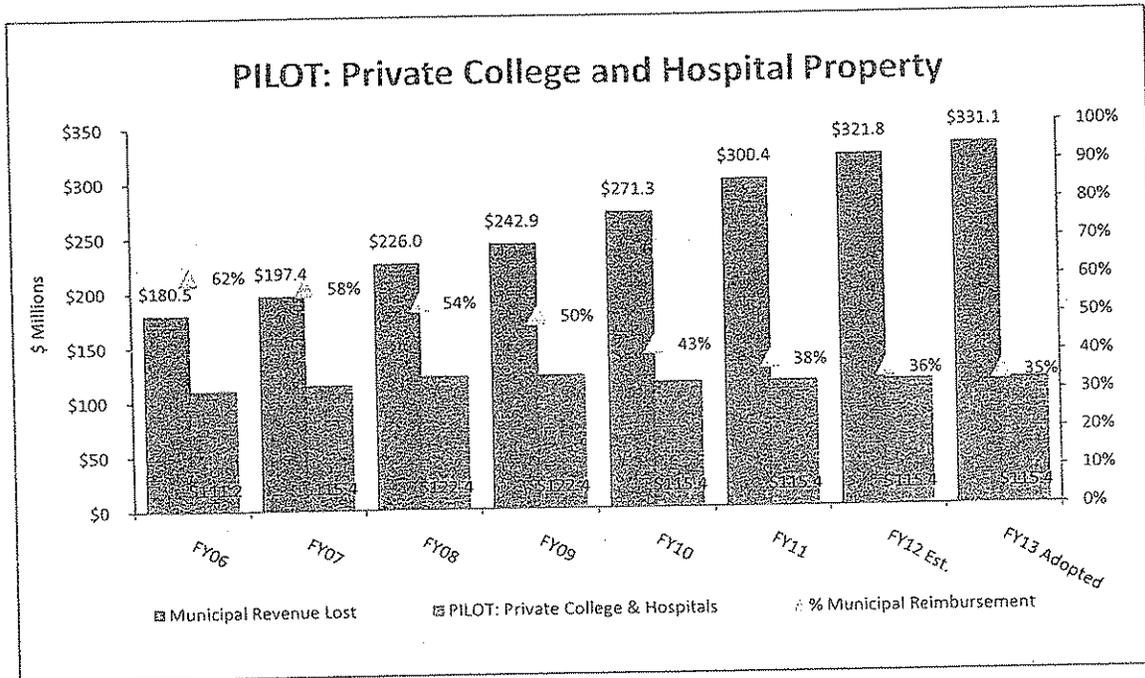
The amount of non-education aid to municipalities has fluctuated dramatically over the years.



Source: Adopted state budgets; CCM

Municipalities receive *payments in lieu of taxes (PILOTs)* from the State for reimbursement of lost property taxes on *state-owned and on private college and hospital property*. The payments are provided to offset a portion of the lost revenue from state mandated tax exemptions on this property. This lost revenue totals about \$600 million.⁷

The reimbursement rate for tax-exempt private college and hospital property is supposed to be 77 percent. It is actually 35 percent.



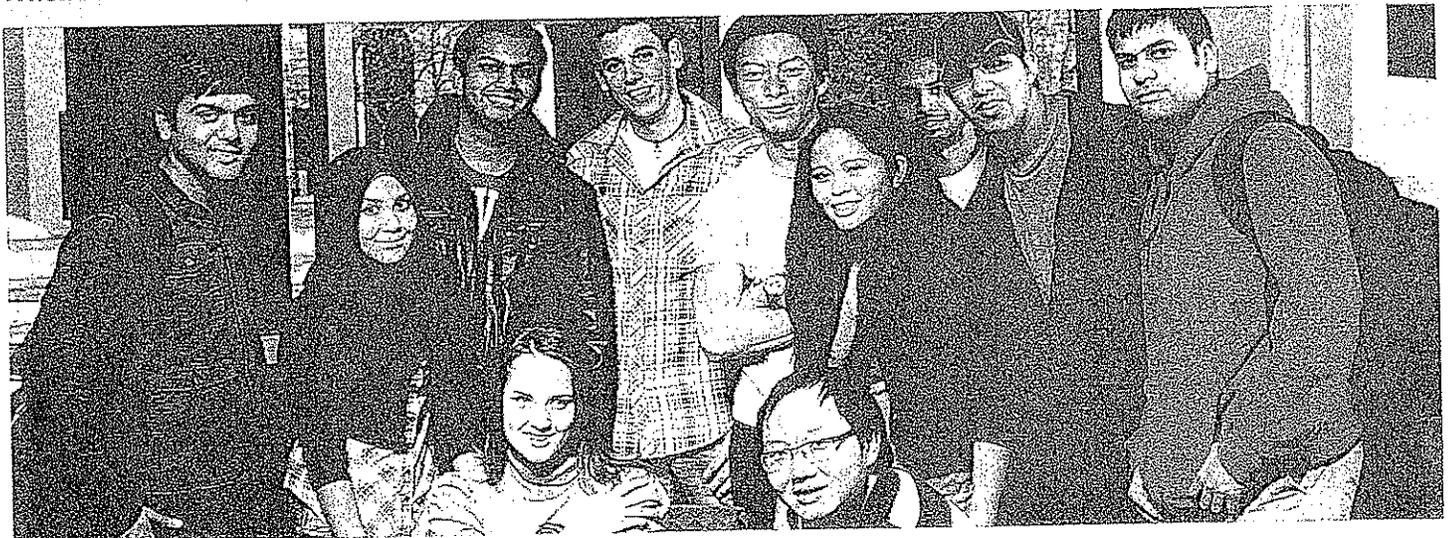
Source: Adopted state budgets; CCM

Note: This includes only revenue lost on *real* property and not additional revenue lost on *personal* property.

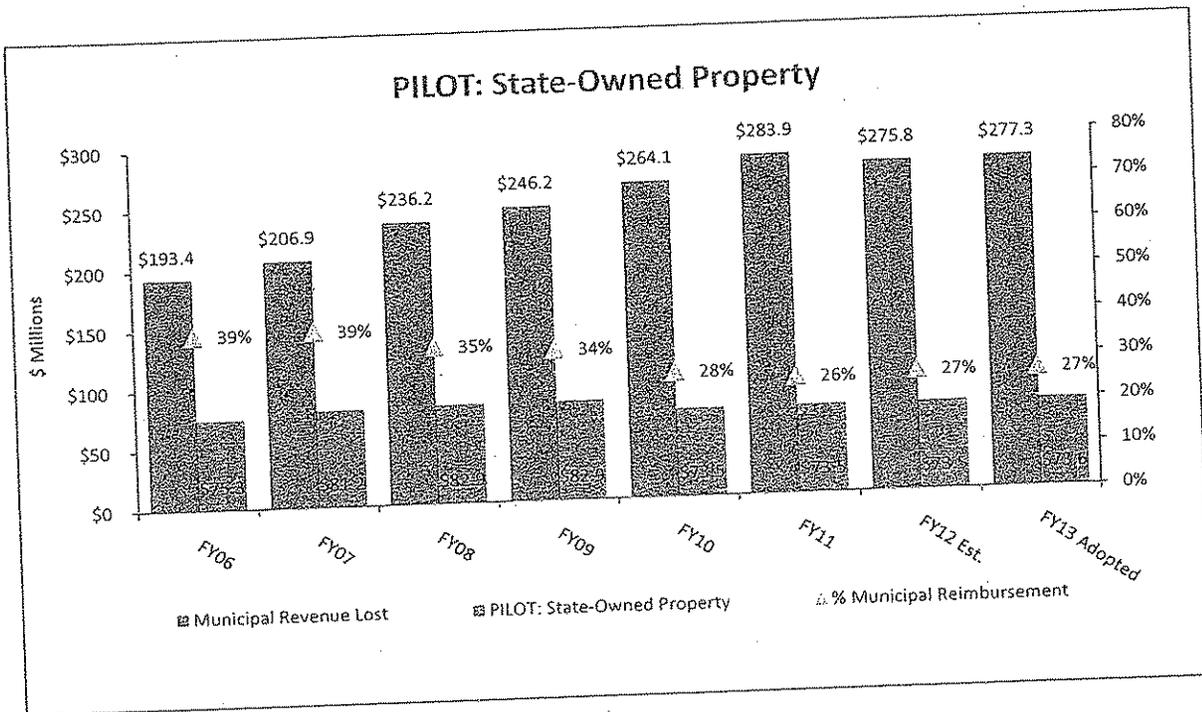
Similarly, the reimbursement rate for most state-owned property is supposed to be 45 percent. It is actually 27 percent.

The actual reimbursement rates are lower due to statutes that allow the amount of the PILOT reimbursements to be reduced on a pro-rated basis when state appropriations are not sufficient. In addition, these PILOT reimbursements cover only *real* property and do not include revenue lost from state-mandated exemptions on *personal* property.

When PILOT reimbursements fall short, it forces other property taxpayers to make up the difference.



⁷ CCM estimate. PILOT reimbursements cover only real property and do not include revenue lost from state-mandated exemptions on personal property.

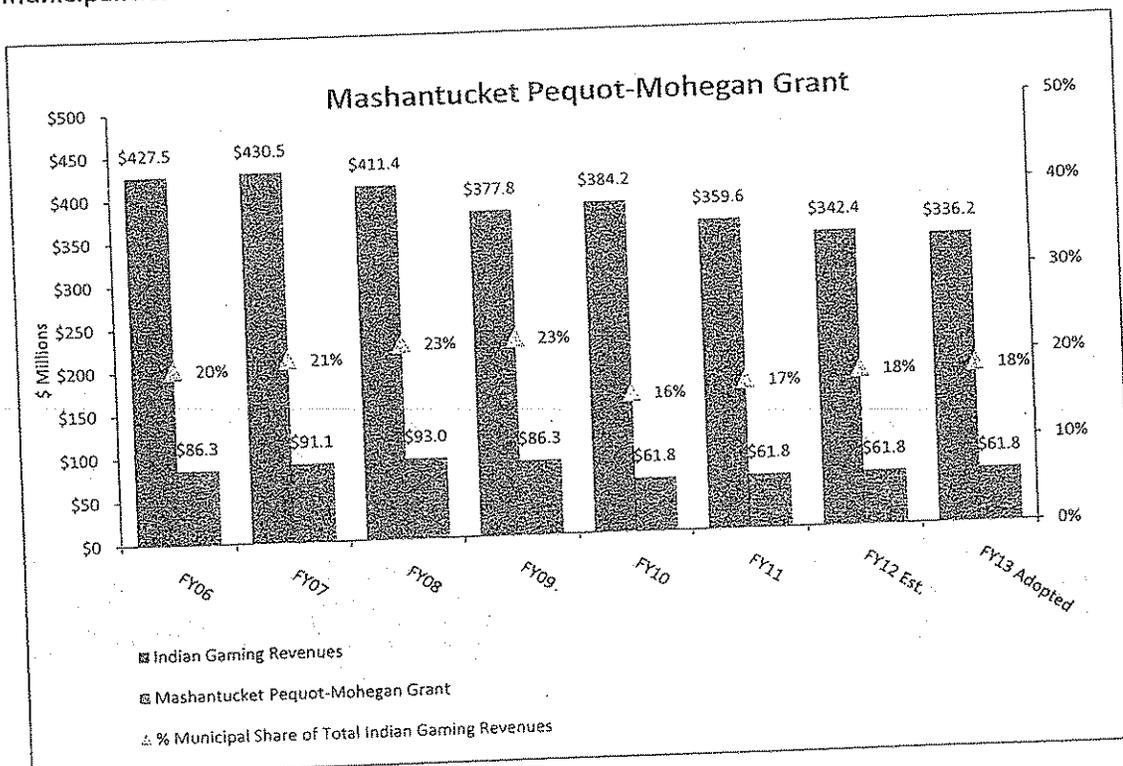


Source: Adopted state budgets; CCM

Note: This includes only revenue lost on *real* property and not additional revenue lost on *personal* property.

The *Mashantucket Pequot-Mohegan Fund*, which is funded with a portion of slot machine revenues sent to the State by the two Native American casinos, is another significant state aid program. The formula for this grant is based on several components, including the value of property owned by the state and private colleges and hospitals, population, grand list strength, and per capita income, among others.

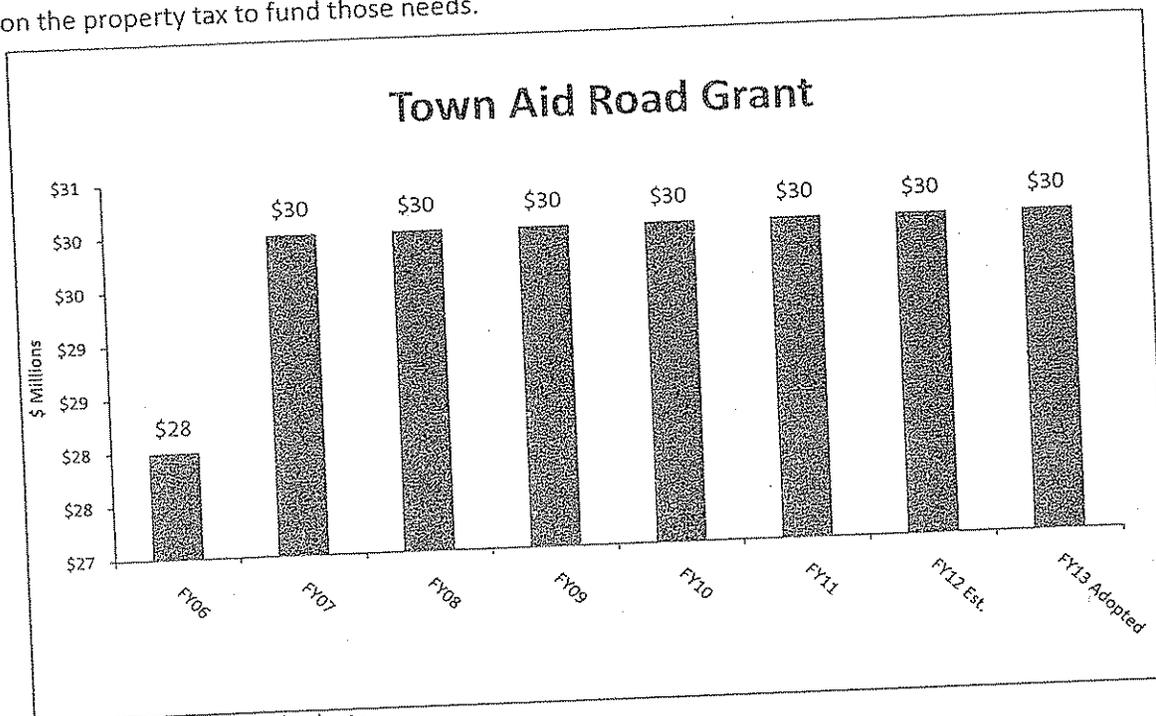
In FY2013, the Pequot-Mohegan grant will provide \$61.8 million, the same as the previous three years. At its inception, municipalities received 78 percent of these gaming revenues. This year they will receive an estimated 18 percent.



Source: Adopted state budgets; CCM



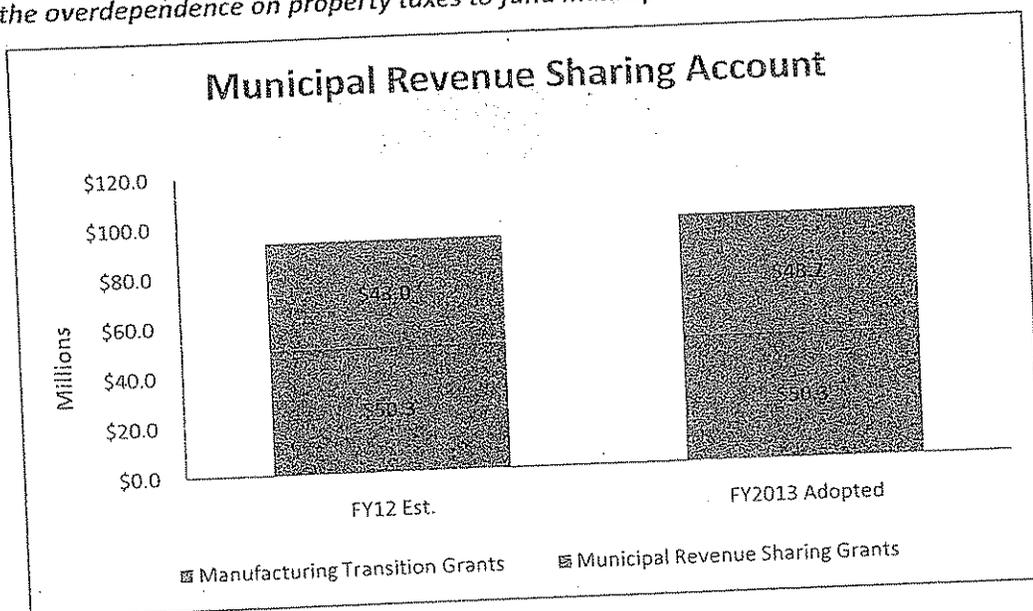
Another critical grant program is **Town Aid Road**. This \$30 million program provides funding for local road maintenance and improvements. There are more locally-owned road miles than state-owned road miles in Connecticut (17,265 v. 3,733).⁸ Unfortunately, even as road maintenance and improvement costs have increased, the grant has provided only level funding for the last seven years. This has put even more strain on local public works budgets and forced even more dependence on the property tax to fund those needs.



Source: Adopted state budgets

As part of the FY2012-FY2013 biennial state budget, the new groundbreaking **Municipal Revenue Sharing Account** was created to provide additional financial resources to municipalities. This account is funded through part of the state Sales Tax and part of the state portion of the Real Estate Conveyance Tax.

This marks the first year of such direct state-local revenue sharing and it establishes a foundation upon which to reduce the overdependence on property taxes to fund municipal services, particularly PreK-12 public education.



Source: Adopted state budgets; CCM



⁸ State Department of Transportation, 2009 data

Manufacturing Transition Grants are also paid out of this account. These grants are essentially a replacement for the PILOT for manufacturing machinery and equipment (PILOT MME) program, which was eliminated in FY2012.

