



**TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, March 9, 2015
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.**

AGENDA

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES	1
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
REPORT OF THE TOWN MANAGER	
REPORTS AND COMMENTS OF COUNCIL MEMBERS	
OLD BUSINESS	
1. Storrs Center Update (Item #2, 02-23-15 Agenda) (Oral Report)	
2. Community Playground Update (Item #7, 02-23-15 Agenda).....	11
3. Community Water and Wastewater Issues (Item #3, 01-12-15 Agenda)	21
NEW BUSINESS	
4. Department of Human Services Update.....	33
5. Boundary Line Agreement – Bradley-Buchanan Property	35
6. UConn South Campus Development.....	41
7. Interlocal Agreement - Boundary Line Survey with Chaplin	49
REPORTS OF COUNCIL COMMITTEES	
DEPARTMENTAL AND ADVISORY COMMITTEE REPORTS	
PETITIONS, REQUESTS AND COMMUNICATIONS	
8. Community Playground Letters.....	55
9. T. Luciano (2/23/15).....	75
10. C. Naumec (2/27/15)	77
11. Mansfield Self & RV Storage (2/26/15).....	79
12. Sustainability Committee – 2/18/15 Minutes	81
13. M. Hart re Connecticut Municipal Employees Retirement System (CMERS)	83
14. M. Hart re House Bill No. 6824	91
15. M. Hart re House Bill No. 6931	93
16. R. Leclerc re Superintendent’s Proposed Budget.....	95

17. State Project No. 32-148: Replacement of Bridge over Willimantic River 97

FUTURE AGENDAS

EXECUTIVE SESSION

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

ADJOURNMENT

SPECIAL MEETING – MANSFIELD TOWN COUNCIL
FEBRUARY 23, 2015
DRAFT

Deputy Mayor Paul Shapiro called the special meeting of the Mansfield Town Council to order at 6:00 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Kochenburger, Moran, Raymond, Ryan, Shapiro, Wassmundt

Linda Painter, Director of Planning and Development, presented an overview of the Mansfield Tomorrow Plan of Conservation and Development

II. PUBLIC HEARING

1. Draft: Mansfield Tomorrow Plan of Conservation and Development

Deputy Mayor Shapiro called the public hearing to order at 6:30 p.m.

Brian Coleman, Centre Street, commented on sections of the plan having to do with housing, including setbacks in rural residential villages, the lack of affordable housing and the increase in multifamily and commercial assessments.

Arthur Smith, Mulberry Road, questioned whether it is typical to include fiscal concerns in a Plan of Conservation and Development; asked about overlays zones; and questioned whether the Town has the expertise to engage in more partnerships.

The hearing was closed at 6:35 p.m.

The Council thanked the Planning and Zoning Commission for accommodating the Town Council's schedule and leaving the PZC hearing open until April 6, 2015.

III. ADJOURNMENT

Ms. Moran moved and Mr. Ryan seconded to adjourn the meeting at 6:45 p.m.

Motion passed unanimously.

Paul M. Shapiro, Deputy Mayor

Mary Stanton, Town Clerk

February 23, 2015

REGULAR MEETING – MANSFIELD TOWN COUNCIL
February 23, 2015
DRAFT

Deputy Mayor Paul Shapiro 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, Moran, Raymond, Ryan, Shapiro, Wassmundt
Excused: Marcellino, Paterson

II. APPROVAL OF MINUTES

Mr. Ryan moved and Ms. Moran seconded to approve the minutes of the February 2, 2015 special meeting as presented. The motion passed unanimously. Ms. Moran moved and Mr. Ryan seconded to approve the minutes of the February 7, 2015 special meeting as presented. The motion passed with all in favor except Mr. Kochenburger and Ms. Wassmundt who abstained. Ms. Moran moved and Mr. Kochenburger seconded to approve the minutes of the February 10, 2015 meeting as presented. The motion passed unanimously.

III. PUBLIC HEARING

1. Property Tax Exemption for Disabled Veterans

Ric Hossack, Middle Turnpike, spoke in support of the ordinance change.
Arthur Smith, Mulberry Road, spoke in support of the ordinance change.
The hearing was closed at 6:45 p.m.

Ms. Moran moved and Mr. Ryan seconded to move Item 6, Meeting with State Legislators re 2015 Legislative Session and Related Issues, directly after Opportunity for Public to Address the Council. Motion passed unanimously.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Charlie Naumec, Riverview Road, commented on the PILOT funding; spoke in support of the resident state troopers; questioned why the State is not liable for the cost it incurs for the Town and is not in support of students voting in local issues.

Ric Hossack, Middle Turnpike, stated that the Town will not be able to afford the state troopers given the increase in the Governor's proposed budget; questioned the value of shared services in the Town, asked for the resignation of the Finance Director, and expressed concern regarding the appraisal price of the piece of land under consideration for purchase as open space.

Margaret Ferron, Gurleyville Road and General Chair of the Playground Committee, described the changes the Committee has made in response to Councilor's suggestions and commented on the remarkable support the project has in the community. (Statement attached)

Melissa Shippee, Mount Hope Road, is the mother of a disabled child and expressed her excitement for the playground. Ms. Shippee noted the playground will enhance the community experience for all and urged Town Council support.

February 23, 2015

Brian Coleman, Centre Street, commented that the Town is addicted to State spending and stated that not all employees are honest.

Arthur Smith, Mulberry Road, posed a number of questions in response to issues raised at the Special Finance Committee meeting on February 18, 2015. (Statement attached).

Esther Soffer Roberts, Hanks Hill Road, spoke to the difficulty young families have meeting others in the community and stated that a playground in Storrs Center area will be a place for families to meet. Ms. Soffer Roberts commented on the amount of funds already raised by the Committee and urged the Council to support the project by assisting with the fundraising.

Ms. Moran moved and Mr. Ryan seconded to add discussion and possible action of the Property Tax Exemption for Disabled Veterans to the agenda as item 9a.

The motion passed with all in favor except Ms. Wassmundt, who voted against the motion.

V. REPORT OF THE TOWN MANAGER

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

- Councilor Wassmundt is a voting member of the Discovery Day Care Board of Directors
- Mr. Hart objected to the comments and actions directed toward the Finance Director during public comment stating that the Director has done an admirable job guiding the Town through economic hard times, instituting a pay as you go capital improvement policy and increasing the fund balance, to name a few.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mr. Ryan noted the passing of long time Mansfield Middle School Physical Education teacher John Granniss. Mr. Ryan commented that Mr. Granniss was a wonderful guy. Ms. Wassmundt commented on the responsibilities of the Finance Department and the need for whistle blower protections in the Ethics Code.

Ms. Moran stated that the role of a Town employee is to report any misconduct that comes to their attention and then work to correct the system so that it doesn't happen again. She added that employees are not culpable or accountable if they are not aware of the misconduct.

Deputy Mayor Shapiro addressed the ad hominem remarks addressed to the Finance Director offering the following quote, "A man's character is his fate."

VII. OLD BUSINESS

2. Storrs Center Update

The Town Manager reported on a gas leak which occurred over the weekend near building VS-2. There are no concerns about additional leaks.

3. Community/Campus Relations

The Town Manager announced a scoping notice regarding the improvements to South Campus. The meeting will be held on March 11, 2015 in the Bishop Center. He also announced that consultants for the impact analysis study for the Next Gen project will be attending the next Town Council meeting. Mr. Hart updated the Council on the financial and management problems at the Windham Regional Transit District. Mr. Hart and Mr. Marcellino have recently joined the Board of Directors and have been working with other members and the DOT to address the funding

February 23, 2015

issues. A public hearing regarding the unfunded UConn/Rte. 195 8:30 p.m. express line service will be held on February 24, 2105.

4. Financial Statements Dated December 31, 2014

Mr. Ryan, Chair of the Finance Committee, moved, effective February 23, 2015, to accept the Financial Statements dated December 31, 2014, as endorsed unanimously by the Finance Committee.

Mr. Ryan reported that the Committee is keeping an eye on Health Insurance Fund and will be increasing premiums for the next fiscal year.

The motion passed unanimously.

5. Comprehensive Annual Financial Report FY 2013/14

Mr. Ryan, Chair of the Finance Committee, moved, effective February 23, 2015, to accept the Comprehensive Annual Financial Report and State and Federal Single Audit Reports for the year ended June 30, 2014, as endorsed unanimously by the Finance Committee.

Members discussed the error, discovered and corrected by management, in the classification of the value of construction in process, which had been previously capitalized.

The motion passed with Kochenburger, Moran, Ryan and Shapiro in favor, Raymond in opposition and Kegler and Wassmundt abstaining.

VIII. NEW BUSINESS

6. Meeting with State Legislators re 2015 Legislative Session and Related Issues

Senator Mae Flexer, Representative Gregg Haddad and Representative Linda Orange discussed the Governor's proposed budget and their efforts on the Appropriations Committee to make changes. Council members and Representatives discussed the mechanics of the PILOT formula, the increase in the percentage of state trooper funding that is now the Town's responsibility, the state of the economy of Connecticut, and the proposed addition of a tier for new hires within the MERS program. Members thanked the Legislators for their work and expressed appreciation for their efforts on behalf of the public.

7. Community Playground Update

Parks and Recreation Director Curt Vincente and Parent and Early Childhood Coordinator Sara Anderson provided an update on the donations and the relocation of the playground to Town owned land.

Members discussed the status of the donations, location, additional savings opportunities and possible funding sources for the project and agreed to add it to the next Town Council agenda. Information on replacement and maintenance costs will be included as well as any savings which may result from moving the playground to the site directly behind the Community Center.

8. Donation Agreement for Skate Park

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

February 23, 2015

Resolved, that Matthew W. Hart, Town Manager of Mansfield be and hereby is authorized to execute on behalf of this municipal corporation an Agreement with the Taylor Management Corporation acknowledging a charitable donation in support of the purchase of equipment for the Mansfield Skate Park.

The motion passed unanimously.

On behalf of the Council, Deputy Mayor Shapiro expressed gratitude to the Taylor Foundation for their strong commitment to the Town and to those who use the park.

9. CT DEEP Open Space and Watershed Land Acquisition Grant for Meadowbrook LLC Property

Open Space Committee Chair Jim Morrow and Natural Resources and Sustainability Coordinator Jennifer Kaufman were present to answer questions.

Ms. Moran moved and Ms. Kochenburger seconded to approve the following resolutions

RESOLVED, that the Town Manager of The Town of Mansfield is hereby authorized to submit an application for funding under the State of Connecticut's Open Space and Watershed Land Acquisition Program to acquire permanent interest in land known as the Meadowbrook LLC property, pursuant to Section 7-131d to the Connecticut General Statutes.

