

REGULAR MEETING – MANSFIELD TOWN COUNCIL
August 12, 2013

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, Kochenburger, Paterson, Paulhus, Ryan, Schaefer, Shapiro
Excused: Moran

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Mr. Schaefer seconded to approve the minutes of the June 19, 2013 special meeting. Mr. Shapiro requested the word “that” be added to the first line of Item 2, Fiscal Year 2013/14. The motion passed as amended with all in favor except Ms. Keane, who abstained. Mr. Paulhus moved and Mr. Schaefer seconded to approve the minutes of the July 22, 2013 meeting as presented. The motion passed with all in favor except Mr. Ryan, who abstained.

Mayor Paterson noted there is no public hearing this evening.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, on behalf of an interested citizen, asked for information on the interest rate of the C-Pace program loan as compared to taking out a second mortgage. Mr. Hossack asked the Council to not take any action on the program.

Dean Pallotti, 200 Turnpike Road in Willington, asked about the status of the Responsible Contractors Ordinance, as he did not see any reference to the issue on the agenda.

Mayor Paterson responded to Mr. Pallotti.

Mr. Shapiro raised a point of order noting that members of the public cannot raise a point of order and that responses to citizen comments are not to be offered during public comment.

Mayor Paterson was in agreement with the points of order and responded that Mr. Pallotti’s question will be answered at a later point in the meeting.

Tulay Luciano, Brookside Lane, requested that the Town share any documents in their possession which indicate whether the Next Generation Project or the Tech Park will have a negative effect on Mansfield. Ms. Luciano urged the Council to hold a forum to discuss these issues.

IV. REPORT OF THE TOWN MANAGER

In addition to his written comments Town Manager Matt Hart reported the following:

- The Board of Education has begun contract negotiations with the teachers and noted the Council may send a representative to these meetings. By consensus Council members agreed to appoint Councilor Ryan, Chair of the Finance Committee, to represent the Council.
- The citizen’s question about interest rates and the C-PACE program will be answered during a presentation about the program, Item 3.
- The Ad hoc Committee on Responsible Contractors is planning to schedule two meetings in early fall to hear from representatives of the area tech schools and to meet with local contractors.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Paterson listed the items on the agenda for the benefit of those residents viewing from home.

August 12, 2013

By consensus the Council agreed to move Item 3, Presentation: Commercial Property Assessed Clean Energy (C-PACE) Program, as the next item of business.

VI. OLD BUSINESS

1. Storrs Center Update

The Town Manager reported the Storrs Center force accounting information will be available at a future meeting. Mr. Hart also noted 175 full and part time jobs have been created by the business committed to Storrs Center. These do not include construction jobs. Also, the Town Square concept design and financing alternatives will be presented at the September 10, 2013 Council meeting.

2. Community/Campus Relations

The Connecticut Department of Energy and Environmental Protection has rescheduled the public hearing on the North Hillside Road project to September 10, 2013. Mr. Hart reported the walkway and bicycle lane are still part of the project, but the suggested traffic light at the intersection of 275 and Sycamore Drive has not been included. The secondary growth impact of Next Generation CT has been discussed by Town and UConn staff. UConn will present an update on the projects, including mitigation plans regarding traffic, housing, public safety, etc., at an upcoming Council meeting. Mr. Hart will inquire as to whether an environmental impact evaluation will need to be done to assess the impact of the Tech Park and Next Generation CT project.

VII. NEW BUSINESS

3. Presentation: Commercial Property Assessed Clean Energy ("C-Pace") Program

Genevieve Sherman representing the Clean Energy Finance & Investment Authority (CEFIA) provided background on the Commercial Property Assessed Clean Energy ("C-PACE") agreement's financing structure; discussed the statutory requirements; the role of the Town and the benefits to the business owners who participate. Director of Finance Cherie Trahan and Collector of Revenue Christine Gamache discussed the administrative requirements and the reimbursements the Town would receive from CEFIA for any expenditures incurred.

Ms. Keane moved and Mr. Ryan seconded the "Resolution to Approve Commercial Property Assessed Clean Energy ("C-PACE") Agreement," as presented on page 12 of the August 12, 2013 Town Council packet.

Motion to approve passed with all in favor except Mr. Freudmann who voted nay.

4. Cancellation of August 26, 2013 Regular Town Council Meeting

Mr. Paulhus moved and Mr. Schaefer seconded to cancel the August 26, 2013 regular meeting of the Mansfield Town Council.

The motion passed unanimously.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered.

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Shapiro, reporting for Personnel Committee Chair Toni Moran, urged members to complete their Town Manager evaluations by August 16, 2013.

Mr. Ryan, Chair of the Finance Committee, reported the Committee addressed the following at their last meeting:

- Completed a review of the cost allocations of the Finance Department
- Reviewed the accounting system used for Storrs Center
- Announced that preliminary reports for FY2012/2013 indicate \$552,000 will be allocated to Fund Balance. This additional revenue will bring the Town's ratio of fund balance to total budget to about 6.5%.

Mr. Kochenburger announced the Committee on Committee will next meet on September 13, 2013 and that the Ad Hoc Ordinance Development and Review Subcommittee which

is discussing possible amendments to the Fee Waiver Ordinance will meet tomorrow morning, August 13, 2013, at 7:30 a.m.

X. PETITIONS, REQUESTS AND COMMUNICATONS

5. E. Paterson/M. Hart re: Main Street Investment Fund
6. Connecticut Department of Energy and Environmental Protection re: Notice of Rescheduled Public Hearing
7. CIRMA re: Members' Equity Distribution – Assistant Town Manager Maria Capriola explained the two insurance products, Liability, Auto and Property Insurance and Workman's Compensation Insurance, purchased by the Town and the accounting of the Members' Equity distribution checks received by the Town.
8. Government Finance Officers Association re: Certificate of Achievement for Excellence in Financial Reporting
9. Human Rights Campaign re: Municipal Equality Index
10. Mansfield Minute – August 2013

XI. FUTURE AGENDA

No items offered.

XII. ADJOURNMENT

Mr. Paulhus moved and Mr. Shapiro seconded to adjourn the meeting at 8:50 p.m.
The motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

August 12, 2013