

REGULAR MEETING – MANSFIELD TOWN COUNCIL  
February 24, 2014

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: Kegler, Kochenburger, Marcellino, Moran, Paterson, Raymond, Ryan, Shapiro, Wassmundt

II. APPROVAL OF MINUTES

Mr. Ryan moved and Mr. Shapiro seconded to approve the minutes of the February 10, 2014 meeting as presented. Motion passed unanimously.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Brian Coleman, Centre Street, spoke to the issues of providing affordable rental units and additional regulations. (Statement attached)

Arthur Smith, Mulberry Road, questioned why there is not a list of identified skill sets to be used in the evaluation of town attorney candidates.

IV. REPORT OF THE TOWN MANAGER

In addition to his written report, Town Manager Matt Hart spoke to pending legislation noting his letter to the new Commissioner of the Department of Emergency Services and Public Protection regarding overtime and fringe benefit rates for resident troopers, the Mayor and Director of Finance's testimony at a meeting with the co-chairs of Public Safety Committee and the Mayor and Town Manager's remarks regarding the Governor's proposed 2014/15 budget. Mr. Hart also commented that the Labor Committee will be meeting on Thursday February 27, 2014 to review employee contributions to MERS. In response to a question, the Town Manager will request information regarding the calculation of the fringe benefit rate for resident troopers.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Shapiro expressed his appreciation for Mr. Coleman's comments regarding rental units in Town and stated that it is important to keep an eye on enforcement efforts to see how the Nuisance Ordinance is performing.

Ms. Moran met with UConn journalism students and discussed a number of local issues including the difference between blight and nuisance behavior.

Mr. Shapiro, in response to a Daily Campus article which reported that the Council planned to revisit the number of roommates allowed in a unit, wrote a letter stating the issue was not discussed at the Council meeting. The Daily Campus has agreed to print a correction.

Mayor Paterson addressed a parliamentary issue which has been discussed at recent meetings. In her statement the Mayor stated that members of the public will not be allowed to forward messages to Council members during the meetings. The Town Manager, however, may receive information from staff which may be shared with the Mayor or Councilors. The Mayor stated that although she has not been consistent with this decision, going forward, the Clerk will be instructed not to deliver any such messages. Additionally the Mayor noted that in the future only guests of the Council who have been identified as presenters or who are there to answer questions will be recognized during the course of a discussion. (Statement attached)

Mr. Shapiro moved and Mr. Ryan seconded to move Item 3, Revaluation Process, as the next item of business. The motion passed unanimously.

#### VI. OLD BUSINESS

##### 1. Community Water and Wastewater Issues

As approved in the agreement with Connecticut Water Company, the Town will be establishing a Water Advisory Committee. The proposed committee structure will be brought to the Town Council in the near future.

The Four Corners Water and Sewer Advisory Committee will be reviewing plans for the pump station and collection system at their March 4, 2014 meeting.

##### 2. Building Permit Fee for Educational Playcare LLC

Chair of the Finance Committee Bill Ryan reported the Committee denied the request of Educational Playcare LLC for a reduction in the building permit fees noting that in the absence of any guidelines, they were uncomfortable with a change in fees. The Committee did approve the establishment of guidelines. He suggested that once guidelines were in place the Council could relook at the fees Educational Playcare LLC was charged.

Ms. Wassmundt moved and Mr. Kegler seconded to deny the request of Educational Playcare LLC for a reduction in building permit fees.

Members discussed the development of a policy outlining parameters for the ordinance, the status of the current ordinance which allows such exceptions, the actual cost of permits in large and small projects, and the fair enforcement of the ordinance.

Ms. Wassmundt called the question. Seconded, the motion failed with Ms. Wassmundt and Mr. Kegler in favor and all others opposed.

Mr. Shapiro moved to amend the motion to add the following: In the event that a policy change in Section 107.6 is adopted by the Town Council that provides guidelines for alternative fees then Educational Playcare LLC may request that its fee be reevaluated under those standards.

Seconded, the amendment failed with Ryan, Moran, Paterson and Shapiro in favor and Kegler, Kochenburger, Raymond, Marcellino and Wassmundt against.

The main motion, as originally presented, passed with all in favor except for Ms. Moran who voted against the motion and the Mayor who abstained.