RESOLVED, that should the Town be awarded the Open Space and Watershed Acquisition Grant to acquire the Meadowbrook Lane, LLC property and the Town Council of the Town of Mansfield approves the acquisition after a public hearing, the Town Manager of the Town of Mansfield is hereby authorized to expend funds from the Open Space Fund.

The motions passed unanimously.

9a. Property Tax Exemption for Disabled Veterans

Ms. Moran moved and Ms. Raymond seconded to adopt the Property Tax Exemption for Disabled Veterans which will become effective 21 days following the publication of the amendments in a newspaper having circulation in the Town of Mansfield.

The motion passed unanimously.

IX. REPORTS OF COUNCIL COMMITTEES

Ms. Moran, Chair of the Personnel Committee, reported the Committee is awaiting a response from the Board of Education regarding the Ethics Code.

Mr. Kochenburger, Chair of the Committee on Committees, reported the Committee reviewed the 2009 Town Council policy regarding Communicating Mansfield Positions. Hearing no objections from Council members, the Committee will reissue the policy. The Committee on Committees has asked the Sustainability Committee their opinion as to whether the proposed new Climate Change Committee should be a subcommittee of their members or a separate committee. Mr. Kochenburger stated that after the

February 23, 2015

Committee hears from the Sustainability Committee they will make a recommendation to the Council.

Mr. Kochenburger moved for approval of the following appointments as recommended at the February 13, 2015 meeting of the Committee on Committees:

The appointment of Christopher Toomey and Jennifer Scanlon to Mansfield Advocates for Children for terms ending 6/30/2018.

The reappointment of Nora Stevens and Saul Nesselroth to the Ethics Committee for terms ending 6/30/2017.

The reappointment of Barry Burnham, Winston Hawkins and Keith Wilson to the Cemetery Committee for terms ending 7/1/2017.

The recommendations passed unanimously.

Mr. Ryan, Chair of the Finance Committee, reported that Jeff Ziplow of Blum and Shapiro will be discussing his report at the March 9, 2015 meeting including the proposed fraud tip line and fraud assessment.

X. DEPARTMENTAL AND COMMITTEE REQUESTS

No comments offered.

XI. PETITIONS, REQUESTS AND COMMUNICATIONS

10. W. Bigl (02/17/15)

11. B. Goldman/S. Goldman (02/17/15)

12. B. Karnes (02/16/15)

13. A. Smith (2/10/15)

14. P. Wheeler (02/12/15)

15. Community Children's Center (02/10/15)

16. Community Children's Center (02/13/15)

17. J. Carrington re: Financial Impact of Mansfield Designated as MS4 Tier 1

18. M. Hart re: Response to Questions concerning Director of Information Technology Position

19. R. Leclerc re Superintendent's proposed budget

20. Smoke-Free Parks: A Win-Win for Everyone

XII. FUTURE AGENDAS

The Community Playground will be on the agenda for the next meeting.

Deputy Mayor Shapiro reiterated the confidentiality rules for executive sessions.

Ms. Moran moved and Mr. Ryan seconded to move into executive session to discuss Sale or Purchase of Real Property, in accordance with CGS§1-200(6)(D) and to include Town Manager Matt Hart and Natural Resources and Sustainability Coordinator Jennifer Kaufman.

The motion passed unanimously.

XIII. EXECUTIVE SESSION

Sale or Purchase of Real Property, in accordance with CGS§1-200(6)(D)

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

February 23, 2015

Also included: Town Manager Matt Hart and Natural Resources and Sustainability Coordinator Jennifer Kaufman.

XIV. ADJOURNMENT

The Council reconvened in regular session. Ms. Moran moved and Mr. Ryan seconded to adjourn the meeting at 11:00 p.m.
The motion passed unanimously.

Paul M. Shapiro, Deputy Mayor

Mary Stanton, Town Clerk

February 23, 2015

TOWN COUNCIL MEETING 2/23

I and the Committee truly appreciate the council's suggestions and support for this project. As I've noted here in the past, and as is noted in the packet at page 133, we have taken the council's suggestions and reworked the site placement and site prep costs to eliminate the need to use UConn land and bring down the site work cost.

It has always been, and continues to be, our plan to raise as much money as is humanly possible on our own to make this playground happen. I suspect that you, as town councilors, feel like everyone has a hand in your pocket, but please be aware that the playground committee is not coming to you on a whim. We have devoted hours upon hours to this task: baking cupcakes, routing tiles, drafting proposals, talking to parents, gluing together invitations, hiding easter eggs, and putting up flyers. There is a fundraising concert at the home of a supporter scheduled for early March, and the annual egg hunt and 5K road race are in the works. We have also started an initiative to raise funds from local businesses in a strategic manner. Once we have construction documents, we can ask local contractors for in-kind contributions that will decrease the amount that we need to complete the project. If and when we are awarded some town funds, we do not plan to sit back and stop our efforts to raise money. ~~and~~ *and STANCE*

This project has ^{enormous} ~~enormous~~ support in the community, which is the reason we've been able to raise as much money as we have. We had more than 400 individual donors as of January- and that number has risen in the meantime. Our email list of people who have signed up to hear more about the project and help out ^{total} ~~total~~ more than 400. We have sold 319 fence pickets with the names of playground supporters and their loved ones. We ^{have sold about 150} ~~old have~~ tiles, painted with the little hands and feet of children who will be able to enjoy this community resource.

I am aware that the committee has said in the past that we would not ask for town money for the playground. I must say, I wish I weren't here tonight on this business. However, our major funder has set a deadline for the use of her foundation's money, limiting the time we have to raise funds. Further, we may

Submitted by Margaret Ferron 2/23/15

have underestimated the cost of the site preparation. We are, of course, volunteers; and none of us has professional expertise in estimating the costs to prepare a site for a playground. As I've said in the past, we are parents, teachers, business owners and taxpayers who have been working hard to build a playground that all of Mansfield's children can enjoy. I'm an attorney, but don't hold that against the committee.

Thank you very much for your consideration.

Arthur A. Smith
74 Mulberry Road
Mansfield, CT 06250

Mansfield Town Council

February 23, 2015

Dear Town Council Members:

I was in attendance at the Special Finance Committee Meeting held last Wednesday, February 18, 2015, at 6:00 pm at these Council Chambers and left with a number of questions and concerns about information provided there:

(1) For several months I have been asking for a copy of a Best Value form if one existed to follow the paper trail of how those vendors are documented. No mention has ever been made of the existence of such a form. That form has now been identified as part of the policies reviewed in the Ziplow -BlumShapiro-Financial & Operational Controls Review-Project Status Update. Why wasn't that document, if in existence earlier, provided to the public? What is the date of that policy document? Why doesn't that form have near the signature sign-off, a date requirement?

(2) Was the Project Update mentioned above, a proposed draft? Mr. Ziplow would not stand by his findings in numerous occasions, when and why did he feel after its submission that he should retract statements made?

(3) Is a Fraud tip-line, as recommended in his Status Update, common practice in other municipalities? What identified variables are at play here that makes it a prudent practice?

(4) Again in 2/10/15 town Council packet, the BlumShapiro accounting audit notes that the "town" reclassified a sizable value of construction in process that had been capitalized in prior years, what does this mean? This reclassification related to Storrs Center project costs that did not end up creating assets owned by the Town of Mansfield, can the town capitalize the costs of private ventures?; while not capitalizable costs of the Town, these costs were incurred for the overall reconstruction and redevelopment of Storrs Center, how much town money was involved here?

[Capitalization is defined as "an **accounting** method used to delay the recognition of expenses by recording the expense as long-term assets.] when was this practice approved by the Town Council?; and finally when did our Town Manager become aware of this practice and did he give his approval to it? This amounted to a 7 Million dollar mistake according to Mr. Ziplow, who is accountable for this mistake?

(5) On a similar note, when did the Town Council ever approve the Town Manager's decision to assume the operating costs of the pumping stations near the Post Office? Are controls preventing that independence, administrative expenditure, now in place?





**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Patricia Schneider, Director of Human Services; Curt Vincente,
 Director of Parks & Recreation; Sara Anderson, Parent Education &
 Early Childhood Services Coordinator
Date: March 9, 2015
Re: Community Playground Update

Subject Matter/Background

At the Town Council's previous meeting, staff provided an update on the Mansfield Community Playground project. The Council requested that we carry the item forward to the March 9th meeting and provide some additional information.

A recap of the February 23rd discussion is as follows:

- The playground site has been relocated to property owned by the Town (see attached Phase 1 rendering), which will avoid the need to negotiate an agreement with UCONN to locate the playground on University property. In addition, the site design has been modified to reduce the expense of the Phase 1 elements. The opinion of cost for the site work now totals \$157,857.83, a reduction of approximately \$100,000 from previous plans. The design of the playground itself has not changed and it is important to note that the Phase 1 site work includes only those items that are necessary to serve the playground, and not any future recreational amenities desired by the Town.
- The Mansfield Community Playground Committee has raised approximately \$384,000 so far, including a \$200,000 grant from the Jeffrey P. Ossen Family Foundation, \$100,000 from the State Bond Commission and contributions from over 300 individuals and 54 local businesses. State Senator Mae Flexer and State Representatives Gregg Haddad and Linda Orange were instrumental in obtaining the state bond funding.
- The budget for building the playground is \$404,000, which includes \$41,000 for the specific costs for the location of the playground structure. The \$41,000 would offset the \$157,857.83 cost for the site work. To lower this cost further, the Town could contribute in-kind materials and labor to

the project, particularly for the paving of the bituminous sidewalks and the site planting.

- The Mayor and I met recently with Eileen Ossen, head of the Ossen Foundation and the principal donor for the project. At the meeting, Ms. Ossen expressed her concern with the timeline for the project and sought assurances that the project remained viable. When it received the grant from the Ossen Foundation, the playground committee initially committed to completing the project by May 2014. Based on its need to continue to fundraise, the committee has subsequently received extensions from the foundation. Ms. Ossen is willing to grant one additional six-month extension and would like the committee and the Town to bid and to break ground on the project by August 2015.
- In the near term, staff plans to bid elements of the playground to determine whether we can achieve additional savings that could be applied to the cost of site work. Simultaneously, the playground committee will continue its fundraising and seek donations from area contractors who may be able to assist with site construction or by providing materials.
- In order to move the project forward in an expeditious manner, Mayor Paterson would like the Council to consider the option of making a financial contribution from the Town towards the cost of the site work for the project. Some of the remaining unappropriated state revenue for this fiscal year could be utilized for this purpose.