The State mandates that qualified machinery and equipment is exempt from local property taxes. Under PILOT MME, the State would provide reimbursement to towns and cities in an amount equal to 80 percent of the revenue lost as a result of property tax exemptions. Unfortunately, due to reduced appropriations, the actual reimbursement rate in recent years was down to 50 percent.⁹

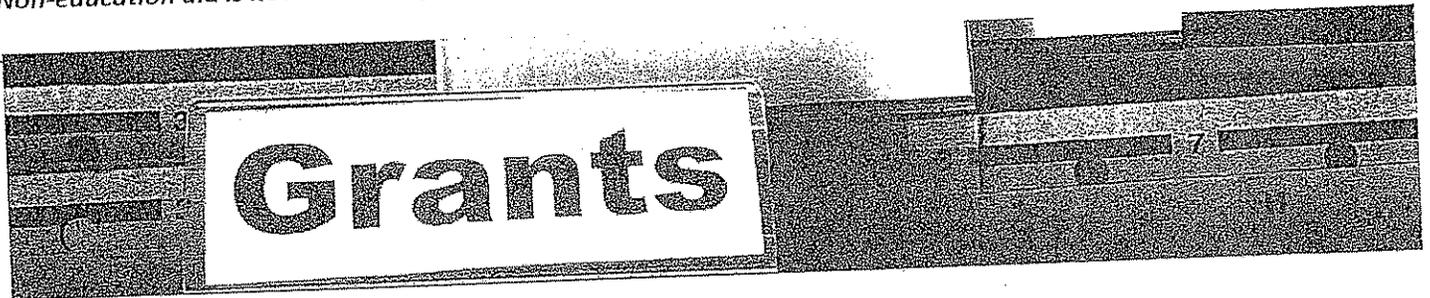
The concerns with the loss of PILOT MME, even in the wake of the new Manufacturing Transition Grants, are threefold.

1. The Manufacturing Transition Grants are frozen at the FY2011 amounts of the PILOT MME. These payments therefore do not take into account any changes to actual value of machinery and equipment in each municipality.
2. The Manufacturing Transition Grants continue to provide much less funding than the 80 percent reimbursement called for in statute under the old PILOT MME program.
3. There is no certainty that the Manufacturing Transition Grants will continue into the future, meaning towns and cities face a potential revenue loss of \$50 million annually.

Municipal Revenue Sharing Grants are funded by any remaining revenue in the Municipal Revenue Sharing Account after the Manufacturing Transition Grants have been paid. The formula for this distribution is based 50 percent on components of the Pequot-Mohegan Grant and 50 percent on population. These grants totaled \$43 million in FY 2012.

Another new revenue-sharing program is the **Regional Performance Incentive Grant (RPI)** program. It is funded through part of the state Hotel Tax and state Car Rental Tax. Funding is available to regional planning organizations (RPOs) and municipalities on a competitive basis for regional projects. The goal is to encourage municipalities to jointly participate in projects that lower the costs and tax burden related to providing public services. Prior to this new program, state funding of RPOs has been cut drastically over the years. In addition, the State Office of Policy and Management (OPM) over time has cut back planning and other services to regions and municipalities. An estimated \$8.7 million was generated for the RPI program in FY2012.

Non-education aid is now about 15 percent of state aid to municipalities and has fluctuated dramatically over the years.



Education Aid

Statewide, 57 percent of municipal budgets go to pay for PreK-12 public education. At \$7.2 billion, PreK-12 public education is the single most expensive municipal service in Connecticut.¹¹

At least an equal partnership between state and local revenue sources has been a longstanding goal of the Connecticut State Board of Education. In 1989-90, the state share of total education costs reached 45.5 percent, the closest it has ever come to that goal.¹² Any movement toward that mark is important because additional state dollars can reduce dependence on property taxes and lessen the inequity in education funding.¹³

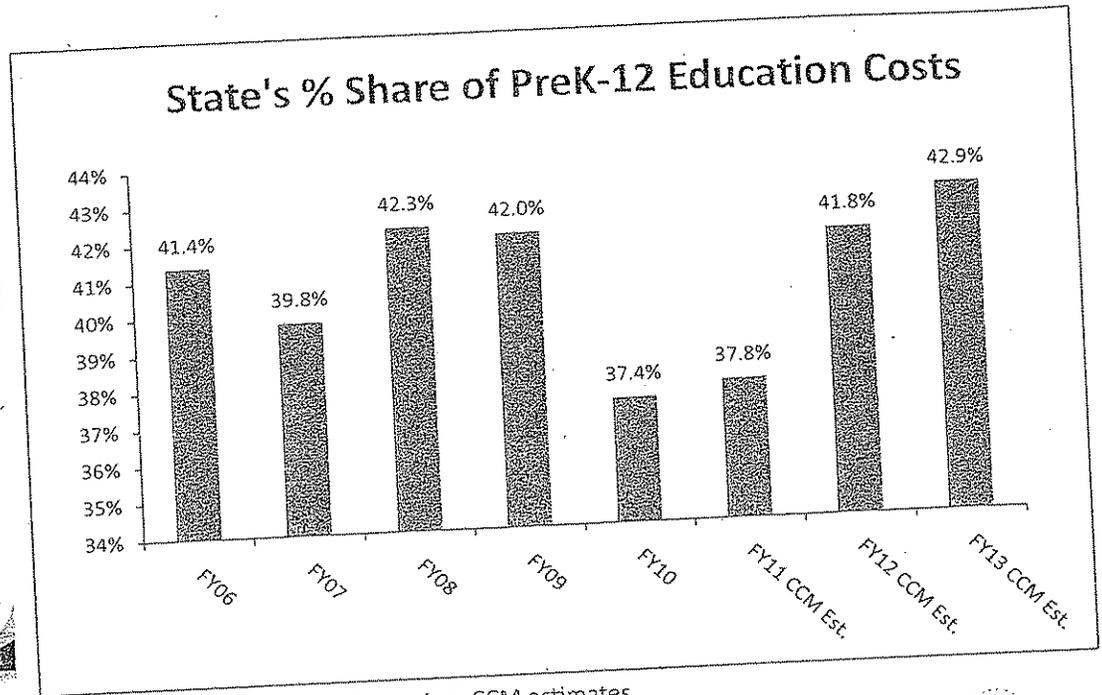
⁹ CCM calculations based on OPM data

¹⁰ CCM calculation based on FY2013 Midterm Budget Adjustments

¹¹ OPM, *Municipal Fiscal Indicators, 2006-2010*

¹² State Department of Education (SDE)

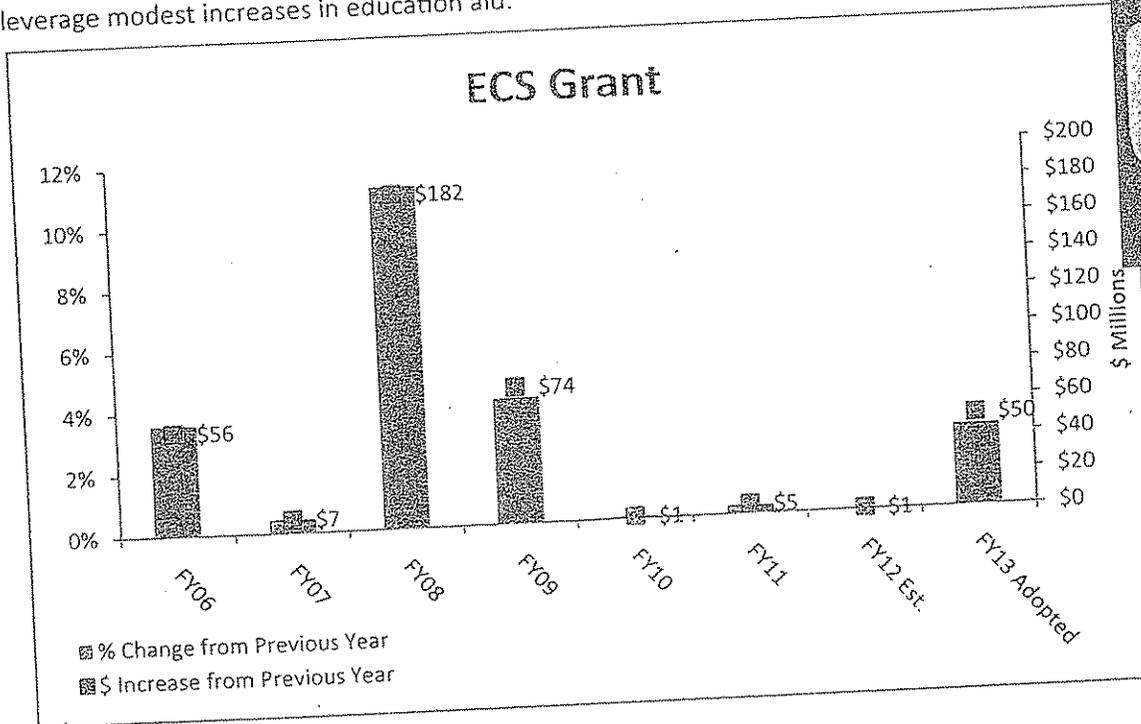
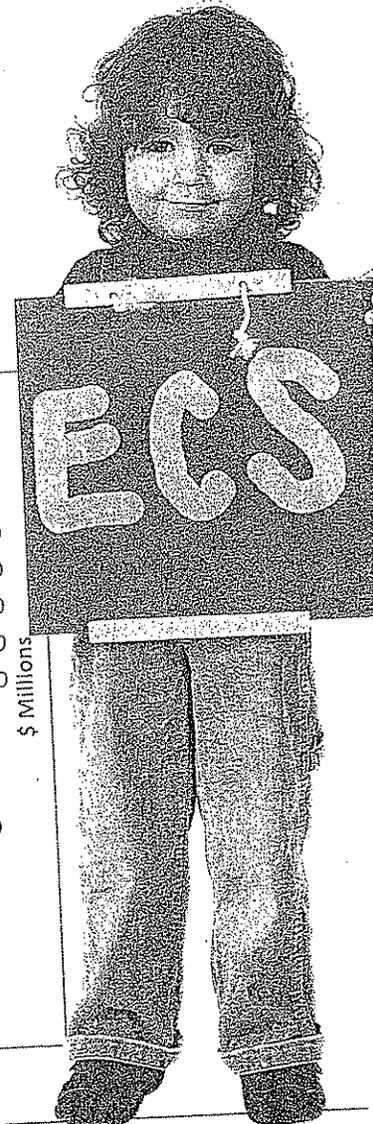
¹³ More details on education finance will be provided in an upcoming CCM report.



Source: State Department of Education; CCM estimates

The Education Cost Sharing (ECS) grant is the State's largest general education assistance grant. It will total \$1.94 billion this year. This is a \$50 million increase over last year and the first significant increase in four years. While the increase is welcome, it will do little to address the chronic underfunding of ECS. The ECS grant is currently underfunded by at least \$700 million.¹⁴

The education reform initiatives enacted in 2012 were not accompanied by significant increases in new state dollars. More will be asked of struggling districts in order to leverage modest increases in education aid.



Source: State Department of Education; CCM estimates

¹⁴ State Department of Education (SDE)

Special education is a significant cost driver for local government. These costs now surpass the \$1.7 billion mark statewide. This spending accounts for over 21 percent of total current expenditures for education in Connecticut, and annual costs have been growing as much as six percent in recent years.¹⁵

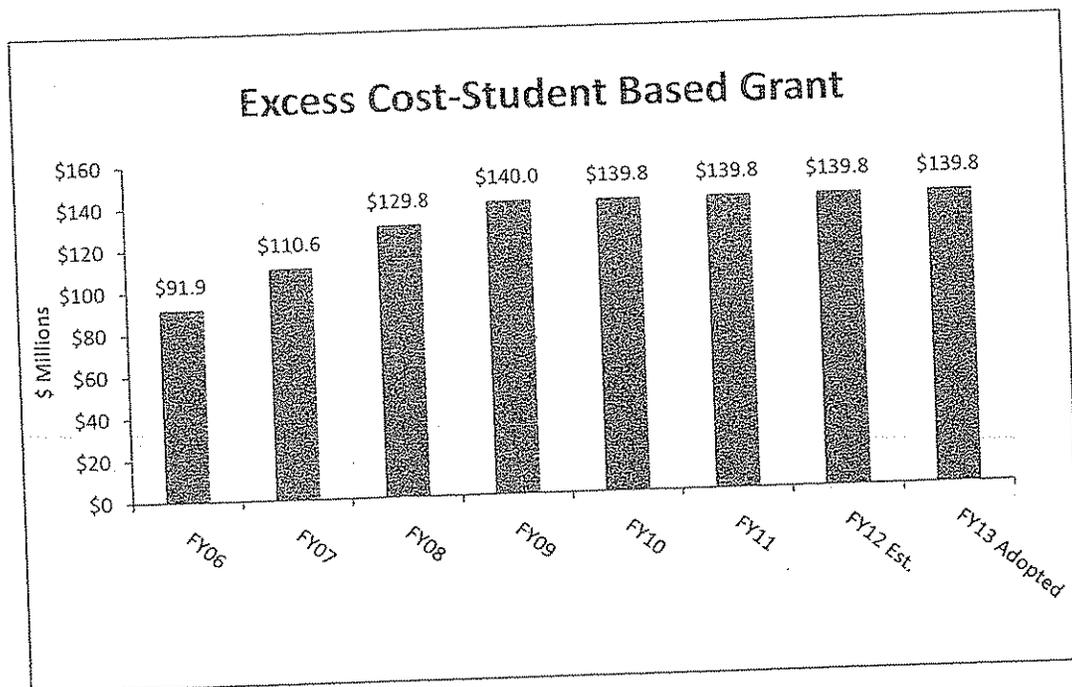
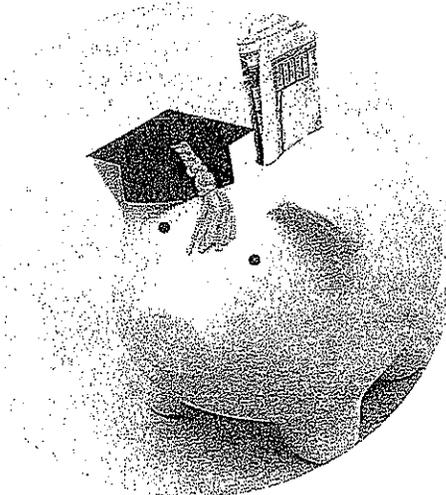
The State provides the Excess Cost-Student Based Grant to help reimburse municipalities for the costs of special education. The grant provides a circuit breaker once the expenditures for a student exceed a certain level, currently 4.5 times the per pupil spending average of the district. So, for example, if a municipality spends an average of \$10,000 per pupil, it must spend at least \$45,000 for a special-education student before being eligible for any state reimbursement.

Unfortunately, the grant has been level-funded for four years. This means that the state reimbursement has not kept pace with the escalating costs of special education. The State Department of Education estimates that it will cost an additional \$101 million to fully fund the state share of special education costs for the 2013-14 school year.¹⁶ Without full funding, towns and cities are forced to find other ways to pay for special education. Not surprisingly, the burden falls on residential and business property taxpayers and non-education services.

Another education issue that puts pressure on the property tax is the minimum budget requirement (MBR). This state mandate essentially requires towns and cities to spend at least as much on education in the current year as they did the previous year.

The imposition of the MBR has meant that no matter what efficiencies have been found in education budgets, the budgets cannot be significantly reduced. In an era in which every other state and local agency are having their budgets closely examined, one entity – boards of education – has been held to a different standard and shielded from taxpayer and voter control.

The State, which has chronically underfunded PreK-12 public education, instead forces municipalities through the MBR and other mandates to pay for state underfunding. The result: non-education service cutbacks and even higher property taxes.



It is clear that a key to property tax reform in Connecticut is education finance reform. The two are directly linked. Without significant additional state support, towns and cities have few funding options aside from the property tax to deal with escalating regular and special education costs. Resources have also been diverted from non-education programs.

More details on education finance reform will be provided in an upcoming CCM policy report.

Source: Adopted state budgets; State Comptroller reports

¹⁵ State Department of Education (SDE)

¹⁶ CT Mirror, "Panel Looks to Tackle Skyrocketing Special Education Costs," September 17, 2012

Disparities Among Towns and Cities

While all communities in our state have felt the impact of flat to decreasing state aid in recent years, some have been more severely impacted than others. There is a significant disparity in property and income wealth among municipalities in Connecticut.

The adjusted equalized net grand list per capita (AENGLC) of the wealthiest town (Greenwich) is almost 70 times greater than that of the poorest town (Hartford). While Connecticut has the highest per-capita income in the nation, per capita income (PCI) in New Canaan is almost six times higher than in Hartford.¹⁷

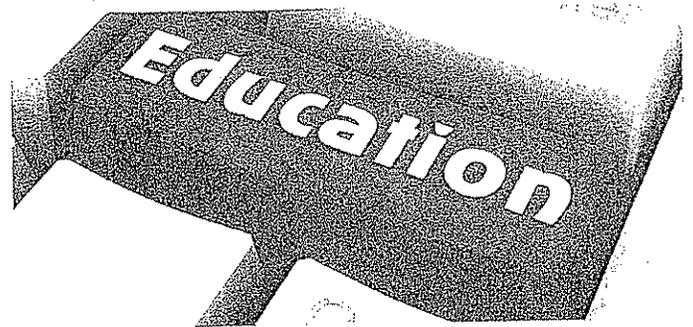
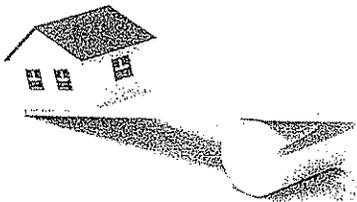
The greater the disparity in property and income wealth becomes, the greater the need for additional state aid to help balance the scales.

Disparities are found not only in wealth, but in service demands as well. Urban communities are required to provide a wider array of public services than many less-developed and less-populated towns. These communities are the regional hubs of employment, health and social services, culture and entertainment, and tax-exempt property. Most of Connecticut's poor, minorities, and in-need students live in our cities and urbanized towns. Many of these large and smaller cities and urbanized towns are among the poorest in Connecticut. The combination of lower revenue-generating capacity and higher service costs has created significant fiscal hardships for impacted communities, and these difficulties continue to worsen.

In fact, Hartford, New Haven, and Bridgeport are among the poorest cities in America.

Connecticut is one of the most economically and racially segregated states in the nation. Amidst overall wealth there are significant pockets of poverty and need.

HOW CAN WE REDUCE MUNICIPAL DEPENDENCE ON THE PROPERTY TAX?



Overreliance on the property tax coupled with inadequate state aid, particularly education aid, place Connecticut towns and cities in a severe fiscal bind. Municipalities are forced to raise already onerous property tax rates, cutback non-educations services, and divert scarce resources to pay for escalating regular and special-education costs. Connecticut is one of the few states locked into such an antiquated, local-revenue system.

While there are aspects of local-option taxation that are of particular concern in a small state such as Connecticut, there are other proven approaches that should be on the table as we seek a way out of the property tax chokehold.