#### VII. NEW BUSINESS

##### 3. Revaluation Presentation

Assessor Irene Luciano and Vision District Appraisal Manager Jacqui Nichols described the process which will be used for the 2014 Town-wide revaluation. All existing data will be converted to a new CAMA system. Vision will work closely with the Assessor's office on all aspects of the project.

##### 4. Storm Control Operations

Director of Public Works John Carrington reported this year the Town has responded to 17 storms and 18 spot sandings. The Director complimented his crew on their response to the storms. Mr. Carrington discussed the available supplies and the possible benefits of using treated salt in the future. Director of Finance Cherie Trahan explained the financing sources for the additional chemicals and overtime charges, noting that the Storrs Center overtime will be covered by the Storrs Center Reserve Fund. The Town Manager has instituted a freeze on all discretionary spending.

##### 5. Historic Documents Preservation Grant

Ms. Moran moved and Mr. Ryan seconded to approve the following resolution:

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

Motion passed unanimously.

6. Probate Court Special Election

Mr. Shapiro moved and Mr. Ryan seconded, effective February 24, 2014, to endorse the Probate Court Administrator's proposal to schedule a special election for November 4, 2014 for the purpose of electing a probate judge to serve during the November-December 2014 time period as well as the January 2015-December 2018 term.

Motion passed unanimously.

Mayor Paterson noted that she is working with other towns in the probate district to plan an event in honor of Judge Twerdy.

7. Proposed Amendments to the Ordinance Regarding Regional Council of Governments

Mr. Ryan moved and Ms. Moran seconded, to schedule a public hearing for 7:30PM at the Town Council's regular meeting on March 10, 2014, to solicit public comment regarding the proposed amendments to the Ordinance Regarding Regional Council of Governments.

Motion passed unanimously.

VIII. REPORTS OF COUNCIL COMMITTEES

Mr. Kochenburger, Chair of the Ad Hoc Committee on Fee Waivers, reported the Committee has agreed upon a number of amendments but are still discussing the larger issue of the purpose of the fee waiver and the best use of funds. The Committee will continue the discussion and will return with more specific recommendations. Mr. Kochenburger asked any Republican Town Council member willing to serve on the Committee to please let him know.

Ms. Moran, Chair of the Personnel Committee, updated the Council on the interviews for town attorney. In response to a comment from the public, Ms. Moran commented that specific criteria are stated in the request for qualifications.

IX. DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS

No comments offered.

X. PETITIONS, REQUESTS AND COMMUNICATONS

8.T. Luciano re: Jan. 13 incident

9.E. Paterson/M. Hart re: Testimony Regarding Governor's Proposed FY 2013/14 Budget  
10.Connecticut Light and Power re: Notice of Construction Commencement and Contractor Contacts

XI. FUTURE AGENDA

No comments offered.

Mr. Shapiro moved and Ms. Moran seconded to move into executive session to discuss the sale or purchase of real property, in accordance with CGS§1-200(6) (D) and strategy and negotiations with respect to pending claims and litigation, in accordance with CGS§1-200(6) (B) and to include Town Manager Matt Hart and Town Attorney Dennis O'Brien in the discussion. Motion passed unanimously.

Mr. Shapiro recused himself from the discussion of the sale or purchase of real property.

XII. EXECUTIVE SESSION

Sale or purchase of real property, in accordance with CGS§1-200(6) (D)  
Present: Kegler, Kochenburger, Marcellino, Moran, Paterson, Raymond, Ryan, Wassmundt

Also Present: Town Manager Matt Hart, Town Attorney Dennis O'Brien

Strategy and negotiations with respect to pending claims and litigation, in accordance with CGS§1-200(6) (B)

Present: Kegler, Kochenburger, Marcellino, Moran, Paterson, Raymond, Ryan, Shapiro, Wassmundt

Also Present: Town Manager Matt Hart, Town Attorney Dennis O'Brien

XIII. ADJOURNMENT

Mr. Ryan moved and Ms. Moran seconded to adjourn the meeting at 10:15 p.m.

Motion passed unanimously.

Elizabeth C. Paterson, Mayor

Mary Stanton, Town Clerk

February 24, 2014