Response to Council Questions

At the last meeting, the Council asked staff to research a few key issues and to provide some additional information. Staff's response is as follows:

- 1) *Consider relocating the playground to the site immediately adjacent to the building that has been preserved for future expansion.* In the opinion of the landscape architect, that location would place the playground at or just below the floor elevation of the building. This would essentially place the playground in a hole and drainage would be a real problem. The location would also require a retaining wall that ranges from 1' to 6' or more on the west side of the playground. In addition, as staff previously noted, locating the playground at this site would limit opportunities to expand the community center in the future.
- 2) *Rework and update the playground committee's project budget to make sure that it is accurate and easier to understand.* Attached please find a revised budget prepared by the Finance Department. The playground committee was using a budget model that was presented by the playground designer, which utilized a community build methodology. Staff has taken the same information and re-structured the budget information in order to make it easier to understand. The Finance Department also

reconciled the playground committee's budget model to the general ledger to ensure an accurate reflection of funds collected/disbursed thus far. In doing its work, staff noted that a revenue source had been inadvertently double-counted. We have made the correction, which results in a revised funding gap or balance of \$132,070.

- 3) *Provide a breakdown of the operations and maintenance (O&M) budget for the playground.* Attached please find staff's breakdown of the annual O&M estimate. Please note that this estimate does not include full replacement costs for the playground equipment itself. Our recent practice has been to fund playground replacements in the capital improvement program (CIP), allocating the funding over two to three years as needed.

Options

Based on the Council's previous discussion, staff has identified the options listed below to move the project forward to construction. I have identified a few pros and cons associated with each alternative.

- 1) Appropriate \$132,070 from unappropriated FY 14/15 state revenue, with the understanding that any additional fundraising or cost savings would ultimately decrease this liability.
 - Pro – this would provide the necessary funding to move the project forward in the most timely manner
 - Con – the Town had not anticipated this expense and would not be able to utilize this funding for other capital projects or fund balance
- 2) Appropriate \$92,070 from current unappropriated FY 14/15 state revenue and budget \$40,000 in next fiscal year's CIP, which is currently listed for future playground project reserves.
 - Pro – this would provide the necessary funding to move the project forward within the project schedule and reduce the appropriation from FY 14/15 additional state revenue
 - Con – the Town would not be able to utilize the \$40,000 in next year's CIP for other projects
- 3) Playground Committee to continue to recruit local contractors to contribute to the project, while staff bids elements of the project in an effort to realize additional savings. Staff to report back to Council with resulting funding gap or balance.
 - Pro – this would potentially reduce the funding gap and the Town's monetary contribution to the project
 - Con – the Playground Committee may be unable to realize additional contributions that would significantly reduce the funding gap; project schedule would be extended with potential to lose Ossen Foundation Grant

Attachments

- 1) Playground Project Budget Overview
- 2) Playground Project Estimated O&M Budget
- 3) Proposed Site Plan (Option 2, Phase 1)
- 4) Site Plan Estimated Costs (Option 2, Phase 1)
- 5) Playground Design
- 6) Tentative Project Time Schedule

**Town of Mansfield
Mansfield Community Playground Project
Budget Overview**

Description	Detail	Amount	Status of Funding
Revenues			
Ossen Foundation Grant		\$ 200,000	Funds Received
State of CT Grant		100,000	Commitment Letter Received
Fundraising		75,568	Funds Received
Miscellaneous Grants-Variou Agencies		3,000	Funds Received
Donated Items (Food, Gift Cards, Benches, Etc) - Area Businesses		4,076	Received
Meehan & Goodwin Associates Donation for Constr. Documents		12,430	Verbal Commitment Received
Graustein Grant		4,550	Received
CIP - Park Improvement Account		2,000	Budgeted
CIP - Playground Improvements (BCP Project)		<u>5,000</u>	Budgeted
Total Playground Revenues		406,624	
Expenditures			
Playground Construction - Includes:			
Playground Design	\$	17,967	
Site Costs		41,000	
Materials		248,000	
Professional Fees		15,470	
Contingencies		14,600	
Miscellaneous		52,800	
Fundraising Costs		<u>15,000</u>	
Total Playground Construction Costs		404,837	
Less: Site Costs Below		<u>(41,000)</u>	
Grand Total Playground Construction Costs		363,837	
Site Construction - Includes:			
Site Prep		11,000	
Site Work		15,000	
Site Improvements		68,385	
Hardscape		19,040	
Site Planting		10,872	
Construction Staking		2,486	
Moblization		6,215	
Construction Documents		12,430	
Contingency		<u>12,430</u>	
Total Site Construction Costs		157,857	
Landscape Architect		12,000	
Supplemental LA work per Town	\$	<u>5,000</u>	
Total Landscape Architect Costs		<u>17,000</u>	
Total Playground Expenditures		<u>538,694</u>	
Balance Needed to Complete Playground Project		<u>(132,070)</u>	
Add: Proposed FY 15/16 Budget Playground Improvements		40,000	
Balance Needed to Complete Playground Project with Town FY 15/16 Budget Contribution		<u>\$ (92,070)</u>	

Town of Mansfield - Parks and Recreation Dept.
PLAYGROUND PROJECT PROPOSAL
Estimated Operating Budget

3/5/2015

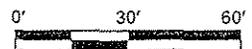
Site Amenity	Description	TOTAL
EXPENSES		
Playground	inspections (staff time - random monthly reporting) 1 hr./month x 10 months @ \$20	200.00
	equipment repair (staff time - as needed) 2 hr./month x 10 months @ \$20	400.00
	replacement parts (misc. - nuts, bolts, specialized fasteners, materials)	900.00
	surfacing repairs	0.00
TOTAL ESTIMATED ANNUAL OPERATING EXPENSES		1,500.00
	Expense Notes: 1) Open seasonally weather permitting March 1-Dec. 31	
	2) Existing playgrounds have engineered wood fiber surfacing which is replenished as needed. Surface replenishment is budgeted in a separate CIP account. The proposed new playscape will have a poured in place rubber surface which will not require maintenance for 10-12 years.	

- BITUMINOUS DRIVEWAY
- 5' BITUMINOUS SIDEWALK
- 2 PARKING SPACES
- 2 HANDICAP PARKING SPACES
- 5' CONCRETE SIDEWALK
- PLAYGROUND

- SITE OF POTENTIAL EXPANSION
- 5' BITUMINOUS SIDEWALK
- RETAINING WALL

TOWN OF MANSFIELD
UNIVERSITY OF CONNECTICUT

MANSFIELD
COMMUNITY CENTER



Scale: 1" = 30'



MANSFIELD COMMUNITY CENTER PLAYGROUND

PHASE 1

February 16, 2015

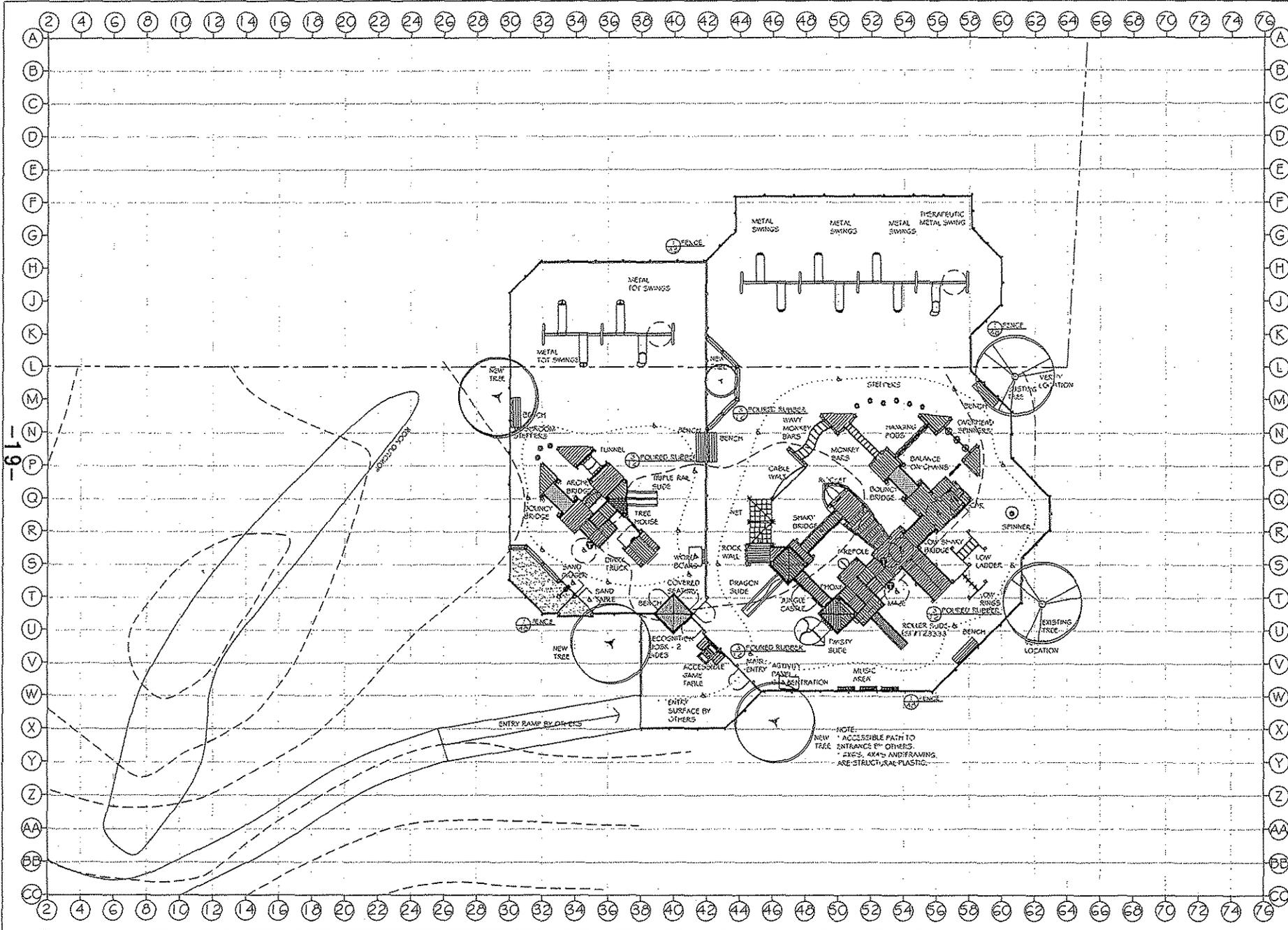


Mansfield Playground & Associated Improvements

Kent + Frost
Landscape Architecture

Opinion of Cost - February 16, 2015

OPTION	ITEM	COST	UNIT	QTY.	ITEM COST	NOTE
2	Option 2 / Phase 1					
	Site Preparation					
	Tree Removal	\$6,000.00	LS	1	\$6,000.00	
	Boulder Removal	\$5,000.00	LS	1	\$5,000.00	
					Sub-total	
						\$11,000.00
	Site Work					
	Excavation of Soil	\$10	CY	1,500	\$15,000.00	
					Sub-total	
						\$15,000.00
	Site Improvements					
	Retaining Wall	\$35.00	SFF	811	\$28,385.00	
	Playground Pad Prep	\$40,000.00	EA	1	\$40,000.00	
					Sub-total	
						\$68,385.00
	Hardscape					
	Bituminous Pavement	\$1.70	SF	6,804	\$11,566.80	
	Bituminous Sidewalk	\$1.70	SF	2,321	\$3,945.70	
	Concrete Sidewalk	\$8.00	SF	441	\$3,528.00	
					Sub-total	
						\$19,040.50
	Site Planting					
	Lawn Top Soil & Placement	\$40.00	CY	214	\$8,560.00	3" Deep
	Lawn	\$0.10	SF	23120	\$2,312.00	
					Sub-total	
						\$10,872.00
					Sub-total	
						\$124,297.50
	Additional Items & Contingencies					
	2%	Construction Staking			\$2,485.95	
	5%	Mobilization			\$6,214.88	
	10%	Contingency			\$12,429.75	
	10%	Const Docs & Observation			\$12,429.75	
					Grand-total	
						\$157,857.83