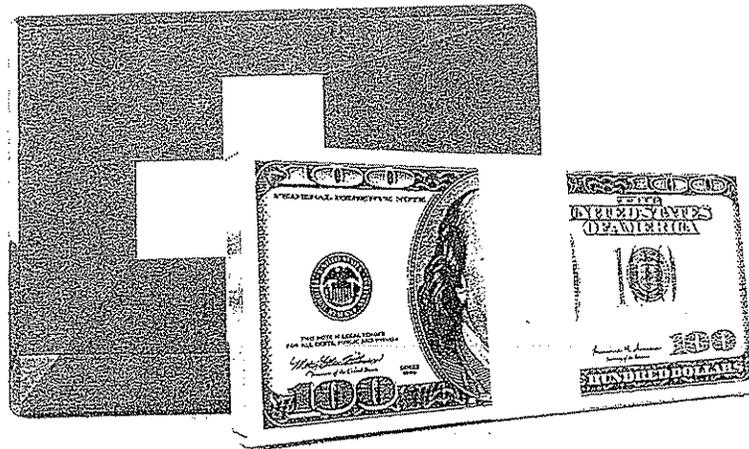
1. **Education Finance Reform:** Reforming PreK-12 public education *finance* is a key to property tax reform in Connecticut. Chronic state underfunding of PreK-12 public education is the single largest contributor to the overreliance on the property tax in our state. The ECS grant alone is underfunded by over \$700 million. Special-education costs are now approaching \$2 billion per year and impose staggering per-pupil cost burdens on host communities. The state

¹⁷ State Department of Education (SDE)

reimbursement program for special education is underfunded by over \$100 million. Special-education costs should be borne collectively by the State and not by individual school districts. There has been 40 years of litigation in Connecticut that has consistently found that state government has failed to meet its state constitutional responsibility to adequately and equitably fund PreK-12 public education. As the current **CT Coalition for Justice in Education Funding (CCJEF) lawsuit** makes clear, Connecticut needs a new and significantly increased education funding formula.

2. **Increase State Revenue Sharing:** The groundbreaking Municipal Revenue Sharing Account, funded by a portion of the state Sales Tax and state Real Estate Conveyance Tax, is much needed and welcome. As the State's finances improve, such programs should be expanded significantly to reduce the reliance on property taxes to fund municipal services. State revenue sharing must be provided in addition to the long-standing municipal aid programs that help fund local government.
3. **Fully Fund PILOT Reimbursements:** The State should increase and fully fund PILOTs to provide reimbursement to municipalities for 100 percent of the revenue lost due to state-mandated property tax exemptions. It is unfair for host communities and other property taxpayers to pay the cost of state-mandated property tax exemptions.
4. **Mandates Reform:** The State should eliminate or modify unfunded and underfunded mandates, beginning with the minimum budget requirement (MBR). This would ease the property tax burden and put pressure on the State to fulfill its education funding responsibility. (More details on mandates reform will be provided in an upcoming CCM policy report.)
5. **Intermunicipal and Regional Collaboration:** State financial and technical assistance incentives for increased intermunicipal and regional collaboration should be expanded. The new Regional Performance Incentive Grant – funded through a share of the state Hotel Tax and state Car Rental Tax – is a great foundation upon which to build stronger incentives and support for cooperative efforts. It is in the State's best interest to reinvest in planning and other staff to assist better-resourced RPOs in meeting the challenges facing Connecticut. Providing towns and cities with the tools and authority to deal with service delivery, revenue, and other issues on a regional basis would result in increased efficiencies.

The overdependence on the property tax is unsustainable, and Hometown Connecticut is in desperate need of revenue assistance. Harnessing the revenue-raising capacity of the State and sharing resources with local governments and regions will reduce the overreliance on property taxes in Connecticut.



If you have any questions concerning this CCM public policy report, or for more information, please contact Jim Finley (jfinley@ccm-ct.org) or George Rafael (grafael@ccm-ct.org) of CCM at (203) 498-3000.

CCM: THE STATEWIDE ASSOCIATION OF TOWNS AND CITIES



The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities. CCM is an inclusionary organization that celebrates the commonalities between, and champions the interests of, urban, suburban and rural communities. CCM represents municipalities at the General Assembly, before the state executive branch and regulatory agencies, and in the courts. CCM provides member towns and cities with a wide array of other services, including management assistance, individualized inquiry service, assistance in municipal labor relations, technical assistance and training, policy development, research and analysis, publications, information programs, and service programs such as workers' compensation and liability-automobile-property insurance, risk management, and energy cost-containment. Federal representation is provided by CCM in conjunction with the National League of Cities. CCM was founded in 1966.

CCM is governed by a Board of Directors, elected by the member municipalities, with due consideration given to geographical representation, municipalities of different sizes, and a balance of political parties. Numerous committees of municipal officials participate in the development of CCM policy and programs. CCM has offices in New Haven (headquarters) and in Hartford.

900 Chapel Street, 9th Floor
New Haven, Connecticut 06510-2807

Tel: (203) 498-3000

Fax: (203) 562-6314

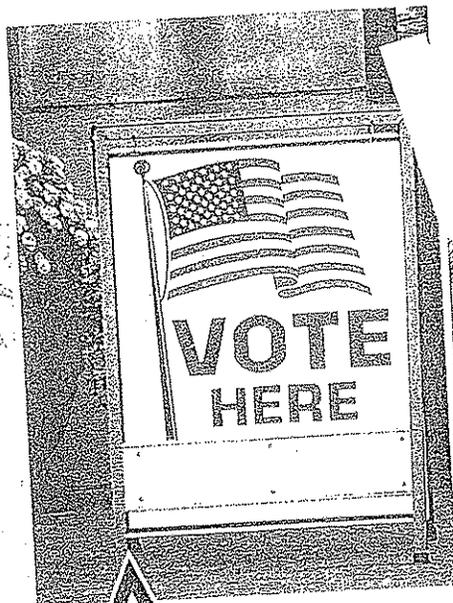
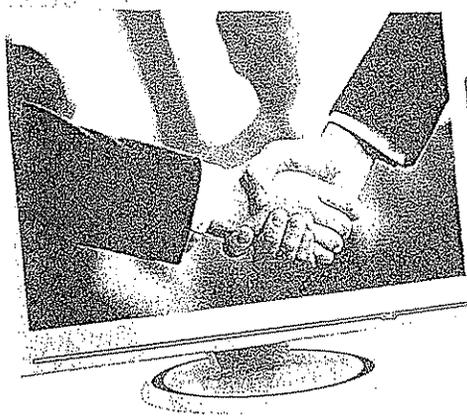
E-mail: ccm@ccm-ct.org

Web Site: www.ccm-ct.org

PAGE
BREAK

CCM Candidate Bulletin

Unfunded State Mandates = Higher Property Taxes



CCM'S ELECTION

2012

CAMPAIGN

Connecticut Conference of Municipalities

The Voice of Local Government

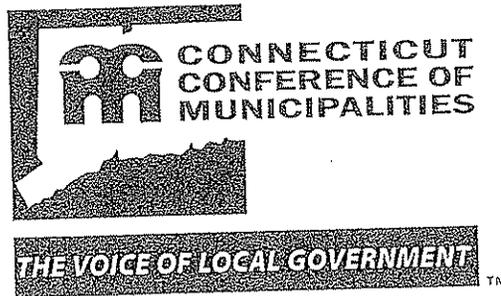


THE VOICE OF LOCAL GOVERNMENT

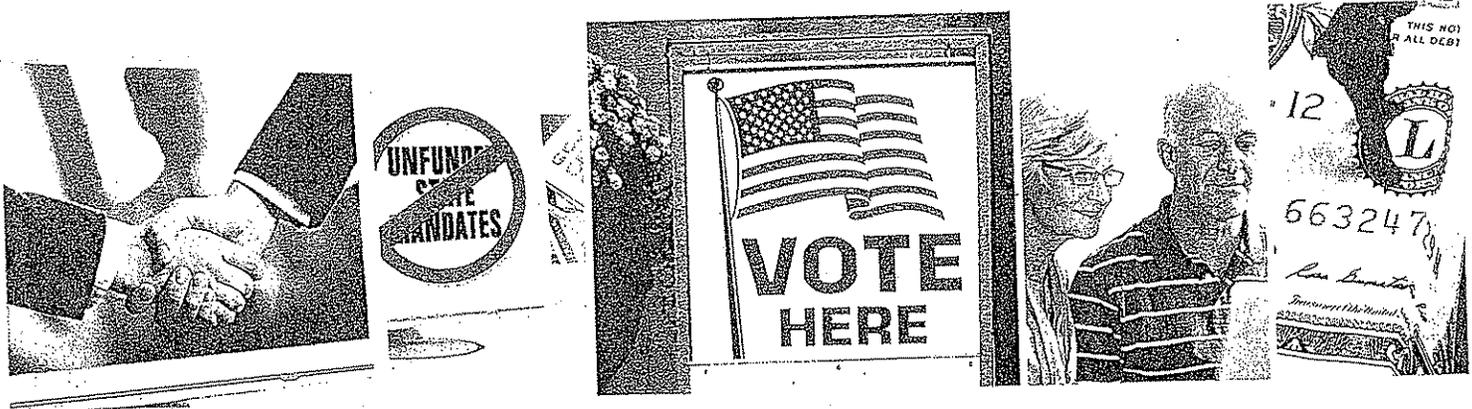
October 2012

CCM Candidate Bulletin

October 2012



**Unfunded Mandates =
Higher Property Taxes**



© October 2012

Connecticut Conference of Municipalities

900 Chapel Street, 9th Floor, New Haven, Connecticut 06510-2807

Phone: (203) 498-3000 Fax: (203) 562-6314

Website: www.ccm-ct.org

Unfunded Mandates = Higher Property Taxes

Table of Contents

Executive Summary

Introduction.....

Pinpoint the Problem:

Fund the Laws You Make.....

The Elephant in the Room:

Adjustments Needed in Labor-related Mandates.....

An Agent for Efficient Government.....

Education Breathing Room.....

Mayday:

PILOT Underfunding No Longer Flies in this Economy.....

Tell it like it is.....

Summary.....

Appendix A: CGS2-32b.....

Appendix B: Cost of State Mandates for Bristol Public Schools.....

Appendix C: State-Mandated Property Tax Exemptions.....

Appendix D: Town-by-Town Revenue Loss (all tax exempt property)..

Appendix E: The Many Faces of Mandates.....

If you have any questions concerning this CCM public policy report,
or for more information, please contact Jim Finley (jfinley@ccm-ct.org)
or Robert Labanara (rlabanara@ccm-ct.org) of CCM at (203) 498-3000.

Unfunded Mandates = Higher Property Taxes

EXECUTIVE SUMMARY

There are currently over 1,200 state mandates on towns and cities in Connecticut. Most of these state mandates are unfunded. They burden residential and business property taxpayers with significant costs and siphon precious resources from local services.

If the State believes an existing or new mandate is appropriate public policy, then the State should be prepared to pay for it.

Enacting mandates is one thing, but to simply pass the buck to Hometown Connecticut to pay for it is Old Guard lawmaking that should have no place in today's political and economic climates.

Each mandate that is unfunded, or only partially funded, adds to the burden of the property tax, and further reduces local discretionary authority.

Today's Mandates Relief: Achieved Through Thoughtful Compromise

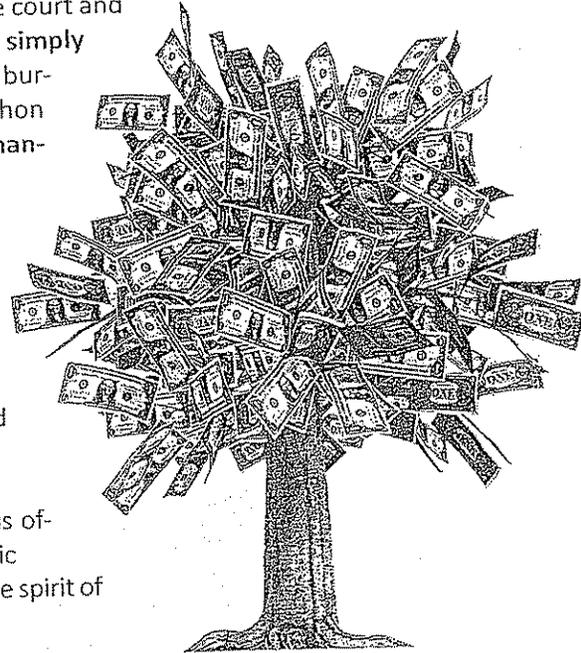
Here are some ways the State can reasonably reduce the costly burden of unfunded and under-funded state mandates:

- ✓ Make permanent the Manufacturing Transition Grant and fully fund the private colleges and hospitals, and state-owned property payments-in-lieu-of-taxes (PILOTS) reimbursements.
- ✓ Eliminate or modify the minimum budget requirement (MBR) mandate on local education spending.
- ✓ Adjust (*not repeal*) the thresholds that trigger the prevailing wage mandate for public construction projects. A modest adjustment would free-up state and local dollars, jumpstart and expand projects, and grow jobs.
- ✓ Adjust (*not repeal*) binding arbitration by creating timelines so that the process would be completed no later than one year from the date binding arbitration is imposed by the State.
- ✓ Allow towns and their boards and commissions the option to publish legal notices online. It is common sense and will improve citizens' involvement in the operation of local government.
- ✓ Adjust the mandated employee contribution rates, over time, under the Municipal Employee Retirement System (MERS) to address the mismatch between employer and employee rates.
- ✓ Get hometowns out of the business of storing evicted tenants' possessions. They no longer have to transport them – and should no longer be forced to store these undesirable items.
- ✓ Allow towns the option of consolidating polling places, when appropriate, to provide local savings and allow for a more efficient use of Election Day resources.
- ✓ More accurately identify, and estimate the cost of, proposed state mandates, and ensure that municipal fiscal impact statements are prominently displayed on all legislative bills and amendments.

INTRODUCTION

By definition, a state mandate is “any state initiated constitutional, statutory or executive action that requires a local government to establish, expand or modify its activities in such a way as to necessitate additional expenditures from local revenues, excluding any order issued by a state court and any legislation necessary to comply with a federal mandate.”¹ In practice, it is simply **any requirement imposed by the State on towns and cities** – many of which burden residential and business property taxpayers with significant costs and siphon precious resources from local services. **There are currently over 1,200 state mandates on towns and cities in Connecticut.**

As a result, the term “mandates relief” has come to define the appeal made by local officials from all political parties to their state partner, for fiscal and administrative reprieve, even if only temporary. These petitions are not naïve. Local officials are on the frontlines of service delivery and accept the objectives of many well-intended mandates. However, akin to a garden that requires constant upkeep, there are a variety of species of state mandates that are wilted and overgrown, and in desperate need of weeding.



State mandates relief cannot be addressed without detailing the most egregious offenders in desperate need of repair. This report outlines the difficulty with specific mandates, as they relate to our hometowns, and more importantly provides, in the spirit of compromise, specific, reasonable mandates relief options.

PINPOINT THE PROBLEM: Fund the Laws You Make

The merit of many state mandates are not what is at issue, rather what is, is when the State (1) does not provide commensurate funding to implement and deliver what these mandates require, and (2) does not adjust, postpone, or repeal certain state mandates in recognition of fairness and the current economic climate. It is simply inequitable to force local property taxpayers to assume all or most of the costs of state mandates. Unfortunately, this has become cruel and usual punishment as towns struggle to provide public education, safety, and other essential services. Enacting mandates is one thing, but to simply pass the buck to your hometown is Old Guard lawmaking that should have no place in today's political and economic climates.

In fact, the state's Advisory Commission on Intergovernmental Relations (ACIR), which is responsible for examining all state mandates on municipalities, agrees:

“There is one final caveat that we urge legislators to consider in reviewing new mandates both in general and in each specific case. Each mandate contains its own set of issues and problems for local officials. In some cases, the costs are large and/or the requirements are very significant in and of themselves. In other cases, however, the single issue may involve relatively little money or relatively little time, but when combined with many other requirements placed on the same people (and system), there is a cumulative effect that has a substantial impact. This cumulative effect is often a significant hidden burden on municipalities and municipal officials. The Commission urges the General Assembly to consider the impact of state mandates on local governments as being directly connected to the relationship between the State and its cities and towns. **Each mandate that is unfunded or only partially funded is a direct addition to the burden of the property tax**, as well as a reduction in local discretionary authority. State mandates represent decisions on local priorities being made in Hartford and, to the extent they are unfunded or underfunded, made by a state body which is separate from the local body that will have to raise the necessary funds. Similar consideration should also be given to enacting mandates that are funded at the onset, but whose funding may subsequently be reduced or discontinued in future years.”²

¹ Connecticut General Statutes, Sec. 2-32b(a)(2)

² “STATE MANDATES ON MUNICIPALITIES: ACTIONS IN 2012”, Report by the CONNECTICUT ADVISORY COMMISSION ON INTERGOVERNMENTAL RELATIONS; June 2012

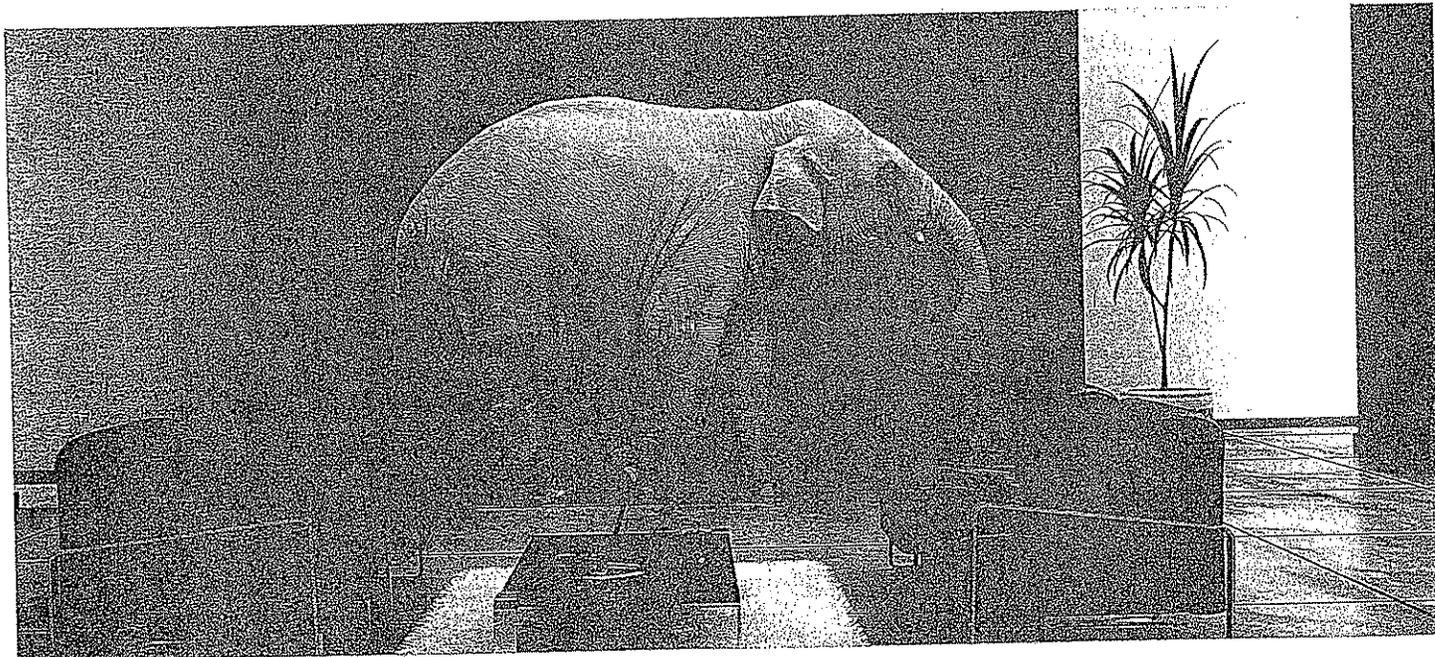
The federal government agreed and passed the Unfunded Mandates Reform Act of 1995, which purpose is:

“To curb the practice of imposing unfunded Federal mandates on States and local governments; to strengthen the partnership between the Federal Government and State, local and tribal governments; to end the imposition, in the absence of full consideration by Congress, of Federal mandates on State, local, and tribal governments without adequate funding, in a manner that may displace other essential governmental priorities; and to ensure that the Federal Government pays the costs incurred by those governments in complying with certain requirements under Federal statutes and regulations, and for other purposes.”³

If such bold legislation is acceptable to our federal lawmakers, then it should be acceptable to Connecticut’s state representatives and senators. With little disagreement that unfunded state mandates – either separately or collectively – can erode already scarce local resources, the obstacle for progress is finding a starting point. In other words, which laws should we first amend...and *how do we spell relief?*

This report provides the answers.