-19-

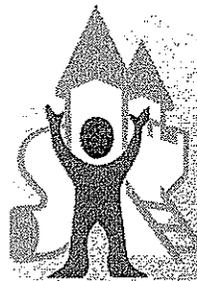
Sheet Number
1/3

Dr. J.L. Data: 11-02-12 Scale: 1/8" = 1'-0" Proj. #: SB11

COMMUNITY PLAYGROUND OF FUN MANSFIELD, CT

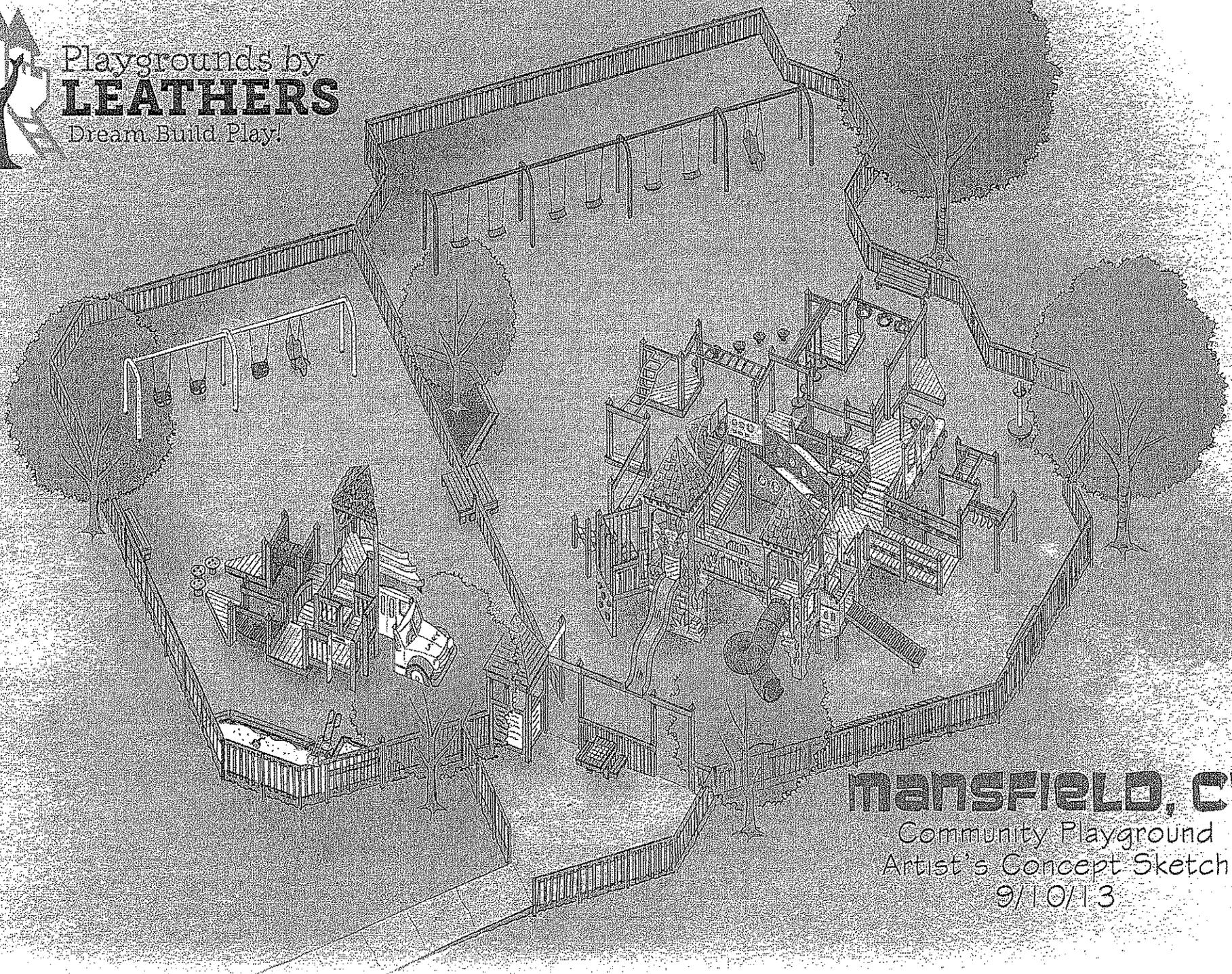
PLAN DRAWING

LEATHERS ASSOCIATES
1001 FERRIS DRIVE, MANSFIELD, CT 06260
www.leathers.com



Playgrounds by
LEATHERS
Dream. Build. Play!

-20-



MANSFIELD, CT

Community Playground
Artist's Concept Sketch

9/10/13



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: John Carrington, Director of Public Works; Derek Dilaj, Assistant Town Engineer
Date: March 9, 2015
Re: Community Water and Wastewater Issues

Subject Matter/Background

I will briefly report on the attached items at Monday's Council meeting.

Attachments

- 1) CT DEEP Notice of Public Hearing, CWC/UCONN Diversion Permit
- 2) CEQ Environmental Monitor, Notice of Scoping for Mansfield Four Corners Sewer Extension
- 3) M. Hart re: Mansfield/UCONN Wastewater Agreement

followed the CEPA process and are documented at <http://www.envpolicy.uconn.edu/eiearchivedCEPA-NEPAreviews.html>.

Project Map(s): [Click here to view a map of the project area.](#) [Click here to view a map of the projects.](#)

Written comments: from the public are welcomed and will be accepted through **March 19, 2015**. Comments previously received during the Honors Residence Hall's scoping period will also be considered as comments received on the SCD proposed action.

There will be a Public Scoping Meeting for this project at:

Date: March 11, 2015

Time: 7:00 p.m. (Doors will be open at 6:00 p.m. to allow review of informational materials.)

Place: Room 146, UConn Bishop Center; One Bishop Circle; Storrs, CT

Written comments should be sent to:

Name: Paul Ferri

Agency: UConn - Office of Environmental Policy

Address: 31 LeDoyt Road, U-3055; Storrs, CT 06269

Fax: 860-486-9295

E-Mail: paul.ferri@uconn.edu

If you have questions about the Public Scoping Meeting, or other questions about the scoping for this project, please contact Mr. Ferri as directed above.

The agency expects to release an Environmental Impact Evaluation for this project, for public review and comment late spring 2015.

5. Notice of Scoping for Mansfield Four Corners Sewer Extension

Municipality where proposed project would be located: Mansfield

Project Location: Along Route 195 (Storrs Road), approximately 3,000 feet north and 1,000 feet south from its intersection with Route 44 (Middle Turnpike Road); along Route 44, approximately 600 feet east and 3,700 feet west from its intersection with Route 195; and along portions of North Hillside Road and Professional Park Road.

Project Description: Public Act 14-98, Section 97 authorized a \$3 million grant-in-aid to the Town of Mansfield to extend sewers to the Four Corners area. The project involves installation of approximately 22,000 feet of sewer piping inclusive of collection system, a trunk sewer and a force main, two submersible pump stations, and related equipment and appurtenances to provide public sewer service to the Four Corners area as well as certain properties along Route 195 and Route 44, including a manufactured home development known as Rolling Hills Community. This area has a history of sewage disposal challenges due to high water table and poor soils. Wastewater would be discharged to the University of Connecticut's wastewater treatment plant.

The Four Corners area is one of three main commercial centers in Mansfield. It serves as the northern gateway to Mansfield and has the benefit of being located at the crossroads of two state arterial roads. Plans to extend water and sewer to this area will enable redevelopment with a mixture of residential and commercial uses. Given its proximity to the new Technology Park, it is anticipated that this area will be focal point for research and light industry and may also become a priority housing location for Tech Park workers. The size of the area combined with extensive wetland resources will result in clusters of development that have been designated by the Town as appropriate for higher intensity uses.

Project Map: [Click here to view a map of the proposed project.](#)

Written comments from the public are welcomed and will be accepted until the close of business on: April 3, 2015

There will be a Public Scoping Meeting for this project at:

DATE: March 18, 2015

TIME: 7:00 p.m. (Doors will be open at 6:00 p.m. to allow review of informational materials.)

PLACE: Council Chamber, Mansfield Town Hall; Four South Eagleville Road; Storrs, CT

Purpose of Meeting: The Scoping Meeting will present information about the project and solicit public

comments on the project's purpose and need, preliminary alternatives, and areas of key environmental concern.

Written comments should be sent to:

Name: Carlos Esguerra
Agency: Department of Energy & Environmental Protection
 Bureau of Water Protection & Land Reuse
Address: 79 Elm Street
 Hartford, CT 06106-5127
Phone: 860-424-3756
Fax: 860-424-4067
E-Mail: carlos.esguerra@ct.gov

If you have questions about the public meeting, or other questions about the scoping for this project, contact Mr. Esguerra, as directed above.

The Connecticut Department of Energy and Environmental Protection is an Affirmative Action/Equal Opportunity Employer that is committed to complying with the requirements of the Americans with Disabilities Act. Please contact us at (860) 418-5910 or deep.accommodations@ct.gov if you: have a disability and need a communication aid or service; have limited proficiency in English and may need information in another language; or if you wish to file an ADA or Title VI discrimination complaint. Any person needing a hearing accommodation may call the State of Connecticut relay number - 711. Requests for accommodations must be made at least two weeks prior to any agency hearing, program or event.

Post-Scoping Notices: Environmental Impact Evaluation Not Required

This category is required by the October 2010 revision of the [Generic Environmental Classification Document](#) for State Agencies. A notice is published here if the sponsoring agency, after publication of a scoping notice and consideration of comments received, has determined that an Environmental Impact Evaluation (EIE) does not need to be prepared for the proposed project.

No Post-Scoping Notice has been submitted for publication in this edition.

EIE Notices

After Scoping, an agency that wishes to undertake an action that could significantly affect the environment must produce, for public review and comment, a detailed written evaluation of the expected environmental impacts. This is called an [Environmental Impact Evaluation \(EIE\)](#).

No Environmental Impact Evaluation has been submitted for publication in this edition.

State Land Transfer Notices

Connecticut General Statutes [Section 4b-47](#) requires public notice of most proposed sales and transfers of state-owned lands. The public has an opportunity to comment on any such proposed transfer. Each notice includes an address where comments should be sent. [Read more about the process.](#)

The Following State Land Transfer Notice has been submitted for publication in this edition.

1. NOTICE OF PROPOSED LAND TRANSFER

Complete Address of Property: Portion of 64 Center Street, Hartland

Number of acres to be transferred: 2.439 acres (in exchange for 11.275 acres)

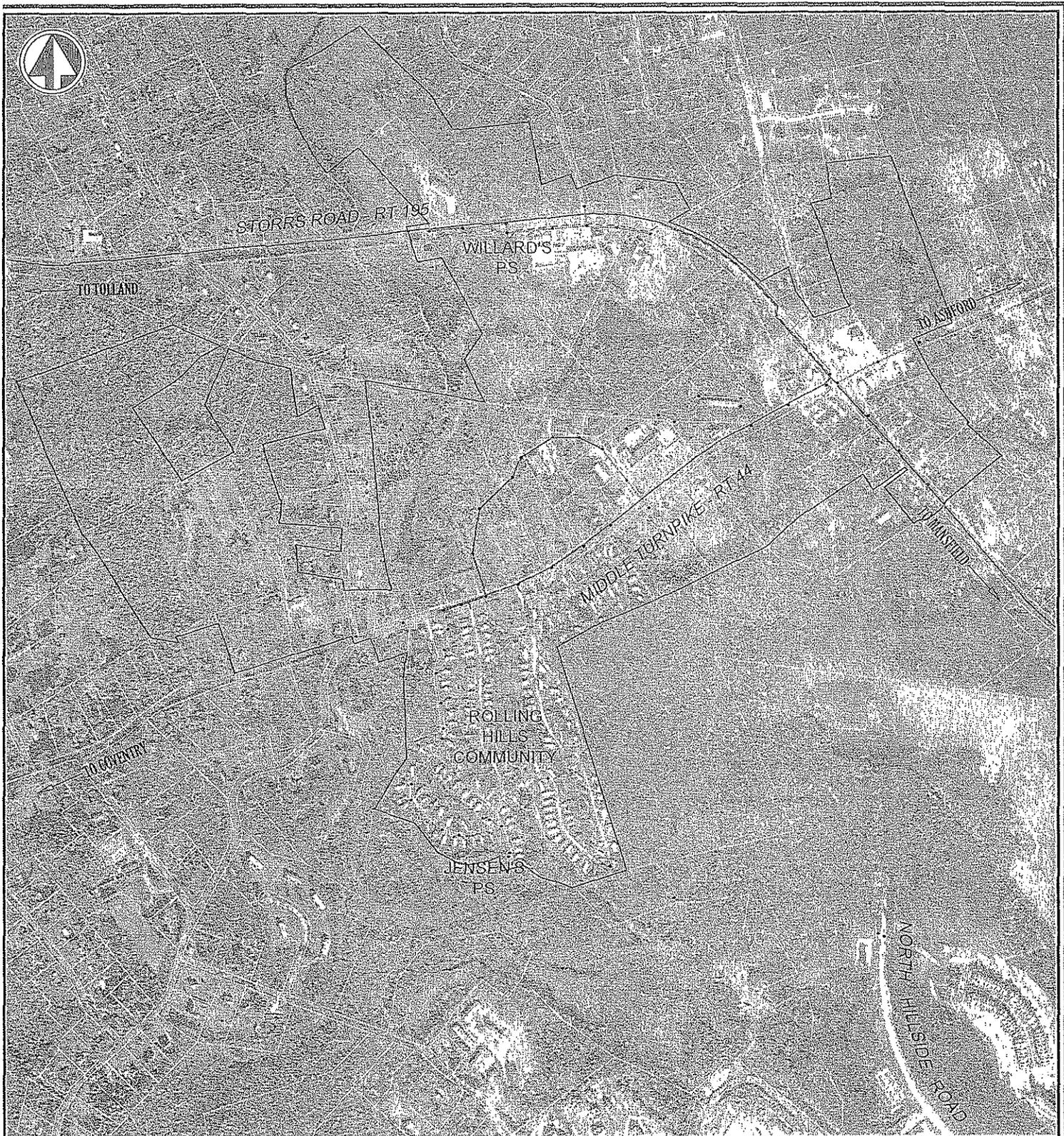
Click to view [map](#) of property location

Description of Property

Brief Description of Historical and Current Uses: In 2009, during a routine inspection of Tunxis State Forest, the Department of Energy and Environmental Protection ("DEEP" or the "Department") discovered that there were encroachments onto State land by Daniel Nelson, who lives at 58 West Center Street, Hartland. The encroachments included a crushed stone driveway, a frame garage, a canopy, concrete pavers, man-made ponds, a stone retaining wall, clay and PVC piping, flood lights, and an ATV trail.

While there were several encroachments, they did not extend very far onto State land. Further, DEEP believes that Mr. Nelson did not knowingly encroach. Removing the encroachments, especially the retaining wall and the manmade ponds that do not extend far onto State land would be extremely difficult and expensive.

In order to resolve this issue, an exchange was requested to eliminate the need to remove the encroaching structures. DEEP evaluated this request pursuant to DEEP's 2008 Directive - Exchanges of Land or Interests in Land (the "Directive"). The Directive states that land or interests in land shall not be exchanged, except in extenuating circumstances and only when all of the following criteria are met:



LEGEND

- PROPOSED PUMPING STATION PS
- PROPOSED MANHOLE •
- PROPOSED 15" SANITARY SEWER _____
- PROPOSED 12" SANITARY SEWER _____
- PROPOSED 10" SANITARY SEWER _____
- PROPOSED 8" SANITARY SEWER _____
- PROPOSED 10" FORCE MAIN _____
- PROPOSED 6" FORCE MAIN _____
- PROPOSED 2" LOW PRESSURE _____
- PROPOSED CONNECTICUT WATER PROJECT _____
- FOUR CORNERS SANITARY SEWER PROJECT AREA _____

MANSFIELD, CONNECTICUT

DEPARTMENT OF PUBLIC WORKS

FOUR CORNERS SANITARY SEWER PROJECT

SCALE: 1"=200'

FEBRUARY 2015

Weston & Sampson.



NOTICE OF PUBLIC HEARING

Diversion of Water

Application No. DIV- 201404187

Towns: Ellington, Vernon, Tolland, Coventry, Mansfield

Waters: Shenipsit Reservoir, Hockanum River, Willimantic River

The Department of Energy and Environmental Protection ("DEEP") has made a tentative determination to approve an application submitted by The Connecticut Water Company and the University of Connecticut (the "applicants") under section 22a-368 of the Connecticut General Statutes (CGS) for a permit to divert the waters of the state.

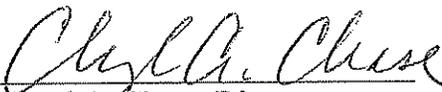
The proposed activity includes the interconnection and transfer of a maximum of 1.85 million gallons per day of water from the Connecticut Water Company public water system in Tolland to the University of Connecticut and Town of Mansfield.

Pursuant to section 22a-371, DEEP will hold a public hearing on this application on Wednesday, March 25, 2015, beginning at 6:00 pm, in the Council Chamber of the Audrey P. Beck Municipal Building, 4 South Eagleville Road, Mansfield. The room will open at 5:30 pm on that day for interested members of the public to review posted exhibits and ask questions of the applicants and staff. An evidentiary hearing will be held in the Russell Room at DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford on Thursday, March 26, 2015 and Friday, March 27, 2015 (if needed), starting at 10:00 am each day. The evidentiary hearing is open to the public, but is not a forum for the receipt of public comment. Written comments will be accepted in person at the evening hearing and if submitted to the Office of Adjudications via e-mail (deep.adjudications@ct.gov), fax (860-424-4053), or mail (Office of Adjudications, DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford, 06106) by the close of business on April 15, 2015. Members of the public should check the DEEP Calendar of Events on the DEEP website, www.ct.gov/deep/calendar, for any alterations to this hearing schedule, including additional hearing dates or cancellations.

The Department will hold a site visit on Tuesday, March 10, 2015 commencing at 1:00 pm at the Rockville Water Treatment Plant, 10 Snipsic Street, Vernon, CT. The site visit will be conducted on March 17, 2015 in case of inclement weather on March 10. Notice of a postponement to March 17 will be posted on the DEEP Calendar of Events, www.ct.gov/deep/calendar, no later than 11:00 am on March 10. The site visit is a public meeting, but is not for the purpose of collecting evidence and therefore will not be conducted on the record.

The application is available for inspection at the DEEP Headquarters, 79 Elm Street, Hartford. Questions may be directed to Doug Hoskins of the Inland Water Resources Division at 860-424-4192.

February 20, 2015
Date


Cheryl A. Chase, Director
Inland Water Resources Division
Bureau of Water Protection and Land Reuse

ADA PUBLICATION STATEMENT

The Department of Energy and Environmental Protection is an Affirmative Action and Equal Opportunity Employer that is committed to requirements of the Americans with Disabilities Act. To request an accommodation call 860-424-3194, or email deep.hrmed@ct.gov

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

March 5, 2015

Mr. Thomas Q. Callahan
Associate Vice President for Infrastructure Planning and Strategic Project Management
University of Connecticut
New Central Warehouse, Unit 6076
Storrs, Connecticut 06269
THOMAS.CALLAHAN@uconn.edu

Re: Mansfield/UCONN Wastewater Agreement

Dear Mr. Callahan:

As you know, as a condition of receiving the \$3 million state grant for the Four Corners sanitary sewer project, the Connecticut Department of Energy and Environmental Protection (DEEP) is requiring the Town of Mansfield to execute a service agreement with the University. This agreement must include the alignment of the force main route linking the Four Corners collection system as well as the conditions under which the University will receive and treat sewage from this source.