THE ELEPHANT IN THE ROOM: Adjustments Needed in Labor-related Mandates



It is imperative that political allegiances are placed aside in order to effect serious mandates relief. Inevitably there arrives a time to choose the good of the greater whole over that of the few. That time is now. Hometown leaders from both parties are realistic and recognize the political sensitivity of modifying any state mandates. Municipal leaders seek reasonable compromise from increased construction costs known as “prevailing wages.”

Adjust the Thresholds that Trigger the Prevailing Wage Mandate:

Local officials are not demanding repeal of, nor radical changes to, Connecticut’s prevailing wage mandate. They simply ask their state partners in government to make reasonable adjustments to the thresholds, and to require the Department of Labor to administer §31-53g as the legislative history requires. Appropriate thresholds for remodeling, refinishing, refurbishing, rehabilitation, alteration -- as well as new construction -- are essential to allowing municipalities the ability to manage their limited resources.

Specifically:

Amend CGS 31-53(g) to:

- (a) Adjust the thresholds for (i) renovation construction projects, from \$100,000 to \$400,000; and (ii) new construction projects, from \$400,000 to \$1 million;
- (b) Exempt municipal school construction projects from the State's prevailing wage mandate. This modest adjustment could offset reductions in state aid for school construction projects and therefore enable such projects to continue; and
- (c) Clearly define the criteria for determining whether a project is new construction or repair/renovation.

WHY? The prevailing wage thresholds have not been adjusted since 1991. Prior to 1991, legislators adjusted prevailing wage thresholds on a six-year schedule:

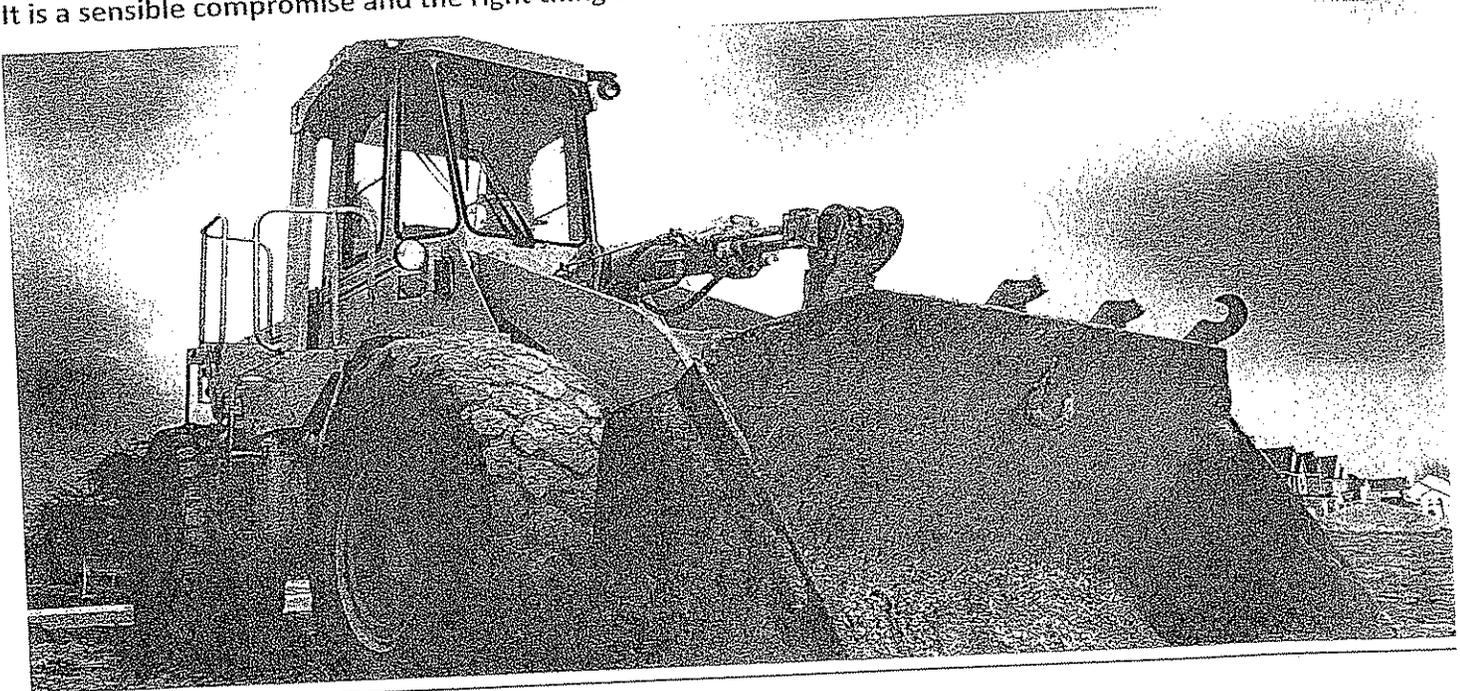
- * 1979 – P.A. 79-325: set project thresholds at \$10,000 for renovations and \$50,000 for new construction.
- * 1985 – P.A. 85-355: adjusted thresholds to \$50,000 for renovations and \$200,000 for new construction.
- * 1991 – P.A. 91-74: adjusted thresholds to \$100,000 for renovations and \$400,000 for new construction.

These relief measures would:

- ✓ Free-up state and local dollars,
- ✓ Jumpstart and expand the number and size of projects, and
- ✓ Protect and create jobs.

The alternative – looming layoffs and shelved projects should not be an option. The reward for the State as a whole greatly outweighs any possible impact on special interests. Others agree: in 2006, the state Department of Public Works testified before the General Assembly's Labor & Public Employees Committee that it "makes sense to raise the thresholds" and that the State could actually save money by being able to get more construction work accomplished while using the same amount of funds.⁴ The Hartford Courant later concurred, stating that "Raising the threshold will at least bring the state a little closer to the 21st century."⁵

It is a sensible compromise and the right thing to do.



⁴ Testimony of the Connecticut Department of Public Works, House Bill 5741, March 10, 2006
⁵ "Update Prevailing Wage Law", Hartford Courant Editorial, page A10. May 2, 2007

Adjust Timelines for Compulsory Binding Arbitration:

State-mandated binding arbitration provides municipalities with limited options to control rising costs of employee salaries and benefits. That said, **Connecticut is not Wisconsin, nor should it be.** Therefore, Connecticut's local officials recommend adjustments to compulsory binding arbitration, not repeal. Such adjustments would establish timetables under the Municipal Employees Relations Act (MERA), similar to the rules already established under the Teacher Negotiations Act (TNA).

Timeline Proposal:

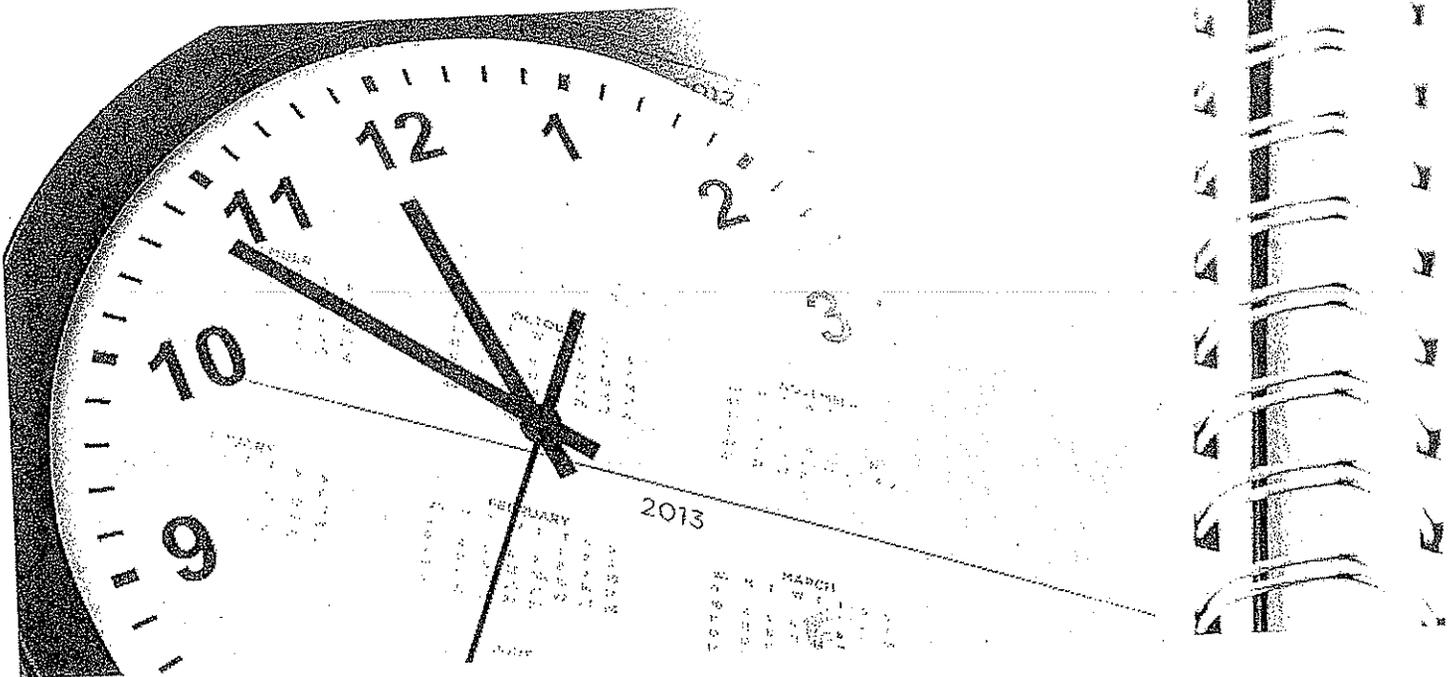
(a) Amend CGS § 7-473c within the Municipal Employee Relations Act (MERA) – to impose deadlines for interest arbitration which would require that the negotiation process and binding arbitration be completed no later than one year from the date binding arbitration is imposed by the State.

WHY? Current statutes, and most contracts, require that negotiations commence 180 days prior to the expiration of the contract. Most municipal employee contracts expire on June 30th. CGS § 7-473c requires that binding arbitration be imposed one month from the date of the expiration of the contract. The above proposal would require that any binding arbitration be concluded one year later. This means that there would be a total of 19 months to conclude negotiations and arbitration. Under the current Teacher Negotiations Act (TNA), the parties have 8 months to conclude negotiations and arbitration. In addition, TNA arbitrations must be done within 25 days of the date when they commence and the arbitrators' decision must be issued within 20 days thereafter.

Experience under the TNA is evidence that having firm deadlines accomplishes several objectives. First, it reduces the time spent in arbitration and, as a result, reduces the expense. Most interest arbitrations under the TNA are done in two hearings. In contrast, many MERA arbitrations consume at least five hearings. Secondly, having a deadline pushes both sides to face reality and resolve as many issues as possible prior to arbitration. The fewer the number of issues, the less expensive it is for both management and unions. Experiences under TNA indicate that it is rare to have arbitration over more than wages and health insurance. In contrast, many MERA interest arbitrations have 20, 30 or even more issues. The greater the number of issues, the more time and money is spent in arbitration.

Requiring that the process of negotiations and arbitration be concluded 19 months after a contract has expired means:

- greater certainty about working conditions;



- enhanced ability to plan and budget;
- less time that employees wait for any wage or benefit improvements the union has achieved; and
- less time for management to realize savings or operational benefits it has achieved in the process.

It is no secret that there is a disconnect between the practice of binding arbitration and the intent of the law. In 2006, the General Assembly's Program Review & Investigations (PRI) Committee published a report analyzing various aspects of the binding arbitration process. This report discovered "an upward trend in the board not imposing binding arbitration upon the 30-day time period required by statute." Consequently, the state board did not enforce such timelines in approximately 56% of these contracts from FY 02 to FY05 – while in FY 05 alone, timelines were not enforced in 68% of the contracts.⁶

The PRI report noted that in 1980, 80% of contracts were extended beyond their expiration dates – that figure rose to 87% between FYs 02-05. Thus, the report concluded that "the notion that the advent of binding arbitration under MERA would lessen the length of the time settlements occur after contracts expire has not held true."⁷ [emphasis added]

Among the report's recommendations, was a proposal that would have required both parties of an expired collective bargaining agreement to "follow the mandatory timetable for arbitration outlined in C.G.S. Sec. 7-473c" (this proposal also called for just a 1-year grace period).⁸ Local officials concur with the findings of the non-partisan PRI staff that "settlements delayed for extended periods of time are not positive for the collective bargaining system as a whole if a goal of binding arbitration is to bring timeliness to the process notwithstanding each party's current ability to unilaterally force binding arbitration."⁹

Timeline Proposal:

(b) Amend CGS § 31-98(a) and § 31-107 to require that grievance arbitration and unfair labor practice awards be issued not more than 60 days following the date post-hearing briefs are filed. This would establish mandatory time limits for the issuance of decisions in cases before the State Board of Mediation and Arbitration, and the State Board of Labor Relations.

WHY? Many municipal collective bargaining agreements call for arbitrating grievances before a panel of the State Board of Mediation and Arbitration (SBMA). The current statute states that an arbitration decision shall be issued within 15 days. However, as a result of attorney general opinions and court rulings, this deadline was found to be only "directory" and not mandatory. As a result, management and unions can sometimes wait six months, and in a few egregious situations up to a year, to get a grievance arbitration award. **Such delays are unfair to an employee or group of employees whose grievance is in arbitration, and equally unfair to management.** The delays are particularly harmful in cases where there may be back pay liability, such as a case involving termination or suspension.

Connecticut's arbitration act, which does not apply to the SBMA, requires that an award be issued within 30 days unless the parties' contract has a difference deadline or the parties agree to an extension (see Conn. Gen. Stat. 52-416). The American Arbitration Association's labor arbitration rules require that an arbitrator issue his/her decision within 35 days of the close of a hearing and filing of briefs. There should be the same sort of mandatory deadline for issuance of SBMA and SBLR awards.

Local officials have asked for years, and the State's leading experts agree, that the local binding "arbitration process [is] in need of reform."¹⁰ These are not radical ideas, instead they are reasonable proposals that could make the process more manageable for all parties involved.

⁶ Binding Arbitration: Municipal and School Employee," Legislative Program Review and Investigations Committee, January 2006

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Connecticut Law Tribune, August 9, 2010. Volume 36, No. 32. Murray & Roy.



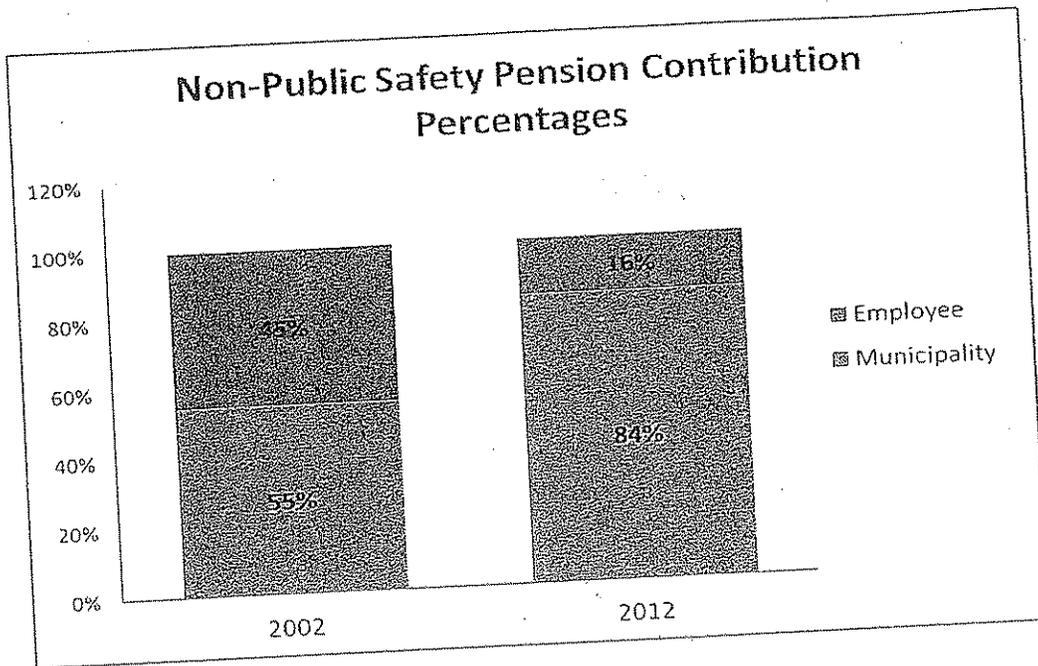
Adjust MERS Contribution Rates:

The 2013 General Assembly should address local officials' concerns about the alarming disparity between the contributions rates within the Municipal Employee Retirement System (MERS) by adjusting the employee contribution rate for non-social security participants from 5% to 8% over time, and the contribution rate for Social Security participating employees from 2.25% to 5%, also over time.

WHY? MERS is financed through employer contributions, employee contributions, and fund earnings. It receives no state funding and is administered through the State Comptroller's Office. Over the past eleven years, the State Employees Retirement Commission (SERC), which is authorized by the Legislature to do so, has increased contribution rates for municipalities participating in MERS nine times. While there is one "municipal liason" assigned to SERC, there is no municipal representation among the board of trustees appointed to the Commission. From 2002-2012, municipal contribution rates have risen 444% (3.75% of payroll to 16.65%) for public safety employees; and 392% (3% to 11.76%) for all others.

However, **employee contribution rates, which are established in state statute, have never changed** -- and remain 2.25% of payroll for those participating in the Social Security system, and 5% for those employed in non-Social Security communities. **Only legislative action can authorize an adjustment in the employee contribution rate.** In 2002, the employer-employee contribution rate was 55% municipality/45% employee, while currently; the rate is 84% municipality/16% employee for all non public safety employees. For police and fire, the contribution ratios were 62%/38% in 2002, while now, they are 88/12%.¹¹

By any reasonable measure, towns participating in MERS have absorbed a considerable hit over the past decade as the numbers above indicate. This has directly contributed to a reduction in municipal services and actual layoffs in order to meet obligations. The ratio of retirement cost burden has skewed tremendously onto municipalities and is an imbalance that can only be corrected by the General Assembly. The surge in MERS contribution rates has come at the same time that municipalities were required by GASB rulings to fund their Other Post Employment Benefits (OPEB) liabilities. In many MERS participating communities, there is substantial unfunded liability for retiree health benefits which must be OPEB funded. This additional funding requirement, coupled with the large MERS increases, has strained many municipal budgets.