In addition, we have been discussing the need to update or replace the Town's existing sewer and water service agreement with the University (see attached). This agreement dates back to January 1989 and no longer reflects today's conditions. Furthermore, with our separate water supply agreements with the Connecticut Water Company (CWC), we no longer need a service agreement regarding water supply between the Town and the University.

From my perspective, in order to ensure consistency it would make sense to prepare one consolidated sewer service agreement between the Town and the University. Please let me know if you concur and how the University wishes to proceed.

I look forward to working with you on this important initiative.

Sincerely,

Matthew W. Hart
Town Manager

CC: Town Council/WPCA
John Carrington, Director of Public Works
Derek Dilaj, Assistant Town Engineer

Enc: (1)

TOWN OF MANSFIELD
UNIVERSITY OF CONNECTICUT
SEWER & WATER SERVICE AGREEMENT

This agreement shall become effective on the 1st day of January, 1989, between:

The TOWN OF MANSFIELD, acting by and through its Town Council, hereinafter referred to as "TOWN".

The UNIVERSITY OF CONNECTICUT, acting by and through its Board of Trustees, hereinafter referred to as "UNIVERSITY".

WITNESSETH:

WHEREAS, Special Act NO. 78-79 and Public Act No. 85-544 of the State of Connecticut Legislature authorize the UNIVERSITY to enter into agreements with the Mansfield Retirement Community, Inc., the Town of Mansfield, and the Mansfield Housing Authority to provide sewer and water service to facilities for predominantly low and moderate income elderly persons, and

WHEREAS, extensions of the UNIVERSITY'S sewer and water systems have been made for these purposes, and said systems are now in place, complete and functional, and

WHEREAS, UNIVERSITY also supplies water to and collects sewage from the Audrey P. Beck Municipal Building, and

WHEREAS, TOWN and UNIVERSITY are now jointly interested in entering into a formal agreement with each other setting forth the terms and conditions of all said water and sewer services, and

WHEREAS, the terms and conditions of said sewer service have been set forth in the UNIVERSITY'S sewer operating ordinance approved by the Connecticut Department of Environmental Protection and U.S. Environmental Protection Agency attached hereto in part as Appendix A, and by reference made a part hereof, and

NOW, THEREFORE, in consideration of the above premises and the agreements and commitments hereinafter following, TOWN and UNIVERSITY do hereby agree as follows:

I. WATER SERVICE TERMS AND CONDITIONS:

UNIVERSITY shall provide water service to: Mansfield Retirement Community, Inc., (Juniper Hill), the Town of Mansfield Senior Center, the Town of Mansfield Housing Authority's Wright's Village, Development and the Mansfield Cooperative's Glen Ridge for a maximum population of approximately five hundred (500) persons, and water service to the Audrey P. Beck Building and Mansfield Housing Authority's Holinko Estates as set forth herein. In addition, water service shall be provided to a nursing facility of one hundred twenty (120) bed maximum when and if such facility is constructed. Said water service shall be in accordance with the quality, quantity and pressure standards for potable water as set forth in sections 19-13-B102 of the Connecticut Public Health Code, excepting that no fire hydrants shall be permitted in the distribution lines beyond the juncture with the UNIVERSITY'S 8" line at the intersection of Westwood and South Eagleville Roads.

UNIVERSITY shall maintain adequate sources of supply, treatment facilities, storage facilities, and distribution lines to provide said water service now and for the terms of this Agreement except that the TOWN shall maintain or cause to be maintained all distribution lines, meters and auxiliaries associated with the above referenced facilities beyond the juncture with the UNIVERSITY'S 8" line at the intersection of Westwood and South Eagleville Roads in accordance with the UNIVERSITY'S operation and maintenance methods and accepted standards for water distribution systems.

UNIVERSITY shall bill the TOWN for the water consumed by the above referenced facilities. Said billings shall be on a semi-annual basis based on meter readings located at or near these establishments.

UNIVERSITY shall establish unit water service rates and charges to recover water system operation, maintenance, administrative, and overhead costs on an annual basis. Said rates shall be communicated to TOWN as soon as possible after being established or revised, and prior to the first billing of each fiscal year.

II. SEWER SERVICE TERMS AND CONDITIONS:

UNIVERSITY shall receive sanitary sewage generated only by the facilities named in the first paragraph of Section I above.

TOWN shall cause said sewage from these facilities to be delivered to the UNIVERSITY's sewer system by means of owned and maintained system consisting of a pump station located on Eagleville Road and a 6" force main location on South Eagleville Road, Westwood Road, and Hillside Circle discharging into the UNIVERSITY'S gravity sewer system.

TOWN shall be responsible for the operation and maintenance of said pump station and force main in accordance with UNIVERSITY specifications and standard operation procedures at no cost to UNIVERSITY. To this end, TOWN shall permit UNIVERSITY inspection and approval of TOWN design, construction, maintenance and operation of these facilities whenever appropriate.

UNIVERSITY shall maintain, expand and enlarge, as necessary, any and all of its facilities so as to maintain adequate collection and treatment facilities for said sewage from the TOWN as described above now and for the term of this Agreement.

UNIVERSITY shall bill the town for the sewage accepted from the above referenced facilities.

UNIVERSITY shall establish unit sewer service rates and charges to recover their sewer system operation, maintenance, administrative, and overhead costs on an annual basis. Said user charges shall be communicated to TOWN as soon as possible after being established or revised, and prior to the first billing each fiscal year.

III. TERM AND AGREEMENT:

This Agreement shall be binding upon the parties, their successors and assigns for a period of five years, and thereafter shall be renewed on a year-to-year basis unless otherwise terminated by either party sixty days in advance of the anniversary date.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

TOWN OF MANSFIELD
STATE OR COUNTY

UNIVERSITY OF CONNECTICUT

Martin H. Berliner 6-27-89
Martin H. Berliner
Town Manager

Sallie A. Giffen 5/5/89
Sallie A. Giffen
Vice President for
Finance and Administration

Recommended as to form
and content:

Attest:

[Signature]
Town Attorney

Paul M. Shapiro
Paul M. Shapiro
Assistant Attorney General

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Patricia Schneider, Director of Human Services
Date: March 9, 2015
Re: Department of Human Services Update

Subject Matter/Background

At Monday's meeting, Patricia Schneider, Director of Human Services, will provide a short update on the operations, challenges and special projects within the Human Services Department.

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: John Carrington, Director of Public Works
Date: March 9, 2015
Re: Boundary Line Agreement – Bradley-Buchanan Property

Subject Matter/Background

In 2010, Joshua's Trust contacted the Department of Public Works concerning the location of our common boundary between the Trust's Bradley-Buchanan property and the Town's Buchanan Center Library property at 54 Warrentville Road.

The two parties have surveyed the boundary and have reached an agreement on the proper location of the property line. The Town is encroaching on Joshua Trust property and the attached boundary line agreement and map will establish the correct property line between the two properties.

Legal Review

The documents have been reviewed by the Town Attorney and the Attorney we have traditionally used for easement acquisitions.

Recommendation

Staff recommends that the Town Council authorize me to execute the boundary line agreement.

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

Move, effective March 9, 2015, to authorize the Town Manager to execute the boundary line agreement with Joshua's Trust to establish the boundary between the Trust's Bradley-Buchanan property and the Town's Buchanan Center Library property at 54 Warrentville Road.

Attachments

- 1) Boundary Line Agreement
- 2) Map

BOUNDARY LINE AGREEMENT

This agreement made and concluded this _____ day of _____, 2015 by and between Joshua's Tract Historic and Conservation Trust, Inc. of the Town of Mansfield, Tolland County and State of Connecticut (hereinafter called the "FIRST PARTY") and The Town of Mansfield, Tolland County and State of Connecticut a Municipal Corporation chartered under the laws of the State of Connecticut (hereinafter called the "SECOND PARTY")

W I T N E S S E T H:

WHEREAS, the FIRST PARTY owns a parcel of land known as Mansfield Assessor's Map 29 Block 114 Lot 43 and which is described in volume 111 page 41 of the Mansfield Land Records and the SECOND PARTY owns a parcel of land known as Mansfield Assessor's Map 29 Block 114 Lot 15 described in volume 63 page 309 of the Mansfield Land Records located generally on the easterly side of Warrenville Road which is also known as Connecticut Route 89, in the Town of Mansfield, Tolland County Connecticut; and,

WHEREAS, the land of the Second Party is bounded in part generally northerly by land of the FIRST PARTY; and,

WHEREAS, the parties hereto are desirous of making certain the location of their mutual boundaries along a portion of their common boundaries as described below;

NOW, THEREFORE, it is mutually agreed as follows:

1. That the mutual boundary line between the land of the FIRST PARTY and the land of the SECOND PARTY along this portion of the common boundary is described as follows:

Beginning at a point in the easterly line of Warrenville Road a.k.a. Connecticut Route #89 at a point lying 54.94 feet southerly of a CHD monument along an arc having a radius of 2252.00 feet, a delta angle of $01^{\circ}23'52''$, which is subtended by a chord bearing S $31^{\circ}53'52''$ W 54.94 feet,

thence S $80^{\circ}26'48''$ E 188.02 feet to a rebar,

thence S $10^{\circ}28'01''$ W 19.99 feet to a rebar,

thence S $79^{\circ}30'12''$ E 39.94 feet to a rebar in the westerly line of land now or formerly of William C. Hayes, Jr., and Susan P. Hayes.

These three courses are shown on a map entitled "Boundary Survey Prepared For Joshua's Tract Conservation & Historic Trust, Inc. and The Town of Mansfield, Warrenville Road Mansfield, Connecticut; Date 09/05/2014; Scale 1"=20'; Book No. 451; Disc No. 10-20(C); CAD DWG 14-072; Drawn JHB; Designed JHB; Checked MDM; Sheet No. 1 of 1; Job No. 14-072" as prepared by Towne Engineering, Inc. Civil Engineers and Land Surveyors, South Windham, Connecticut.

2. The FIRST PARTY QUITCLAIMS to the SECOND PARTY and the SECOND PARTY'S heirs, successors and assigns forever, all such right, title and interest as the FIRST PARTY may have in and to the premises lying southerly of the lines described in the first paragraph hereof. TO HAVE AND HOLD the said premises unto the SECOND PARTY and unto the SECOND PARTY'S heirs, successors, and assigns forever, to them and their own proper use and behoof.

3. The SECOND PARTY QUITCLAIMS to the FIRST PARTY and to the FIRST PARTY'S heirs, successors and assigns forever, all such right, title and interest as the SECOND PARTY may have in and to the premises lying northerly of the lines described in the first paragraph hereof. TO HAVE AND TO HOLD the said premises unto the FIRST PARTY and unto the FIRST PARTY'S heirs, successors and assigns forever, to them and their own proper use and behoof.

This agreement deed was prepared by a Scrivener without the benefit of a Title Search.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this ____ day of _____, 2015

Signed, Sealed and Delivered
in the Presence of:

Joshua's Tract Historic and Conservation
Trust, Inc.
By:
It's President

The Town of Mansfield
By: Matthew W. Hart,
It's Town Manager

STATE OF CONNECTICUT

ss. Mansfield March , 2015

COUNTY OF TOLLAND

Then and there personally appeared _____, duly authorized signer and sealer of the foregoing instrument and acknowledged the same to be her/his free act and deed for the purposes therein stated, before me,

Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

STATE OF CONNECTICUT

ss. Mansfield March , 2015

COUNTY OF TOLLAND

Then and there personally appeared Matthew W. Hart, Town Manager of the Town of Mansfield, Connecticut, duly authorized, signer and sealer of the foregoing instrument and acknowledged the same to be his free act and deed for the purposes therein stated, before me,

Commissioner of the Superior Court
Notary Public
My Commission Expires: _____

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Linda Painter, Director of Planning and Development; Planning and Zoning Commission; John Carrington, Director of Public Works
Date: March 9, 2015
Re: UCONN South Campus Development

Subject Matter/Background

The University of Connecticut is proposing a series of projects in the South Campus area, including:

- A new 650-bed Honors Residence Hall at the corner of Gilbert Road and Mansfield Drive, including a 700 seat dining facility. The proposed building would have approximately 210,000 square feet within a five to six story building, including an eight to nine story tower element. This project will result in the removal of an 18-space parking lot.
- A ±30,000 square foot addition to the Fine Arts Building to add production space including paint, scenery, costume and prop shops. The addition will extend north from the Nafe Katter Theatre and west from the Drama-Music Building. This project will result in the removal of 28-34 spaces from the adjacent parking lot.
- Removal of two houses on the south side of Gilbert Road that are contributing structures to the University of Connecticut National Register District
- Closure of Gilbert Road between Mansfield Road and Whitney Road to create a pedestrian walkway
- Modifications to Whitney Road including removal of on-street parking
- Closure of Coventry Road and Maple Lane to vehicular traffic with the exception of emergency vehicles which will utilize a new pedestrian way

The earliest construction would commence is during the fall of 2015 with all projects projected to be complete by fall of 2017. Due to their geographic proximity and common construction schedule, UConn is planning to address the Connecticut Environmental Policy Act (CEPA) requirements for these projects by grouping them into one larger project known as the South Campus Development (SCD). According to the scoping notice, the potential impacts of these projects will be evaluated cumulatively with impacts from projects constructed between

2013 and 2015 as well as other projects anticipated to be constructed between 2015 and 2017.

Scoping Meeting and Comment Deadline

The public scoping meeting for this project has been scheduled for March 11, 2015 at 7:00 PM in Room 146 at the Bishop Center. In discussing the proposed projects with UConn staff, they have indicated that there will be a full Environmental Impact Evaluation prepared after the scoping process is complete. The scoping process provides the Town with the opportunity to identify specific issues that we would like UConn to consider as part of the EIE review. Written comments must be submitted by March 19, 2015. Due to the timeline for comments, limited information is available for the Council's review; additional information will be available prior to the Planning and Zoning Commission (PZC) review on March 16, 2015.

Potential Issues

The following potential issues have been identified by staff based on the information available; additional concerns may be identified after the March 11, 2015 scoping meeting. Any additional comments or issues identified after the scoping meeting will be provided to the PZC for their consideration at its March 16, 2015 meeting.

The following comments are based upon the December 18, 2014 letter issued by the PZC (see attached); however, comments with regard to traffic have changed due to the change in scope of the proposed projects. As such, staff recommends that comments issued by the Town address the new scope of the projects and be offered as a replacement to the original feedback.

- *Project Timing.* In March 2014, the Town Council and PZC requested that the campus master plan and Next Generation Connecticut impact study be completed prior to construction of any buildings related to the NextGen initiative other than the STEM residence hall and the engineering/science building that were under review at that time. The Town should reiterate this request as it is important to understand the all of the impacts of UConn's proposed growth prior to the construction of any additional buildings. While the draft master plan has been completed, a comprehensive traffic study of the proposed master plan is still under development. Additionally, the fiscal impact study jointly commissioned by the Town and the University is underway and expected to be complete by May 2015.
- *Transportation System.* The EIE should address specific measures that will be completed as part of this project to enhance the multi-modal transportation system and reduce off-campus transportation impacts and how such improvements will be coordinated with the overall campus master plan. Consideration should be given to off-campus bicycle and pedestrian improvements as a way to mitigate impacts on local roads.

- *Traffic Analysis.* The EIE should evaluate the potential impacts of the proposed buildings and roadway changes on the local road network, in addition to the state road network. While the changes are intended to improve the on-campus pedestrian network, they may push additional traffic off onto local streets, including but not limited to Hillside Circle, Eastwood Road, Westwood Road, Separatist Road, Hunting Lodge Road and North Eagleville Road. This analysis should identify any necessary mitigation measures including off-campus pedestrian and bikeway improvements and be made available to the Town for review and comment prior to submission to OSTA. Furthermore, as noted in the Commission's May 2014 comments on the STEM residence hall, the EIE should identify needed mitigation measures as well as performance measures and a framework for reporting and modifying approaches as needed.
- *Parking.* The proposed improvements will result in the loss of between 46 and 52 parking spaces. The EIE needs to address how those spaces will be replaced over the short and long-term as well as other strategies that will be implemented with regard to use and management of on-campus parking.
- *Cultural Resources and Visual Impact.* Given the prominent location of the proposed residence hall, design of the building should be sensitive to and complement the surrounding area. The EIE should also identify potential options for moving the two contributing structures to other locations on the campus or in the community.
- *Stormwater/Mirror Lake and Roberts Brook.* The University should identify specific measures that will be used to reduce impacts on Mirror Lake and the Fenton River/Roberts Brook watersheds.
- *Cumulative Impacts.* All analysis completed as part of the EIE for the Honors Residence Hall should consider the cumulative impacts of this building and previously approved buildings that have not yet been constructed, including the STEM residence hall, Science and Engineering Building and Innovation Partnership Building, as well as other projects anticipated to be under construction during the same time period.

Recommendation

If the Council concurs, staff recommends that the following motion be adopted:

Move, to authorize the Mayor to co-sign a letter to the University of Connecticut with the Chair of the Planning and Zoning Commission regarding the South Campus Development scoping process. Such letter shall address the issues identified in the memo from Town Manager Hart dated March 9, 2015 as well as any additional comments identified by the Planning and Zoning Commission.

Attachments

- 1) December 18, 2014 PZC Comments on scoping for the Honors Residence Hall
- 2) South Campus Project Map

TOWN OF MANSFIELD
PLANNING AND ZONING COMMISSION



JoAnn Goodwin, Chair

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3330
Fax: (860) 429-6863

December 18, 2014

Mr. Paul Ferri
UConn Office of Environmental Policy
31 LeDoyt Road, U-3055
Storrs, Connecticut 06269

Subject: Proposed Honors Residence Hall

Dear Mr. Ferri:

The Mansfield Planning and Zoning Commission (PZC) offers the following comments and recommendations with regard to the proposed Honors Residence Hall.

In March 2014, the Town Council and PZC requested that the campus master plan and Next Generation Connecticut impact study be completed prior to construction of any buildings related to the NextGen initiative other than the proposed STEM residence hall and the engineering/science building. The Commission reiterates this request as it feels that it is important to understand the all of the impacts of UConn's proposed growth prior to the construction of any additional buildings. As previously stated, the master plan should include a comprehensive, multi-modal transportation plan for the build-out of the campus that considers impacts to the local transportation network, including off-campus improvements for vehicular, pedestrian, bike and transit circulation.

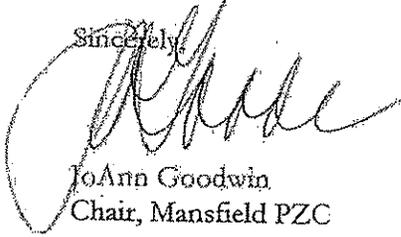
If the University chooses to proceed with an Environmental Impact Evaluation (EIE) for the Honors Residence Hall prior to completion of the master plan and impact study, the Commission would like the following to be taken into consideration:

- *Transportation System.* The EIE should address specific measures that will be completed as part of this project to enhance the multi-modal transportation system and reduce off-campus transportation impacts and how such improvements will be coordinated with the overall campus master plan.
- *Traffic Analysis.* The EIE should evaluate the potential impacts of the proposed building on the local road network, in addition to the state road network, to confirm the conclusion that no significant impacts on the local road network are anticipated. This analysis should identify any necessary mitigation measures and be made available to the Town for review and comment prior to submission to OSTA. Furthermore, as noted in the Commission's May 2014 comments on the STEM residence hall, the EIE should identify needed mitigation measures as well as performance measures and a framework for reporting and modifying

approaches as needed.