An immediate form of relief would be to adjust the participating employee contribution rate. Although legislators in the Labor and Public Employees Committee approved such a proposal last session (HB 5400, 2012), the legislation ultimately died on the House calendar. Simply put: implement a reasonable adjustment in the employee contribution rate for non-Social Security participants from 5% to 8% over time, and for Social Security participating employees from 2.25% to 5%, also over time.

AN AGENT FOR EFFICIENT GOVERNMENT

Doing more with less is a harsh reality for local officials in today's economy. However, in 2012, Connecticut's hometowns can only post legal notices in the back pages of printed newspapers – putting them online doesn't count. This is an antiquated state law that has out-lived its purpose.

Allow Towns the Option to Post Legal Notices Online:

The General Assembly should amend this archaic mandate to reflect the realities of today's world and to allow towns and their boards and commissions the option of an alternate means of publishing legal notices.

WHY? The legal notice mandate protects the status quo and uses property tax dollars as a life-preserver for financially troubled newspaper companies. It is estimated that this 20th century law costs small towns several thousands of dollars annually in advertisement fees, while the costs to larger cities can be as much as hundreds of thousands of dollars per year.

In the 21st century, the quickest, most transparent and cost-effective way to get information to the largest amount of residents is via the Internet. It is no secret that the Internet is where people shop, communicate, bank, and share general information. Town and city halls are clearinghouses of information for all things local – from recreation schedules, to town meetings, to lost and found items. As a result, municipal websites have become a lifeline which links living rooms to local governments' goings-on.

The habits and practices of our residents have conformed to technology. It is widely recognized that citizens use their municipal websites as the primary source of information about their hometowns – either at their local library, at home, at work, or on the go with handheld devices.

Modifying this mandate would not only save municipalities money – it would be common sense and improve citizens' involvement in the operation of local government. Antiquated state law should not prevent local governments from utilizing more effective ways to communicate with, and provide information to, their citizens.

This is not an attack on print newspapers – they are a valuable and hallowed aspect of our political culture. But requiring that little-read legal notices be posted there is needlessly costly and is no longer the best way to inform the public.



No Longer Force Hometowns to Keep Evicted Tenants' "Stuff":

Although some relief was provided in 2010 by eliminating the mandate that required towns and cities to transport the possessions of evicted tenants – the existing mandate to store such items continues to drain local finances and resources. While municipalities are allowed to try to recoup some of the costs by auctioning off the items, municipalities must incur costs associated with conducting an auction (including publicizing the auction, etc.). And, usually the possessions are not sellable – ultimately, the municipality receives little or no reimbursement.

WHY? According to the Office of Legislative Research report #2006-R-0164 "State Laws on Landlord's Treatment of Abandoned Property", of the 37 states researched, Connecticut is the only state that mandates that municipalities remove and store the possessions of evicted tenants. In other states, landlords or sheriffs have the responsibility. The tenant evictions mandate is still costly to municipalities. It is estimated that there are about 2,500 residential evictions per year - this is a conservative estimate.

Town and City halls should not be in the storage business for others' property. It simply makes no sense. Municipalities should not be dragged into a landlord-tenant issue. Freeing our local departments from this unnecessary obligation would allow municipalities to be more efficient in their day-to-day public works' operations.

Consolidate Polling Places for Primaries:

Public Act 12-73, approved by the General Assembly, but vetoed by the Governor, would have, among other things, "authorized registrars of voters to reduce the number of polling places for a primary, the location of which may be the same or different than the polling places for the election."¹² Allowing municipalities this option could provide savings by consolidating polling places (when appropriate), and more importantly allow more efficient use of resources on Election Day.

WHY? It is estimated that a savings in excess of \$10,000 could have been achieved for smaller towns. Despite this potential relief, Governor Malloy expressed concern in his veto message that, "...the potential for undermining the right to vote contained in the bill is unacceptable. Indeed, voters may be easily confused and reluctant to vote if their polling place is suddenly closed during a primary process. There is no provision in this bill for input from citizens prior to the registrars' closing of a polling place..."¹³ While local officials understand the Governor's concerns, the bill included safeguards to ensure voters would not be disenfranchised. Most notably: (1) the Secretary of the State would have had to be notified no later than 60 days prior to the primary; (2) signs would



¹² Office of Legislative Research, Summary for Public Act 12-73, 2012
¹³ Substitute Senate Bill 218, An Act Concerning Polling Places for Primaries, Governor Daniel P. Malloy veto letter, June 6, 2012

have been required to be placed at all closed polling places indicating where voters should go to vote; and (3) candidates could have confidentially objected to such changes in polling locations.

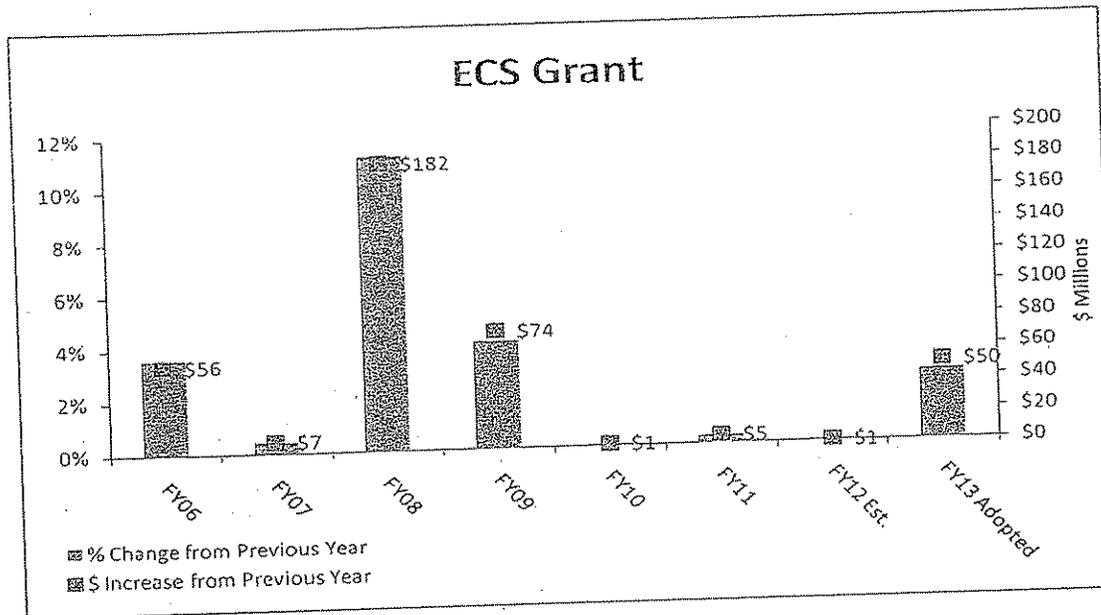
Notwithstanding the veto, legislators should continue to support this particular relief for their hometowns, and work even closer with the Governor's office to ensure that it becomes law in 2013. Giving towns the ability to consolidate polls is a logical measure of relief and can be achieved without compromising the integrity of our voting process.

EDUCATION BREATHING ROOM

Although economists have declared that the "Great Recession" officially ended in June 2009, Hometown, Connecticut continues to cope with its crippling effects. This is most evident in the delayed improvements in Connecticut's local public education system. With no shortage of education reform advocates in the legislative and executive branches, there still remains significant and costly state-imposed requirements in the education area.

Let Local Education Breathe and Provide Education Mandates Relief:

The Education Cost Sharing (ECS) grant is the State's largest general education assistance grant. It will total \$1.94 billion this year. This is a \$50 million increase over last year and the first significant increase in four years. While the increase is welcome, it will do little to address the chronic underfunding of ECS. The ECS grant is currently underfunded by at least \$700 million.²



Source: Adopted state budgets; State Comptroller reports

The education reform initiatives enacted in 2012 were not accompanied by significant increases in new state dollars. More will be asked of struggling districts in order to leverage modest increases in education aid.

Special education is a significant cost driver for local government. These costs now surpass the \$1.7 billion mark statewide. This spending accounts for over 21 percent of total current expenditures for education in

Connecticut, and annual costs have been growing as much as six percent in recent years.¹⁵

The State provides the **Excess Cost-Student Based grant** to help reimburse municipalities for the costs of special education. The grant provides a circuit breaker once the expenditures for a student exceed a certain level, currently 4.5 times the per pupil spending average of the district. So, for example, if a municipality spends an average of \$10,000 per pupil, it must spend at least \$45,000 for a special-education student before being eligible for any state reimbursement.

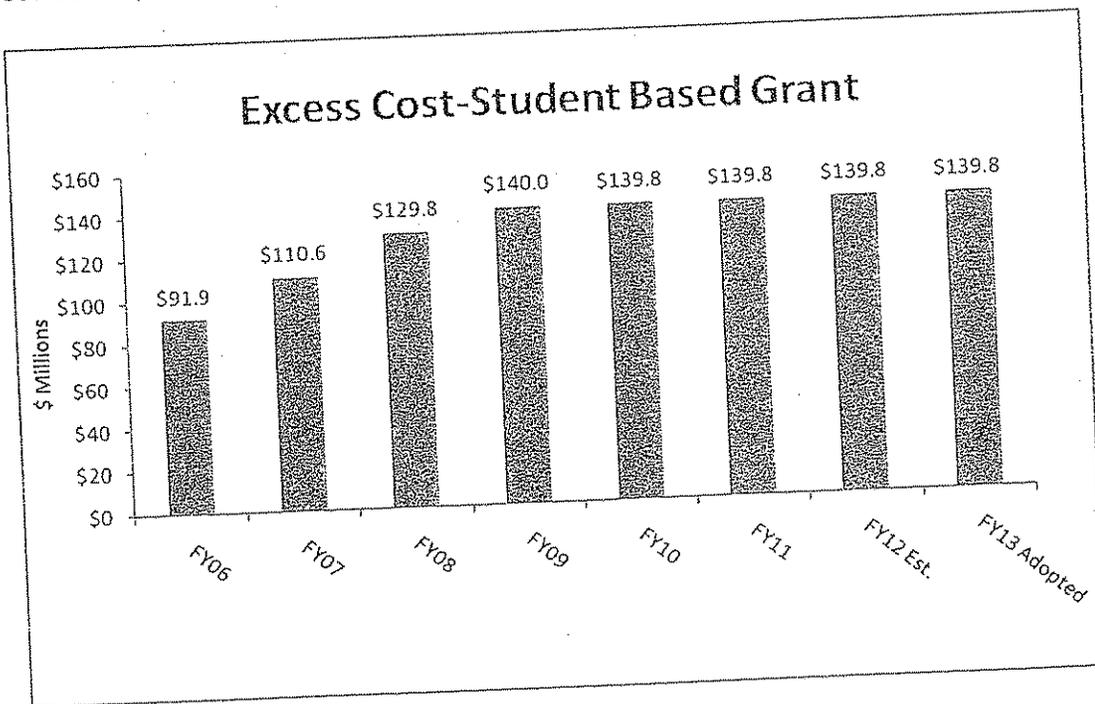
Unfortunately, the grant has been level-funded for four years. This means that the state reimbursement has not kept pace with the escalating costs of special education. The State Department of Education estimates that it will cost an additional \$101 million to fully fund the state share of special education costs for the 2013-14 school year.¹⁶ Without full funding, towns and cities are forced to find other ways to pay for special education. Not surprisingly, the burden falls on residential and business property taxpayers and non-education services.

These underfunding issues are compounded by the **minimum budget requirement (MBR)**, a significant education mandate that puts additional pressure on the property tax. This state mandate essentially requires towns and cities to spend at least as much on education in the current year as they did the previous year.

The imposition of the MBR has meant that no matter what efficiencies have been found in education budgets, the budgets cannot be significantly reduced. In an era in which every other state and local agency are having their budgets closely examined, one entity – boards of education – have been held to a different standard and shielded from taxpayer and voter control.

The State, which has chronically underfunded PreK-12 public education, instead forces municipalities through the MBR and other mandates to pay for state underfunding. The result: non-education service cutbacks and even higher property taxes.

Source: Adopted state budgets; State Comptroller reports



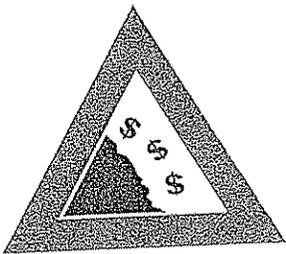
¹⁵ State Department of Education (SDE)
¹⁶ State Department of Education (SDE)

The 2013 General Assembly should eliminate or modify the MBR mandate on local education spending. Additionally, state lawmakers should consider suspending, for two years, the myriad of costly unfunded state mandates on school districts, unless necessary to comply with court orders or federal law.

The Bristol Public Schools conducted an analysis of the cost of state mandates on their district. It estimated that complying with state education mandates costs the district almost \$15 million. See appendix B for an illustrative example. Surely state lawmakers can muster the political will to at least suspend, repeal or fund some of these education mandates, in order to free up desperately needed local resources.

MAYDAY: PILOT Underfunding No Longer Flies in this Economy

What once were laudable state public policy objectives may now be unfair to municipalities and their property taxpayers. Case in point: our hometowns lose staggering amounts of revenue (see appendix D; for town-by-town amounts) as the result of state-mandated property tax exemptions for real and personal property owned by the State and by private colleges and hospitals, and other entities. In fact, there are at least 71 mandated property tax exemptions in state statute.¹⁷ These state-imposed obligations and state-imposed revenue losses force all municipalities to increase their property tax rates – and are worth approximately \$1.5 billion in lost revenue.¹⁸



Municipalities receive payments in lieu of taxes (PILOTs) from the State for reimbursement of lost property taxes on state-owned and on private college and hospital property. The payments are provided to offset a portion of the lost revenue from state mandated tax exemptions on this property.

The reimbursement rate for tax-exempt private college and hospital property is supposed to be 77 percent. It is actually 25 percent. Similarly, the reimbursement rate for most state-owned property is supposed to be 45 percent. It is actually 27 percent.

The actual reimbursement rates are lower due to statutes that allow the amount of the PILOT reimbursements to be reduced on a pro-rated basis when state appropriations are not sufficient. In addition, these PILOT reimbursements cover only real property and do not include revenue lost from state-mandated exemptions on personal property.

The PILOT for Manufacturing Machinery and Equipment Program (MIME) which reimburses municipalities for mandated property tax exemptions on machinery and equipment, was eliminated in FY2012. The State mandates that qualified machinery and equipment is exempt from local property taxes. Under PILOT MME, the State would provide reimbursement to towns and cities in an amount equal to 80 percent of the revenue lost as a result of property tax exemptions. Unfortunately, due to reduced appropriations, the actual reimbursement rate in recent years was down to 50 percent.¹⁹

WHY? The concerns with the loss of PILOT MME, even in the wake of the new Manufacturing Transition Grants, are threefold.

1. The Manufacturing Transition Grants are frozen at the FY2011 amounts of the PILOT MME. These payments therefore do not take into account any changes to actual value of machinery and equipment in each municipality.
2. The Manufacturing Transition Grants continues to provide much less funding than the 80 percent reimbursement called for in statute under the old PILOT MME program.
3. There is no certainty that the Manufacturing Transition Grants will continue into the future, meaning towns and cities face a potential revenue loss of \$50 million annually.

¹⁷ See Appendix C
¹⁸ See Appendix D
¹⁹ CC's calculations based on DPM data

State lawmakers should make permanent the Manufacturing Transition Grants and fully fund the private colleges and hospitals, and the state-owned property payments-in-lieu-of-taxes (PILOTS) reimbursements. They should also enact a moratorium on state-mandated property tax exemptions for the duration of this fiscal downturn, or until full state reimbursement is made for those already on the books.

TELL IT LIKE IT IS

Although the State has become more aware of the impact of unfunded state mandates on municipalities, and their consequences in terms of financial and administrative burdens, much more remains to be done.

The 2013 General Assembly should take the following actions to improve the process of (a) identifying, (b) publicizing, and (c) quantifying the impact of these corrosive proposals:

- *Improve the estimation of municipal fiscal impact on proposed legislation to more accurately reflect the costs towns and cities would be forced to assume.* The Office of Fiscal Analysis needs to revamp its procedures and dedicate adequate personnel resources to accomplish this. In addition, efforts should continue to invite and encourage the cooperation of municipal officials in assisting OFA staff in preparing fiscal notes on all bills and amendments that affect towns and cities.
- *Provide that the statutory fiscal note and mandates-review procedures continue to be included in the General Assembly's Joint Rules to assure legislative compliance.* This action will underscore the importance of these procedures, and ensure that all requirements are observed. The General Assembly's Joint Rules are designed to regulate the legislative process.
- *Ensure that the definition of "state mandate" used for fiscal notes includes legislation that would require municipalities to forego future revenue, or that would create or expand property tax exemptions.*
- *Ensure (a) that municipal fiscal impact statements are prominently displayed on all legislative bills and amendments and (b) that such fiscal notes are available to all legislators well in advance of action on the proposal.* Particularly in the case of amendments and conference committee reports, the fiscal note is sometimes hastily assembled and often not in the hands of all legislators for adequate review prior to a vote.
- *Ensure that Appropriations Committee review of proposed state mandates, as called for in CGS 2-32(b), be followed in every instance and expand the requirement so that proposed property tax exemptions also go before Appropriations.* Ensure that committee members have adequate fiscal and other information to make a thoughtful decision on municipal reimbursement. Municipal advocates often have to remind legislative leaders to observe this referral requirement, particularly during the end-of-session debates – and recent legislative rules have allowed majority leadership offices broad latitude. While the Appropriations Committee rejects numerous mandates, action on proposed mandates can sometimes be perfunctory.
- *Avoid "unmandating" any state-funded program local residents and property taxpayers rely on. "Unmandating" merely forces municipalities to continue to provide such service at local expense. It does not constitute true mandates reform.*



SUMMARY

The similarities of towns and cities are far more important than those characteristics that distinguish them. Together, as partners with the State, there remains optimism in this new era that local officials can work with the General Assembly and the Governor on achieving our common goal of improving the quality of life throughout Connecticut.

Mandates relief is part of the solution to current local budget problems. This report is a tangible starting point for the State to use and help our communities save money and avoid more layoffs, program cuts, and even higher property tax rates. The State should not sit idle as these unfunded and underfunded state mandates stifle towns' abilities to deliver much-needed day-to-day services.

The art of public policy teaches about windows of opportunity and seizing the right moments to enact meaningful change. This upcoming legislative session provides state leaders with such a policy window, a precious opportunity to purge old ways of mandating law and to provide tangible mandates relief.

If it takes difficult economic times to make bold changes, then so be it. Let 2013 be the year that lawmakers champion serious state mandates relief over the well-financed demands of special interest groups.

The only thing to mandate this year is mandates relief itself.



APPENDIX A
Connecticut General Statutes – Chapter 16
Sec. 2-32b. State mandates to local governments. Definitions.

As used in this section:

- (1) "Local government" means any political subdivision of the state having power to make appropriations or to levy taxes, including any town, city or borough, consolidated town and city or consolidated town and borough, any village, any school, sewer, fire, water or lighting district, metropolitan district, any municipal district, any beach or improvement association, and any other district or association created by any special act or pursuant to chapter 105, or any other municipal corporation having the power to issue bonds;
- (2) "State mandate" means any constitutional, statutory or executive action that requires a local government to establish, expand or modify its activities in such a way as to necessitate additional expenditures from local revenues, excluding any order issued by a state court and any legislation necessary to comply with a federal mandate;
- (3) "Local government organization and structure mandate" means a state mandate concerning such matters as: (A) The form of local government and the adoption and revision of statutes on the organization of local government; (B) the establishment of districts, councils of governments, or other forms and structures for interlocal cooperation and coordination; (C) the holding of local elections; (D) the designation of public officers, and their duties, powers and responsibilities; and (E) the prescription of administrative practices and procedures for local governing bodies;
- (4) "Due process mandate" means a state mandate concerning such matters as: (A) The administration of justice; (B) notification and conduct of public hearings; (C) procedures for administrative and judicial review of actions taken by local governing bodies; and (D) protection of the public from malfeasance, misfeasance, or nonfeasance by local government officials;
- (5) "Benefit spillover" means the process of accrual of social or other benefits from a governmental service to jurisdictions adjacent to or beyond the jurisdiction providing the service;
- (6) "Service mandate" means a state mandate as to creation or expansion of governmental services or delivery standards therefor and those applicable to services having substantial benefit spillover and consequently being wider than local concern. For purposes of this section, applicable services include but are not limited to elementary and secondary education, community colleges, public health, hospitals, public assistance, air pollution control, water pollution control and solid waste treatment and disposal. A state mandate that expands the duties of a public official by requiring the provision of additional services is a "service mandate" rather than a "local government organization and structure mandate";
- (7) "Interlocal equity mandate" means a state mandate requiring local governments to act so as to benefit other local governments or to refrain from acting to avoid injury to, or conflict with neighboring jurisdictions, including such matters as land use regulations, tax assessment procedures for equalization purposes and environmental standards;
- (8) "Tax exemption mandate" means a state mandate that exempts privately owned property or other specified items from the local tax base;
- (9) "Personnel mandate" means a state mandate concerning or affecting local government: (A) Salaries and wages; (B) employee qualifications and training except when any civil service commission, professional licensing board, or personnel board or agency established by state law sets and administers standards relative to merit-based recruitment or candidates for employment or conducts and grades examinations and rates candidates in order of their relative excellence for purposes of making appointments or promotions to positions in the competitive division of the classified

service of the public employer served by such commission, board or agency; (C) hours, location of employment, and other working conditions; and (D) fringe benefits including insurance, health, medical care, retirement and other benefits.

(b) The Office of Fiscal Analysis shall append to any bill before either house of the General Assembly for final action which has the effect of creating or enlarging a state mandate to local governments, an estimate of the cost to such local governments which would result from the passage of such bill. Any amendment offered to any bill before either house of the General Assembly which has the effect of creating or enlarging a state mandate to local governments shall have appended thereto an estimate of the cost to such local governments which would result from the adoption of such amendment.

(c) The estimate required by subsection (b) of this section shall be the estimated cost to local governments for the first fiscal year in which the bill takes effect. If such bill does not take effect on the first day of the fiscal year, the estimate shall also indicate the estimated cost to local governments for the next following fiscal year. If a bill is amended by the report of a committee on conference in such a manner as to result in a cost to local governments, the Office of Fiscal Analysis shall append an estimate of such cost to the report before the report is made to either house of the General Assembly.

(d) On and after January 1, 1985, (1) any bill reported by a joint standing committee of the General Assembly which may create or enlarge a state mandate to local governments, as defined in subsection (a) of this section, shall be referred by such committee to the joint standing committee of the General Assembly having cognizance of matters relating to appropriations and the budgets of state agencies, unless such reference is dispensed with by a vote of at least two-thirds of each house of the General Assembly, and (2) any bill amended by either house of the General Assembly or by the report of a committee on conference in such a manner as to create or enlarge a state mandate shall be referred to said committee, unless such reference is dispensed with by a vote of at least two-thirds of each house of the General Assembly. Any such bill which is favorably reported by said committee shall contain a determination by said committee concerning the following: (A) Whether or not such bill creates or enlarges a state mandate, and, if so, which type of mandate is created or enlarged; (B) whether or not the state shall reimburse local governments for costs resulting from such new or enlarged mandate, and, if so, which costs are eligible for reimbursement, the level of reimbursement, the timetable for reimbursement and the duration of reimbursement.

(June Sp. Sess. P.A. 83-12, S. 1, 2, 5; P.A. 84-124; 84-546, S. 149, 173; P.A. 93-434, S. 16, 20; P.A. 05-288, S. 4.)

History: P.A. 84-124 amended Subsec. (d) to delete requirement that estimate appended to each bill shall indicate type of mandate contained in bill and whether mandate results in no new governmental duties, provides clarifying, nonsubstantive changes, imposes duties which can be accomplished without appreciable cost increase, provides savings which offset costs, imposes cost recoverable from financial aid sources or imposes cost less than \$1,000 for a single local government or less than \$50,000 state-wide, inserting new provisions to require that on and after January 1, 1985, any bill reported by a joint standing committee or amended by either house, which may create mandate, shall be referred to committee with cognizance of appropriations and state agency budgets unless reference is dispensed with by a two-thirds vote of each house, and that any such bill reported by said committee shall contain determination re type of mandate, if any, created, and whether or not state shall reimburse for resulting costs, and, if so, the level, timetable and duration of reimbursement for eligible costs; P.A. 84-546 made technical changes in Subsec. (d), substituting "house" for "branch" in references to general assembly; P.A. 93-434 amended Subsec. (a)(2), defining "state mandate", to delete "state-initiated" before "constitutional", effective June 30, 1993; (Revisor's note: In 1995 the Revisors substituted editorially the Subdiv. designators (A) and (B) for (1) and (2) in Subsec. (d) for consistency with statutory usage); P.A. 05-288 made a technical change in Subsec. (c), effective July 13, 2005.

APPENDIX B

Cost of Unfunded and Partially Funded Mandates for 2008-09 Bristol Public Schools Philip A. Streifer, Ph.D.

	Estimated Funds/ Hours for 2008-2009	Hourly Rate Applied	Extended Cost
Partially Funded Mandates			
Adult Education - Bristol Share (Total: \$512,000)	\$308,581		\$308,581
CAPT Testing - Grade 10	100+ hours per year	\$8,300	\$8,300
CMT Testing - Grades 4/6/8 Expanded Testing	500+/ 45 hours per year	\$45,235	\$45,235
Preparation for mandated science testing in grades 5/8 (2007)	60 hours	\$4,980	\$4,980
English Language Learners - FLL & Bilingual	\$547,916		\$547,916
Special Education District Share (65%)	\$7,549,694		\$7,549,694
			\$100,000
Un-Funded Mandates			
ADA accommodations (transportation/signs/elevators)	\$100,000		\$100,000
Alternate Education for Expelled Students (\$12,000 per student)	\$33,300		\$33,300
Air Quality	\$4,000		\$4,000
Asbestos Training for Building Grounds Staff (1 day per year)	\$200		\$1,250
Background Checks and Finger Printing (Follow-up)	\$1,250		\$17,000
BEST Program (Subs & Oversight)	\$17,000		\$7,500
Bullying Policy (investigations/record keeping/follow-up)	\$7,500		\$24,000
Child Abuse Reporting (200 per year @ \$120 per)	\$24,000		
Continuing Education Units (CEU Professional Development)			\$870,166
18 hours per year	\$870,166		\$2,000
CPR/First Aid and Heimlich Training (nurses/coaches/staff)	\$2,000		\$120
Hepatitis B (@ \$120)	\$120		\$130,000
Drug Education (health staff)	\$130,000		\$46,600
ED-001 END OF YEAR SCHOOL REPORT (audit cost)	200 hours and \$30,000	\$16,600	\$166
ED-014 MINIMUM EXPENDITURE COMPLIANCE CHECK	2 hours per year	\$166	\$166
ED-156 FALL HIRING SURVEY	2 hours per year	\$5,312	\$5,312
ED-163 CONNECTICUT SCHOOL DATA REPORT	64 hours per year	\$29,880	\$29,880
ED-166 DISCIPLINE OFFENSE REPORT	360 hours per year	\$2,490	\$2,490
ED-525 STUDENT DROPOUT REPORT	30 hours per year	\$2,490	\$2,490
ED-540 GRADUATION CLASS REPORT	30 hours per year	\$35,000	\$35,000
ED-006S PUBLIC SCHOOL INFORMATION (PSIS)	\$35,000		\$8,300
ED-612 LANGUAGE ASSESSMENT SCALES DATA COLLECTION	100 hours per year	\$8,300	\$25,000
ED-003 TEACHER/ADMINISTRATORS NEGOTIATIONS	\$25,000		\$664
ED-162 NON-CERTIFIED STAFF	8 hours per year	\$664	\$166
ED-607 SURVEY OF TITLE IX COORDINATORS	2 hours per year	\$166	\$830
ED-172 REQUEST 90 DAY CERTIFICATION	10 hours per year	\$830	
ED-1723 REQUEST TEMPORARY AUTHORIZATION FOR MINOR ASSIGN.			\$415
ED-175 SPECIAL WAIVER FOR SUBSTITUTE	5 hours per year	\$415	\$332
ED-177 REQUEST-DURATIONAL SHORTAGE AREA PERMIT	4 hours per year	\$332	\$166
ED-186 APPLICATION-TEMP/EMERGENCY COACHING PERMIT	2 hours per year	\$166	\$166
ED-017 GRANT APPLICATION NONPUBLIC HEALTH SERVICES	2 hours per year	\$166	\$166
ED-021 OUT OF TOWN MAGNET SCHOOL TRANSPORTATION	2 hours per year	\$166	\$498
ED-111 CASH MANAGEMENT REPORT	6 hours per year	\$498	\$4,980
ED-114 GRANT BUDGET REVISION	60 hours per year	\$4,980	\$8,300
ED-141 STATEMENT OF EXPENDITURES FFD/STATE PROJECTS	100 hours per year	\$8,300	\$8,300
ED-042 REQUEST FOR REVIEW OF FINAL PLANS	100 hours per year	\$8,300	\$1,660
ED-042CO NOTICE OF CHANGE ORDER	20 hours per year	\$1,660	
ED-046 REQUEST FOR SCHOOL CONSTRUCTION PROGRESS PAYMENT			\$1,660
ED-049 GRANT APP FOR SCHOOL BUILDING PROJECT	20 hours per year	\$1,660	\$8,300
ED-050 SCHOOL FACILITIES SURVEY	100 hours per year	\$8,300	\$166
ED-053 SITE ANALYSIS	2 hours per year	\$166	\$1,660
ED-099-AGREEMENT FOR CHILD NUTRITION PROGRAMS	2 hours per year	\$166	\$166
ED-103 REIMBURSEMENT CLAIM NAT. SCHOOL LUNCH PROGRAM			\$996
ED-205 TITLE I EVALUATION REPORT	12 hours per year	\$996	\$2,490
SEDAC (SPECIAL EDUCATION INFORMATION SYSTEM)	30 hours per year	\$2,490	\$239,300
ED-229 BILINGUAL EDUCATION GRANT APPLICATION	30 hours per year	\$2,490	\$2,490
ED-241/241A ADULT EDUCATION SUMMARY REPORT	30 hours per year	\$2,490	\$2,490
ED-244/244A GRANT APPLICATION FOR ADULT EDUCATION	30 hours per year	\$2,490	\$2,490
ED-245/245A GRANT APPLICATION REVISION-ADULT EDUCATION	10 hours per year	\$830	\$830

ED-236 IMMIGRANT STUDENT SURVEY REPORT	2 hours per year	\$166	\$166
ED-613A STATE DISTRICT CONSOLIDATION APPLICATION	30 hours per year	\$2,490	\$2,490
ED-613B FEDERAL DISTRICT CONSOLIDATION APPLICATION	200 hours per year	\$16,600	\$16,600
Family and Medical Leave Act (@\$6,000 per plus cost of sub)	\$254,200		\$254,200
Sub-cost	\$246,000		\$246,000
Freedom of Information Legal Costs & Administration	\$12,000		\$12,000
Health Insurance Portability and Accountability Act (HIPAA)	5 hours per year	\$415	\$415
Internet Protection Act for Children (software and staff cost)	\$9,000		\$9,000
Jury Duty (50@ cost of sub)	\$3,250		\$3,250
Medicaid Reimbursement (OT/PT/Speech/Psy)	\$60,000		\$60,000
Minority Staff Recruitment	\$7,000		\$7,000
No Child Left Behind Act (NCLB) Report	100 hours per year	\$8,300	\$8,300
Paraprofessional Mandates for Title 1 Schools (highly qualified)	20 hours per year	\$1,660	\$1,660
McKenny-Vento Act	200 hours per year	\$16,600	\$16,600
AYP Reporting/action	350 hours per year	\$29,050	\$29,050
Military Recruitment	40 hours per year	\$3,320	\$3,320
Homeless Transportation (@ \$150 per day for a school year, per student)	\$65,000		\$65,000
Data Collection	750 hours per year	\$62,250	\$62,250
Policy related expenses	300 hours per year	\$24,900	\$24,900
Non-public school transportation	\$982,522		\$982,522
Pesticide Applications Policy	6 hours per year	\$498	\$498
Promotion and Graduation Requirements	500 hours per year	\$41,500	\$41,500
Restraint Training for Special Education and Support Staff	\$10,000		\$10,000
Residency investigation	\$10,000		\$10,000
Restaurant Safety Act (signs)	\$600		\$600
School Records and Retention	\$5,000		\$5,000
School Transportation Safety Reporting	\$5,000		\$5,000
Sexual Harassment Training	\$1,250.00		\$1,250
Student Survey	20 hours per year	\$1,660	\$1,660
Special Education Due Process (proactive)	\$70,000		\$70,000
Special Education Excess Cost our share plus 5% state Reduction	\$700,000		\$700,000
Special Education Coverage at PPT's	5000 hours per year	\$415,000	\$415,000
Gifted and Talented	\$127,722		\$127,722
Strategic School Profiles (SSP) (data collection/reporting)	200 hours per year	\$16,600	\$16,600
Student Physicals and Immunizations (Grades K,7,10)	1000 hours per year	\$83,000	\$83,000
Hearing Screenings	\$30,000		\$30,000
School Medical Advisor	\$6,000		\$6,000
Related Medical Equipment	\$150,000		\$150,000
Summer School or other supplemental services for intervention	\$86,804		\$86,804
Teacher/Administrator Evaluations	\$500,000		\$500,000
Transportation to Regional Vo/AG/Technical Schools	\$297,000		\$297,000
Truancy Reporting (10 per year)	\$30,000		\$30,000
Tuition to Regional Vo/AG schools	\$200,000		\$200,000
Vending Machines	20 hours per year	\$1,660	\$1,660
504 Accommodations	\$35,000		\$35,000

TOTAL COSTS FOR MANDATES: \$14,733,344

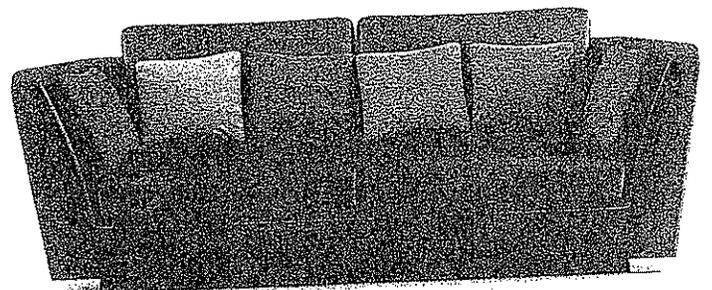
APPENDIX C

State-Mandated Property Tax Exemptions

State-mandated property tax exemptions were worth about \$53.5 billion²⁰ from the 2009 Grand List.

The following property is exempt from taxation in Connecticut (C.G.S. §12-81):

1. Property of the United States
2. State property, reservation land held in trust by the state for an Indian tribe.
3. County Property (repealed).
4. Municipal Property.
5. Property held by trustees for public purposes.
6. Property of volunteer fire companies and property devoted to public use.
7. Property used for scientific, educational, literary, historical or charitable purposes.
8. College property.
9. Personal property loaned to tax-exempt educational institutions
10. Property belonging to agricultural or horticultural societies.
11. Property held for cemetery use.
12. Personal property of religious organizations devoted to religious or charitable use.
13. Houses of religious worship.
14. Property of religious organizations used for certain purposes.
15. Houses used by officiating clergymen as dwellings.
16. Hospitals and sanatoriums.
17. Blind persons.
18. Property of veterans' organizations.
 - a. Property of bona fide war veterans' organization.
 - b. Property of the Grand Army the Republic.
19. Veteran's exemptions.
20. Servicemen and veterans having disability ratings.
21. Disabled veterans with severe disability.
 - a. Disabilities.
 - b. Exemptions hereunder additional to others. Surviving spouse's rights.
22. Surviving spouse or minor child of serviceman or veteran.
23. Serviceman's surviving spouse receiving federal benefits.
24. Surviving spouse and minor child of veteran receiving compensation from Veteran's Administration.
25. Surviving parent of deceased serviceman or veteran.
26. Parents of veterans.
27. Property of Grand Army Posts.
28. Property of United States Army instructors.
29. Property of the American National Red Cross.
30. Fuel and provisions.
31. Household furniture.
32. Private libraries.
33. Musical instruments.
34. Watches and jewelry.
35. Wearing apparel.
36. Commercial fishing apparatus.
37. Mechanic's tools.
38. Farming tools.
39. Farm produce.
40. Sheep, goats, and swine.



²⁰ Total value of tax-exempt property, OPM



41. Dairy and beef cattle and oxen.
42. Poultry.
43. Cash.
44. Nursery products.
45. Property of units of Connecticut National Guard.
46. Watercraft owned by non-residents (repealed).
47. Carriages, wagons, and bicycles.
48. Airport improvements.
49. Nonprofit camps or recreational facilities for charitable purposes.
50. Exemption of manufacturers' inventories.
51. Water pollution control structures and equipment exempt.
52. Structures and equipment for air pollution control.
53. Motor vehicle of servicemen.
54. Wholesale and retail business inventory.
55. Property of totally disabled persons.
56. Manufacturing facility in a distressed municipality, targeted investment community, or enterprise zone.
57. Machinery and equipment in a manufacturing facility in a distressed municipality, targeted investment community, or enterprise zone.
58. Vessels used primarily for commercial fishing.
59. Passive solar energy systems.
60. Solar energy electricity generating and cogeneration systems.
61. Vessels.
62. Beach property belonging to or held in trust for cities.
63. Any livestock used in farming or any horse or pony assessed at less than \$1000.
64. Property of the Metropolitan Transportation Authority.
65. Manufacturing and equipment acquired as part of a technological upgrading of a manufacturing process in a distressed municipality or targeted investment community.
66. Any motor vehicle owned by a member of an indigenous Indian tribe or their spouse, and garaged on the reservation of the tribe (PA 89-368)
67. New machinery and equipment, applicable only in the five full assessment years following acquisition.
68. Temporary devices or structures for seasonal production, storage, or protection of plants or plant material.
69. Certain vehicles used to transport freight for hire.
70. Certain health care institutions.
71. New machinery and equipment for biotechnology, after assessment year 2011.

APPENDIX D

Town-by-Town Revenue Loss: (all state-mandated tax-exempt property)

Town	Revenue Lost
Andover	\$668,816
Ansonia	\$3,978,446
Ashford	\$871,966
Avon	\$6,349,124
Barkhamsted	\$438,289
Beacon Falls	\$967,851
Berlin	\$3,983,928
Bethany	\$933,149
Bethel	\$2,328,162
Bethlehem	\$680,200
Bloomfield	\$5,516,602
Bolton	\$10,286,425
Bozrah	\$283,168
Branford	\$5,518,623
Bridgeport	\$111,422,734
Bridgewater	\$658,797
Bristol	\$9,895,611
Brookfield	\$2,257,670
Brooklyn	\$922,516
Burlington	\$1,042,865
Canaan	\$1,110,495
Canterbury	\$288,322
Canton	\$1,850,525
Chaplin	\$740,089
Cheshire	\$10,055,714
Chester	\$512,613
Clinton	\$2,072,450
Colchester	\$2,277,066
Colebrook	\$410,052
Columbia	\$689,745
Cornwall	\$458,109
Coventry	\$852,571
Cromwell	\$2,587,479
Danbury	\$31,020,365
Darien	\$4,619,663
Deep River	\$2,033,041
Derby	\$5,397,798
Durham	\$1,262,770
Eastford	\$300,841
East Granby	\$4,499,770
East Haddam	\$1,364,775
East Hampton	\$2,022,416
East Hartford	\$11,688,483
East Haven	\$4,101,335

Town	Revenue Lost
East Lyme	\$4,263,630
Easton	\$1,934,614
East Windsor	\$1,812,925
Ellington	\$1,519,611
Enfield	\$7,014,534
Essex	\$754,734
Fairfield	\$22,300,774
Farmington	\$17,199,913
Franklin	\$264,622
Glastonbury	\$6,814,197
Goshen	\$540,338
Granby	\$2,144,865
Greenwich	\$20,940,555
Griswold	\$1,183,283
Groton	\$16,401,745
Guilford	\$3,222,690
Haddam	\$2,193,069
Hamden	\$16,746,520
Hampton	\$346,178
Hartford	\$239,349,391
Hartland	\$685,200
Harwinton	\$249,093
Hebron	\$1,770,472
Kent	\$1,847,077
Killingly	\$2,778,472
Killingworth	\$1,233,747
Lebanon	\$980,763
Ledyard	\$4,775,741
Lisbon	\$411,381
Litchfield	\$3,316,956
Lyme	\$566,957
Madison	\$5,213,217
Manchester	\$13,652,284
Mansfield	\$29,198,251
Marlborough	\$780,077
Meriden	\$14,208,504
Middlebury	\$1,579,076
Middlefield	\$702,475
Middletown	\$23,916,386
Milford	\$11,962,211
Monroe	\$4,100,234
Montville	\$3,601,426
Morris	\$398,310

Town	Revenue Lost
Naugatuck	\$4,383,469
New Britain	\$35,715,822
New Canaan	\$7,541,125
New Fairfield	\$1,832,329
New Hartford	\$974,656
New Haven	\$184,145,060
Newington	\$8,784,967
New London	\$23,260,239
New Milford	\$5,327,730
Newtown	\$9,379,349
Norfolk	\$1,419,081
North Branford	\$2,834,595
North Canaan	\$1,045,809
North Haven	\$4,653,644
North Stonington	\$672,605
Norwalk	\$20,647,230
Norwich	\$9,605,255
Old Lyme	\$1,391,301
Old Saybrook	\$1,850,865
Orange	\$4,504,802
Oxford	\$1,746,816
Plainfield	\$1,867,146
Plainville	\$2,884,117
Plymouth	\$1,312,026
Pomfret	\$1,271,393
Portland	\$1,366,725
Preston	\$2,104,863
Prospect	\$671,659
Putnam	\$1,568,159
Redding	\$5,157,225
Ridgefield	\$9,137,988
Rocky Hill	\$4,469,667
Roxbury	\$620,595
Salem	\$648,746
Salisbury	\$1,818,879
Scotland	\$341,747
Seymour	\$2,352,608
Sharon	\$777,314
Shelton	\$4,392,531
Sherman	\$261,293
Simsbury	\$8,434,940

Town	Revenue Lost
Somers	\$3,521,517
Southbury	\$3,904,305
Southington	\$5,699,449
South Windsor	\$9,796,169
Sprague	\$391,199
Stafford	\$2,303,632
Stamford	\$50,994,031
Sterling	\$554,925
Stonington	\$3,350,138
Stratford	\$10,223,848
Suffield	\$11,114,386
Thomaston	\$939,741
Thompson	\$785,373
Tolland	\$3,607,847
Torrington	\$6,309,141
Trumbull	\$7,530,348
Union	\$100,135
Vernon	\$7,540,406
Voluntown	\$365,063
Wallingford	\$12,047,130
Warren	\$246,318
Washington	\$2,140,416
Waterbury	\$77,667,477
Waterford	\$4,582,427
Watertown	\$4,008,460
Westbrook	\$1,334,995
West Hartford	\$27,505,369
West Haven	\$13,867,452
Weston	\$4,492,704
Westport	\$26,386,665
Wethersfield	\$5,732,718
Willington	\$614,839
Wilton	\$10,048,220
Winchester	\$1,988,296
Windham	\$13,359,500
Windsor	\$6,993,978
Windsor Locks	\$17,182,488
Wolcott	\$1,519,362
Woodbridge	\$3,707,680
Woodbury	\$1,280,334
Woodstock	\$1,108,734
TOTAL	\$1,506,121,511

APPENDIX E

The Many Faces of Mandates

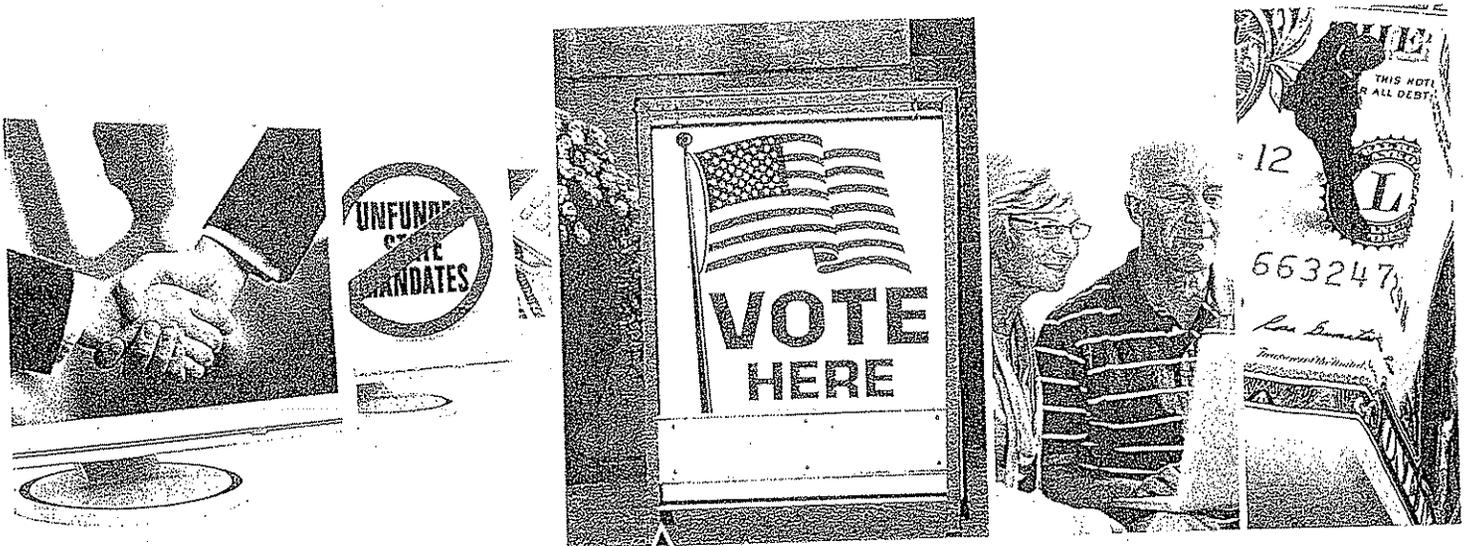
Not all state mandates are obvious.

State mandates come in all shapes and sizes. Sometimes, although the State does not specifically direct a mandate to municipalities, it effectively imposes one. These “mandates in effect” occur when the State abandons necessary state-provided services that citizens rely on and need. This is a particular danger when state budgets are tight.

Municipalities must then continue to provide these services at local expense. For example, deinstitutionalization or cuts in funds for mental health institutions and for juvenile homes shifts the service burden to local health personnel, social workers, police officers, and others. Similar shifts occur when the state inadequately prepares people for reentry into communities from prison or jail. The effect of state mandates compromises the goal of reentry strategies and subsequently releases prisoners disproportionately into major metropolitan areas without providing needed resources.

In some cases, the General Assembly passes legislation that a municipality may adopt by local option which, as a practical political matter, the town or city cannot avoid.

For example: in recent years the legislature has given municipalities the option of increasing property tax breaks to military veterans at local taxpayers’ expense – a worthy cause, but an option that many municipalities will feel compelled to enact, especially as the country has been involved in two wars. In a situation such as this, the State has again bought good will from a segment of the public – with local property tax dollars.



CCM: THE STATEWIDE ASSOCIATION OF TOWNS AND CITIES



The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities. CCM is an inclusionary organization that celebrates the commonalities between, and champions the interests of, urban, suburban and rural communities. CCM represents municipalities at the General Assembly, before the state executive branch and regulatory agencies, and in the courts. CCM provides member towns and cities with a wide array of other services, including management assistance, individualized inquiry service, assistance in municipal labor relations, technical assistance and training, policy development, research and analysis, publications, information programs, and service programs such as workers' compensation and liability-automobile-property insurance, risk management, and energy cost-containment. Federal representation is provided by CCM in conjunction with the National League of Cities. CCM was founded in 1966.

CCM is governed by a Board of Directors, elected by the member municipalities, with due consideration given to geographical representation, municipalities of different sizes, and a balance of political parties. Numerous committees of municipal officials participate in the development of CCM policy and programs. CCM has offices in New Haven (headquarters) and in Hartford.

900 Chapel Street, 9th Floor
New Haven, Connecticut 06510-2807

Tel: (203) 498-3000

Fax: (203) 562-6314

E-mail: ccm@ccm-ct.org

Web Site: www.ccm-ct.org

PAGE
BREAK



CCM, State and Local News

Reprinted from: CT News Media

Date: November 15, 2012

CCM in the News

CCM Public Policy Report

Education Finance in

Connecticut:

Overreliance on the

Property Tax

November 15, 2012

Printed from: Meriden Record-Journal /myrecordjournal.com

Date: November 19, 2012

Editorial

Classrooms and budget

Although Gov. Dannel P. Malloy has shown commendable leadership in various ways — storm response, business development, education reform, et cetera — a Quinnipiac University poll recently calculated his approval rating at 45 percent. This is hardly resounding support. A primary reason why some Connecticut residents remain unsure about the governor relates to a professional shortcoming of his: budget creation. And unless the Capitol gets its monetary house in improved order, state schools and taxpayers could pay a hefty price.

A recent financial report dramatically lowered Connecticut's fiscal-year revenue expectations by \$128 million. This is despite a historically large \$1.5-billion tax increase enacted earlier in 2012 by Malloy to close projected deficits. Adding this revenue gap to runaway expenses — state Medicaid, in particular, is approaching \$100 million over budget — and new forecasts have Connecticut potentially facing a \$300 million shortfall.

This startling, unacceptable scenario comes at an inopportune time for education districts. On Nov. 13, the Connecticut Conference of Municipalities (an association of towns and cities) called for increases in state aid to schools. CCM officials believe the Education Cost Sharing grant — the largest fund for state assistance to local K-12 education — to be underfinanced by over \$763 million. And while CCM representatives aren't demanding money immediately, they appropriately asked for Malloy and his peers not to overly target schools while dealing with another round of deficit reductions.

They are right. Many academic districts rely on ECS dollars and other government grants, without which they'd likely have to cut teaching staff in down economic times. Leaders of schools in our coverage area have undergone such difficult decisions of trimming personnel in recent years. The alternative? Raise taxes on a municipality's already financially beleaguered taxpayer base. This, too, is an unappealing option.

But classrooms should be the last place politicians turn to for pecuniary savings. Our country's future depends upon providing students with an extensive, multifarious education now. Eliminating instructors or programs like music and arts will negatively affect pupils' potentials.

Malloy's greatest accomplishment — much-needed, widespread education reform — came about through bipartisanship. Everyone benefits when both political sides work together and combine quality ideas. But ask a General Assembly GOPer why state deficits persist and they'll probably suggest Democrats didn't take seriously Republican warnings of imbalanced budgeting. The time to do so has arrived, with \$300 million in red ink looming.

Just as governments can't simply cut their way to economic recovery, they also can't rely on taxes as a panacea. Malloy must do a better job of reaching across the aisle to fiscal conservatives. Only by integrating both parties' proposals for new revenues and reductions will Connecticut escape another deficit trap. If not, state politicians will have regrettably prompted significant tightening of monetary belts in the upcoming budget season, which means finances balanced at the expense of school staff and taxpayer wallets.



CCM, State and Local News

Reprinted from: Stamford Advocate / stamfordadvocate.com

Date: November 15, 2012

Editorial

State is underfunding public education

The Connecticut Conference of Municipalities report that finds Hartford to be grossly underfunding public education in Connecticut comes as little surprise. Lack of sufficient school aid is a large reason why towns and cities in this state are so reliant on local property taxes.

At some point the equation is going to have to change. A too-heavy dependence on property taxes places an unsustainable burden on people like seniors living on fixed incomes in Greenwich and Stamford, and other places where property values are high. It also is a major driver of the state's student achievement gap, the largest in the nation.

The problem is the equation will be very difficult to change. For municipalities to find property tax relief, school funding will have to come from somewhere else.

The CCM report, released Tuesday, says the state is underfunding public education by \$763 million, based on a formula that was established by a court case in 1977. We hope Gov. Dannel Malloy finds a way to begin closing that gap in the two-year budget he will present to the Legislature in February. But given Connecticut's still-enormous fiscal challenges – including a projected \$300 million deficit and a pension fund that's billions in the hole – the hope is a faint one.

As long as that remains the case, the governor and administration officials must find other ways to help cities and towns make education more affordable.

CCM has called on the state to reduce the millions of dollars worth of mandates it has placed on school districts. It's a reasonable request, and one that should be easy to investigate. The governor should convene a task force to examine mandates, and determine which are educational necessities and which, if any, cost more than they are worth.

The governor should also back off his strategy of upping funding for charter schools. The original education reform package he introduced early this year included a major commitment to new charter schools, initiatives that were considerably scaled back in the law that eventually passed. Nevertheless, state contributions to the publicly funded/privately run schools are increasing – money that will serve a tiny percentage of students rather than supporting traditional public schools, which serve many.

Another idea – we're sure there are more – is for the state, governor and legislators, to explore if there are ways to work with school districts to reduce special education costs. This is the fastest growing part of school budgets, driven by high tuitions school districts must pay to place a relatively small percentage of students in out-of-district programs.

Are there ways for the state to partner with districts to provide some services for less than what tuition costs – while still satisfying legal special education requirements? Can the state help districts pool resources to provide special education services on a regional basis? Complicated questions, but ones worth asking.

There is another lawsuit in the works that could force the state to increase school funding. But the earliest that will even go to trial is 2014. A game-changing decision from the courts, if there is one, isn't likely for several years.

Eventually, Connecticut is going to have to find a better balance between state funding and local property taxes to pay for services including public education. As officials work to achieve it, they also must strive to help communities bring costs down.

School funding hits state budget woes

By Ed Jacovino

HARTFORD — A panel of top state and education officials is considering a proposal that would increase state funding for schools and shift how the money is distributed among towns.

The group is reviewing plans that would overhaul the formula for the Education Cost Sharing Grant, which totals \$1.9 billion statewide. It's expected to send its recommendation to Gov. Dannel P. Malloy and the legislature by the end of the month.

The work comes as municipal leaders push for dramatic funding increases for public schools. The Connecticut Conference of Municipalities, the biggest lobby for cities and towns, on Tuesday released a report saying the ECS grant is underfunded by \$763 million each year.

That means property taxpayers are paying 62 cents of every dollar spent on public education, and that's too much, CCM Executive Director James Finley said.

"We're calling on the state to do what's right — finish the job of education reform, deal with the financing of public education of Connecticut," he said.

Lawmakers last year overhauled state education laws — increasing grants, making it easier for school systems to fire teachers, and giving the state Education Department authority to intervene in the lowest-performing schools.

Lawmakers increased the ECS grant by a modest \$50 million. Of that, \$39.5 million was earmarked for the 30 lowest-performing school systems, which had to apply for it and make changes to receive the money. The remaining \$10.5 million went to charter schools.

That wasn't enough, Finley said. He said the state should factor in other services that towns spend money on, such as a police department or trash pickup. He also proposed changing how the state and towns share the cost of special-education students.

Finley warned the courts could force the state to increase education funding if the state fails to act. A lawsuit brought against the state by a group of municipal leaders called the Connecticut Coalition for Justice in Education Funding is set to go to trial in 2014, he said. The lawsuit claims not all students receive an "adequate" education.

But Finley and those on the panel tasked with reviewing ECS money acknowledged that state budget problems could stall any changes.

"They're going to let that fiscal challenge negate their willingness to really recommend" necessary changes, he

said.

Pessimism over just how much the state would do to help towns was displayed at Tuesday's meeting. Local education officials want the state to set firm promises for several years in advance as to how much money each town can expect for education.

Sen. Andrea L. Stillman, D-Waterford, a member of the panel and co-chairwoman of the legislature's Education Committee, said such advance planning would be difficult.

"That would challenge the legislature," she said. "Predictability is a great thing, but at the same time the state would then have to make a strong commitment."

Benjamin Barnes, Malloy's budget chief, chairs the panel and said the state should at least try.

"The fact that we cannot lock ourselves in completely cannot and should not prevent us" from the commitment, he said.

Proposals the group considered Tuesday would increase ECS by \$100,000 a year over four years and change the formula so poorer towns get proportionately more than wealthier towns.

Barnes wouldn't say whether he expects Malloy to propose an increase in education funding when the governor pitches his 2013-14 budget in February.

"Education's clearly a huge priority of the governor, and I expect to see that reflected in his budget," Barnes said, adding that it's "premature" to give specifics. "It's too early for me to say."

Reprinted from: CT News Junkie/ ctnewsjunkie.com

Date: November 14, 2012

Municipal Lobby Calls For Increase In Education Funding

by Christine Stuart

Connecticut's largest municipal lobby is calling upon state government to increase education funding to cities and towns despite the state's lagging revenue estimates.

The lack of state education funding has "wreaked havoc at the local level with regard to local budgets," James Finley, executive director and CEO of the Connecticut Conference of Municipalities, said Tuesday during a Capitol press conference.

The state's education grants to municipalities are underfunded by more than \$763 million, according to Finley. That means property taxpayers are spending more than 62 cents per \$1 on funding local education.

In an effort to address the funding inequities, Gov. Dannel P. Malloy created the ECS Task Force last year to come up with recommendations on how to change the formula.

The 12-member panel, which was supposed to issue a final set of recommendations in October, is expected to make its final recommendations Nov. 27.

Ben Barnes, the governor's budget director and co-chair of the ECS (education cost-sharing) Task Force, said he doesn't know what the panel will ultimately decide since it's a deliberative process.

"I think we'll come out with real recommendations soon," Barnes said.

Asked if he thinks the formula is underfunded to the tune of \$763 million, Barnes side-stepped the question saying he thinks the amount the legislature appropriates every year is enough.

There is "no legal obligation for the state to fund it at any level or another," Barnes said before attending the task force meeting.

However, Dianne Kaplan deVries, executive director of the Connecticut Coalition for Justice in Education Funding, disagrees.

The Connecticut Coalition for Justice in Education Funding sued the state in 2005, alleging that under the state's Constitution students are entitled to a public education that works, and one that assures them, at minimum, an adequate education. The Connecticut Supreme Court agreed in a 4-3 decision in 2010 and sent the case back to the trial court.

The trial is expected to begin in July 2014.

For the past 40 years, the courts have told state government it has underfunded education, Finley said, referring back to the Horton v. Meskill decision, which found as unconstitutional the state's over reliance on the property tax to fund public education.

Finley said that if the state allows the CCJEF v. Reil case to get to trial, then he's confident CCJEF will win.

But there are things the state can do on it's own without the court to correct the problem.

Finley called on the task force to fully fund the formula and phase in the spending increases over a period of three to five years. He said the total ECS grant should account for about \$4 billion in annual state spending, but it's funded at about \$2 billion a year.

"We'd like to see the ECS Task Force recommend a reformed ECS formula and make a commitment over time to fully fund it," Finley said.

The first step is to make sure the task force makes the recommendations it knows it should make "regardless of what the fiscal challenges are in the state," Finley said.

State revenue is lagging by \$128 million and an increase in the Medicaid population means the state could be facing a deficit this year of more than \$300 million.

Finley said his gut tells him that the 12-member task force may be too overwhelmed with the state's current fiscal challenges to make an adequate recommendation.

Barnes disagreed. He said there's nothing the task force knows about the budget that hasn't already been reported. He added that none of the budget information will impact the final decision it makes.

On Tuesday, the task force discussed three possible scenarios for changing the formula Tuesday, including one that would increase funding by \$400 million and phase it in over a period of four years. No final recommendation was made.

Reprinted from: Waterbury Republican-American/rep-am.com

Date: November 14, 2012

CCM calls for greater CT education funding

The largest association of Connecticut cities and towns called on a state task force Tuesday to recommend the governor and legislators increase state funding for public education, despite a continuing drop in state revenues.

James Finley, executive director of the Connecticut Conference of Municipalities, said the Education Cost Sharing grant, the largest pool of state aid for local K-12 education, is underfunded by more than \$763 million. That means local property taxpayers end up shouldering the bulk of the education costs, something Finley maintains they cannot afford to continue.

But Finley said he is worried the ECS task force will become overwhelmed by the fiscal challenges currently facing the state and not recommend that substantially more money be invested into the ECS grant program or special education.

"My advice to them and what towns and cities across Connecticut are saying is, you don't have to have to fully fund this in one year," he said. "But make that funding commitment; because right now, I think by anyone's estimation, the state is not meeting its state constitutional responsibilities to adequately fund pre-K through 12 public education."

Last week, Democratic Gov. Dannel P. Malloy's office announced that the latest estimates from the state's legislative and executive branch budget offices show the state's tax revenues had fallen behind by \$52.7 million since April, when the last revenue estimates were released. Republican lawmakers quickly pointed out how state revenues in total have fallen at least \$128 million, and as much as \$205 million, behind what was originally budgeted, triggering the need for a deficit-cutting plan.

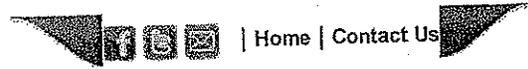
Benjamin Barnes, Malloy's budget director is scheduled to provide an overview on Wednesday to the legislature's Appropriations Committee on the state's finances, and an update on budget shortages facing various state agencies.

Barnes, who is a leader of the ECS task force, said the group recommendations could be ready by the end of the month. He said they're not being based on CCM's projection that ECS is underfunded by more than \$763 million. Barnes maintains there is no legal obligation for the state to fund the grant program at any specific level.

Barnes said he also does not believe the task force's recommendations will be bound by the state's budget challenges.

"However, I think the governor is committed to living within our means and balancing the budget and that is always a challenge and always forces us to make decisions about spending priorities," he said. "Education is clearly a huge priority of the governor's and I expect you'll see that reflected in his budget."

The new legislative session begins in January, and Malloy is expected to present a new, two-year budget in February.



Search



Schedules

Watch CT-N

Subscribe

Resources

Education

About CT-N

Live Streams

On CT-N

HEALTH CARE CABINET
NOVEMBER MEETING (11/13/2012)

Live 1

CURRENTLY NOT LIVE

Live 2

CURRENTLY NOT LIVE

FORMAT: Flash Player



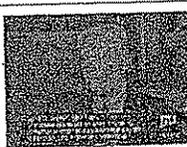
CT-N Online Media Files (On-Demand)

Also see CT-N's [PODCASTS & RSS Feeds](#)

Visitors who download from our website are subject to our [Electronic Media Download and Reuse Policy](#)
By Date of Event
Keyword Search []

Find OR Nov 15 2012 Search

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [R](#) [S](#) [T](#) [V](#) [W](#) [Misc](#)
[Campaign 2012](#) · [Capitol News Briefing \(CNB\)](#) · [CR Week in Review](#) · [Judicial- Courts](#)
[RECENT](#) · [POPULAR](#) · [EDUCATIONAL](#)

 CNB with the [Connecticut Conference of Municipalities to Release a Report on Financing Local Public Education and OPM Secretary Barnes' Response](#)
(Date Recorded: 11/13/2012)
Length: 20 min (Views: 25) [link-to or embed this item](#)

[WATCH NOW](#) [Windows Media](#) [BUY VIDEO](#)

Switch 

Mac Users: [Click here to install WMV component for Quicktime](#)

DISCLAIMER: Please note, due to server space limitations, CT-N.com cannot guarantee that all programming will be made available as On-demand files. Additionally, this means that On-demand files will only remain available for a finite duration.

Phone: 860.246.1553 | Connecticut Network, Capitol Place, Ste 605, 21 Oak St, Hartford, CT 06106

[Home](#) | [Press Room](#) | [Network Vision](#) | [FAQ](#) | [Privacy Policy](#) | [Download Policy](#)
[Submit Your Event for Coverage by CT-N \(Checklist\)](#) | [Capitol Report](#) | [Awards](#) | [Contact Us](#)

Reprinted from: Connecticut Post/ctpost.com

Date: November 14, 2012

Share of money for public education is shrinking

By Ken Dixon

HARTFORD – The state share of funding for public education is shrinking, while local property taxes are rising to make up the difference, according to the main lobbying organization for Connecticut towns and cities.

But with a \$300 million deficit emerging in the current budget, Gov. Dannel P. Malloy's budget chief said Tuesday that school funding will join a list of other priorities as the next two-year spending plan is prepared for delivery to the General Assembly in February.

The Connecticut Conference of Municipalities reported Tuesday that while the cost of local schools tops \$10 billion, the formula of state support, determined in a 1977 court case, is underfunded by \$763 million.

The report, aimed at preparing for an upcoming campaign to persuade the General Assembly to increase the Education Cost Sharing program, calls for more state support for a variety of school programs and a reduction in multi-million-dollar state mandates on school districts.

Jim Finley, executive director of the CCM, told reporters in the Capitol that the organization would like the gap to be fully funded within the next four or five years.

"The state has chronically underfunded pre-K through 12 public education," Finley said. "Municipalities across Connecticut have had to divert resources from non-education local public services in order to pay for the increasing costs of education because the state has not kept its funding bargain with school districts and with property taxpayers."

The current budget has \$50 million more in ECS funding than last year, but \$39 million went to the lowest-performing school districts that were required to use the money for new or expanded programs.

"It's unclear to us at this point whether that \$39 million in new funding is going to be a net-plus for those school districts, or are they really going to have to spend more?" Finley said. The ECS formula was developed to give poorer towns and cities more state support and less money for wealthier towns.

He said that in recent years the General Assembly has slowly but surely reduced the amount of money to local schools, to the point where now the landmark 1977 school funding court case Horton v. Meskill is being ignored.

Another constitutional case remains on schedule to go to trial in 2014 and could lead to another court order forcing the state to pay more for public education.

Finley said the fastest-growing cost for schools is special education, which now exceeds \$1.7 billion a year.

"Cities and towns and property taxpayers pay over 60 percent of that cost right now," Finley said.

Overall, 62 cents out of every property tax dollar goes to pay for pre-K through 12 public education, he said.

Benjamin Barnes, secretary of the Office of Policy and Management, told reporters prior to a meeting of an ECS cost-sharing task force, that the current fiscal challenges are forcing the state "to live within our means" and acknowledge spending priorities.

"Education is clearly a huge priority of the governor's and I expect you'll see that reflected in his budget, but otherwise it would be premature for me to comment on what he will propose," said Barnes, the governor's budget chief.

The ECS task force, made up of lawmakers, educators and members of Malloy's cabinet, discussed a draft proposal for a four-year funding phase-in and no reduction of ECS funding in the next state budget. A final report is scheduled for next month.



CCM, State and Local News

Reprinted from: Hartford Courant/courant.com

Date: November 14, 2012

Municipalities Want More State Money For Schools

State Task Force Will Propose Changes In Education Formula

By AMANDA FALCONE

The Connecticut Conference of Municipalities Tuesday called for reforms in how the state pays for public education, including full reimbursement for special education and other programs.

The organization, which represents Connecticut's cities and towns, says the state should reform the formula for the education cost sharing grant — the largest state grant for education — and increase funding for other programs.

CCM Executive Director Jim Finley said he hopes the 12-member Education Cost Sharing Task Force, which was established by Gov. Dannel P. Malloy in 2011, will take note of CCM's report and consider its suggestions.

"CCM is calling on the ECS task force to stand up and do what's right," he said.

While Connecticut did take steps last legislative session to improve education in an attempt to shrink the achievement gap, Finley said lawmakers didn't address how public education is funded. That issue needs to be discussed, and changes need to be made, he said.

"Education is clearly a huge priority of the governor," said Office of Policy and Management Secretary Ben Barnes, who chairs the task force. He would not say whether the governor would support future increases in funding for schools.

CCM says the state doesn't contribute enough money for pre-kindergarten through grade 12 education. It underfunds the education cost sharing grant by more than \$763 million, a CCM report states, explaining that the cost of public education in Connecticut for this school year is about \$10 billion.

The state contributes about 42.9 percent to the total cost, the federal government contributes 5.2 percent and municipalities shoulder 51.4 percent. Another 0.5 percent is from other private donations and contributions.

In addition, CCM says towns pay for at least 60 percent of Connecticut's \$1.7 billion in special education spending — costs that the organization says state and federal governments should be paying instead.

Finley did acknowledge that the state increased education funding this fiscal year, but said the way that it was done worries him. Thirty of the state's lowest performing school districts share \$39 million, but had to apply for the funding. The competition gets rid of the notion of equality, Finley says.

Meanwhile, the state's Education Cost Sharing Task Force met Tuesday afternoon and is expected to approve recommendations on possible ways to change the school funding formula later this month. The report will then go to the governor and state lawmakers.

To further highlight the need for change, Finley stressed that the responsibility to provide school funding can often rest with the average homeowner, since 70 percent of municipal tax revenue come from property taxes. CCM says cities and town have eliminated or reduced municipal services to pay for education, while state funding for schools has mostly remained flat.

The fact that Connecticut relies too heavily on money collected from local property taxes may be problematic, Finley said, explaining that the 1977 Horton v. Meskill state Supreme Court decision said the state's educational system was unconstitutional because of that very reason. Connecticut may no longer be in compliance with that decision, Finley said.

Barnes says he disagrees. The state is meeting its obligations, he said. There are a lot of good reasons to spend more on education, but he said there is also a lot of demand on an already tight budget.

Reprinted from: CT Mirror/ctmirror.org

Date: November 14, 2012

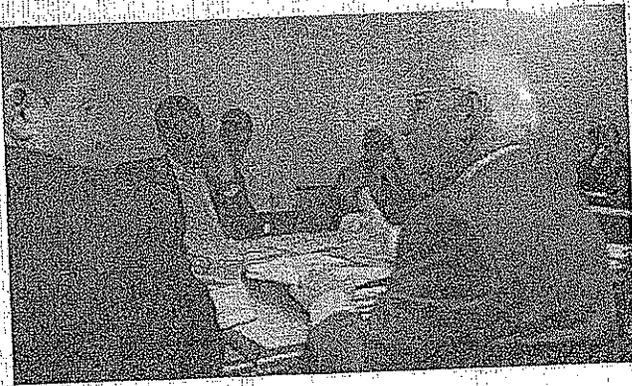
Fixing how schools are financed: Top panel considers more spending

By Jacqueline Rabe Thomas

The panel appointed to recommend ways to fix the "broken" way the state pays for education is considering a proposal that would boost state spending by \$460 million over the next four years.

But with the state facing a deficit, new money will be difficult to come by.

Ben Barnes, the governor's budget director and co-chairman of the Education Cost Sharing Task Force, would make no commitment Tuesday on whether he would back increased state spending on education.



Members of the Education Cost Sharing Task Force, including state budget chief Ben Barnes, (facing the camera), get to work Tuesday. (Photo by Jacqueline Rabe Thomas)

"It remains to be seen," he said before the meeting. "Education is clearly a huge priority of the governor's and I expect you'll see that reflected in his budget."

During his first days in office in 2011, Gov. Dannel P. Malloy called fixing the education funding formula a top priority.

"It's broken, and we all know it... We need to fix this formula once and for all, and we will," he told the General Assembly in his first budget address.

The governor dedicated 2012 legislative session to reforming teacher tenure laws and turning around low-performing schools, but school financing is still unresolved.

"Let's finish the job of education reform," Jim Finley, executive director of the Connecticut Conference of Municipalities, told reporters at the state Capitol Tuesday, releasing a report outlining the chronic underfunding of education.

The state spent \$3.7 billion on education during the last fiscal year, about one-fifth of its total budget. But for the state's existing funding formula to work as intended, it needs at least an additional \$724 million each year, according to top state officials.

State officials did increase state funding for education by nearly \$100 million this school year, but much of that paid for new initiatives and requirements. State funding for education has increased by \$270 million a year since 2005.

The task force is considering new formula recommendations that would, in effect, block new funding for wealthy districts and direct new state funding to the neediest districts.

Sen. Toni N. Haro, co-chairwoman of the legislature's powerful budget-writing committee and a member of the education task force, said finding new money for education will be difficult but not impossible.

"I think we can almost guarantee that there will be some minor increase in education. It's going to be difficult to do a lot, but I would be surprised if we don't do something," the New Haven Democrat said after Tuesday's meeting.

A state on a deadline

If the state fails to allay concerns about funding shortfalls, a Hartford Superior Court judge may be the one determining how much the state spends on education.

In March 2010, in a case brought by a group of municipal and education leaders, the Connecticut Supreme Court ruled that the state must provide an "adequate" education, and it sent the case back to the lower court to determine if the state's current level of funding is sufficient.

Malloy, the mayor of Stamford before becoming governor, was one of the first local leaders to join that group, the Connecticut Coalition for Justice in Education.

The trial is scheduled to begin in July 2014, and the Malloy administration has yet to meet with the lawyers for the plaintiffs to discuss a settlement.

"I was expecting a settlement by now... Political will is a big problem," said Dianne Kaplan deVries, the coalition's leader. "We really need a court order to force resolution. The [school funding] formula has been a history of broken promises."

The report by the Conference of Municipalities points out the numerous promises to appropriately fund education that lawmakers have reneged on over the past 40 years.

"Many observers believe that the state is now not even in compliance with the 1977 [state Supreme Court] decision that found that the education finance system in Connecticut is unconstitutional because it relies too heavily on the local property tax," Finley said.

Local spending covers 51 percent of the cost of education in the state, CCM reports.

But Barnes, the former chief operating officer for Bridgeport schools, disagrees.

"I believe the state is meeting its constitutional obligations for education spending and we will continue to do so," he told reporters.

The state spends more for each student than almost every other state after factoring in the region's higher cost of living, according to a national report card released this year by Education Week, a nonpartisan publication.

Changes...

The task force and the governor have made it clear that new education spending needs to be awarded to towns that need it the most.

"Yes, I would like to see more money, but I don't have a magic wand," Malloy told a roomful of superintendents at their annual conference in Southington in September. "You know some of the school districts represented in this room will point to the state and say, 'We are not getting as much money as we should.' But then I can point out to you that your mill rates... are a lot smaller than other districts in the state. So the idea that the help is only going to come from the state government is not the answer."

The recommendation the cost-sharing task force is considering would base a town's need on several factors, including a district's median household income and the property tax base. It would also update the years-old data the state uses to determine a district's wealth and student enrollment numbers.

While panel members supported the concept Tuesday, no one was ready to approve the changes until they can see how such changes will affect certain districts.

"It's time to hold our breaths and look at the town-by-town breakdowns," Barnes said. "There clearly will be some winners and some losers."

The impact on a specific district could make or break the proposal when it gets to the legislature, since that will be the first thing any legislator looks at when considering changing the formula.

The panel is also considering major changes in how the state funds special education.

Panel members have backed away from a controversial proposal aimed at addressing the skyrocketing special education costs. That proposal would have required parents who can afford it to help cover their child's special education services.

Instead, the panel seems poised to move forward with a recommendation in which wealthier districts would pay more to pick up the costs of special education and needy districts less.

Currently, town wealth and need is not factored into state reimbursements for special education.

State law requires that the state help pay any time a special education student's cost exceeds 450 percent of the district's average per student cost. However, legislators have capped spending at \$142 million, \$37.5 million shy of what is needed to fully fund the law. The committee is considering phasing out that capped appropriation over three or four years.

The panel is also considering requiring that the state pick up the full tab for the foster children and other children – about 1,200 each year – whom the Department of Children and Families place into public schools.

The panel plans hopes to finalize its recommendations by Dec. 1.

PAGE
BREAK