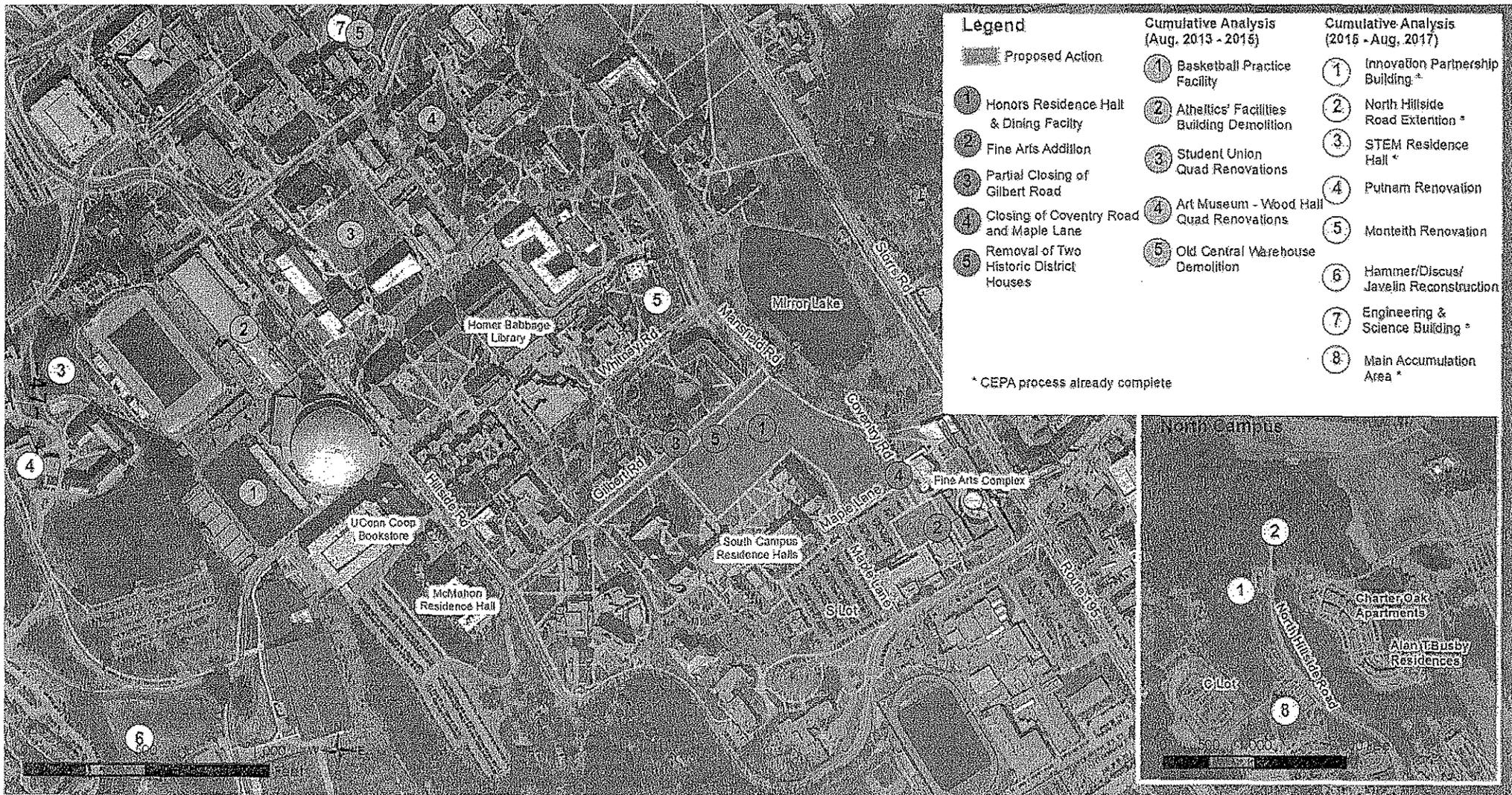
- * *Cultural Resources and Visual Impact.* Given the prominent location of the proposed residence hall, design of the building should be sensitive to and complement the surrounding area.
- * *Stormwater/Mirror Lake and Roberts Brook.* The University should identify specific measures that will be used to reduce impacts on Mirror Lake and the Roberts Brook watershed.
- * *Cumulative Impacts.* All analysis completed as part of the EIE for the Honors Residence Hall should consider the cumulative impacts of this building and previously approved buildings that have not yet been constructed, including the STEM residence hall, Science and Engineering Building and Innovation Partnership Building.

Sincerely,



JoAnn Goodwin
Chair, Mansfield PZC

Cc: Town Council
Planning and Zoning Commission



PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Linda Painter, Director of Planning and Development; John Carrington, Director of Public Works; Kevin Deneen, Town Attorney
Date: March 9, 2015
Re: Interlocal Agreement - Boundary Line Survey with Chaplin

Subject Matter/Background

Over the last few years, it has come to the attention of the towns of Mansfield and Chaplin that there is some uncertainty in the actual location of the boundary line separating the two municipalities. This uncertainty has led to the submission and recording of maps identifying two different locations for the town boundary.

In an attempt to rectify this situation and to establish a common boundary that can be used by surveyors in the future, the Town of Chaplin has proposed a joint project to hire a surveyor to locate the common boundary line between the two towns. The proposed Interlocal Agreement establishes the financial responsibilities of each municipality with regard to the cost of the survey; however, the agreement is very clear that neither municipality is bound by the findings of the survey. Chaplin has taken the lead in contracting with a firm to conduct the survey; a copy of the proposal from the surveyor (Mattern and Stefon) is attached for your information.

Financial Impact

Each town would be responsible for 50% of the cost of the surveying services. The total estimated cost of the project is \$13,500; Mansfield would be responsible for \$6,750 of that amount.

Depending on the results of the survey, properties currently identified as being in Mansfield may actually be in Chaplin and vice versa. Once a boundary line has been established and agreed upon by both communities, there may be impacts to individual properties and to the Town's grand list.

Legal Review

The attached agreement has been reviewed by the Town Attorney and incorporates his changes. The execution date would need to be updated to reflect a signing in March.

Recommendation

Given the uncertainty regarding the location of the boundary line, staff believes that the survey is warranted.

If the interlocal agreement is approved, staff will send a notice to Mansfield residents living along the line to inform them of the pending survey. We will also schedule a public information session once we have the results of the survey.

The following motion is suggested:

Move, effective March 9, 2015, to authorize the Town Manager to execute the attached Interlocal Agreement with the Town of Chaplin to jointly commission a survey of the common boundary line between the two towns.

Attachments

- 1) Draft Interlocal Agreement
- 2) Proposal from Mattern and Stefon

INTERLOCAL AGREEMENT

This Agreement ("Agreement") is made and entered into as of February __, 2015, by and between the Town of Chaplin having a place of business at 495 Phoenixville Road, Chaplin, Connecticut 06235 ("Chaplin"), and the Town of Mansfield having a place of business at 4 South Eagleville Road, Mansfield, Connecticut 06268 ("Mansfield") (Chaplin and Mansfield are sometimes referred to herein collectively as the "Towns").

1. Purpose of Agreement: The purpose of this Agreement is to allow Chaplin and Mansfield to jointly engage the services of Mattern & Stefon ("M&S") to provide the professional services described in the proposal attached hereto as Attachment 1, which is incorporated herein by reference ("the Work") in order to more definitively locate and mark the boundary between the Towns.
2. Relationship of Towns with M&S: It is understood that M&S and its assigned employee(s) are independent contractors and not employees of either of the Towns.
3. Oversight of Work: Chaplin shall enter into the engagement letter with M&S for the Work on behalf of both of the Towns. The Towns shall each have reasonable access to M&S personnel during the performance of the Work and the Towns agree that each shall reasonably cooperate with M&S personnel to the extent feasible and necessary to allow the Work to be completed. The terms of the attached proposal, including the cost, shall not be materially modified without the mutual agreement of the Towns.
4. Payment for Work: Upon the conclusion of the Work (or earlier termination pursuant to Section 6 hereof), Chaplin shall pay M&S for the services rendered and Mansfield shall within thirty (30) days thereafter reimburse Chaplin for fifty percent (50%) of such payments. Chaplin shall provide Mansfield with copies of any invoices or other documentation related to the payment.
5. Duration: This Agreement shall expire on the later of (i) the conclusion of the Work or (ii) February 1, 2017, unless extended by mutual agreement of the Towns.
6. Termination: Either Mansfield or Chaplin shall have the right to terminate or cancel this Agreement, for any reason, with ninety (90) days advance written notice to the other. In the event of cancellation by Mansfield, Mansfield shall be responsible for fifty percent (50%) of the cost of any services rendered by M&S up through the effective date of the termination and Mansfield shall pay the same to Chaplin in full within thirty (30) days. In the event of cancellation by Chaplin, Chaplin shall be responsible for fifty percent (50%) of the cost of any services rendered by M&S up through the effective date of the termination and Chaplin shall pay the same to M&S within thirty (30) days.
7. Delivery of Work Product; Follow-Up Meeting: Upon completion of the Work, Chaplin or M&S shall provide Mansfield with a complete copy of any work product. Chaplin shall also endeavor to schedule a meeting at which Chaplin, Mansfield and any relevant M&S personnel will discuss the work product.

8. Non-Binding Effect of Work Product: Notwithstanding anything herein to the contrary, neither of the Towns shall be bound or obligated in any way, including without limitation under Sections §7-113 or §7-115 of the Connecticut General Statutes, to accept the findings of the Work as a conclusive determination of the location of the boundary between the Towns. The Towns agree, however, that the work product may be submitted in any subsequent proceeding as evidence of the location of the boundary. The Towns acknowledge that the procedures described in Sections §7-113 or §7-115 of the Connecticut General Statutes are the applicable methods for officially marking or determining the boundary between the Towns.

9. No Warranties: By executing the engagement letter with M&S, Chaplin makes no warranty or representation with respect to the services being rendered by M&S thereunder.

10. Indemnification: Each town agrees to indemnify, defend, and hold the other harmless against all claims, demands, suits, liabilities, losses, damages or injuries, including attorneys' fees, claimed as a result of the acts or omissions of such town which may be made or suffered by any person or entity that arise under this Agreement.

11. Modifications in Writing: Any modifications or amendments to this Agreement shall be made in writing signed by both Towns.

12. Due Authorization: Each of the Towns represents to the other that the undersigned have been authorized by any necessary boards, commissions or Councils to enter into this Agreement.

IN WITNESS WHEREOF, each of the parties has caused this Agreement to be executed by its duly authorized representative(s).

TOWN OF MANSFIELD

TOWN OF CHAPLIN

By: _____
 Matthew Hart, Town Manager

 Bill Rose, First Selectman

Date: _____

Date: _____

Susan F. Mattern, L.S.

Gerald J. Stefan, L.S.

Jeffrey S. Greiner, L.S.



MATTERN & STEFON
LAND SURVEYORS

148 Route 2, Preston, Connecticut 06365
Phone: (860) 889-1999 Fax: (860) 383-2524

Attorney Richard P. Roberts
Halloran & Sage LLP
One Goodwin Square
225 Asylum Street
Hartford, CT 06103

Re: Chaplin/Mansfield Town Line

February 5, 2015

Dear Attorney Roberts,

The following items, constituting Phase 1 of the Chaplin/Mansfield town line project, have been completed by this firm:

- Gathered on-line GIS mapping and town assessor's data from the Towns Mansfield, Chaplin and Ashford.
- Inventoried and copied all applicable survey maps recorded in each town.
- Researched town meeting records in each town.
- Researched Private Laws in the State of Connecticut pertaining to the establishment or alteration of the existing Mansfield/Chaplin town line.
- Acquired Department of Transportation mapping depicting town line locations.
- Accompanied Chaplin First Selectman Bill Rose on a site visit to his property.
- Examined a section of the town line as it traverses through property of Joshua's Trust.

This completes phase one of what we have always considered to be a two phase project. The second phase will consist of the following:

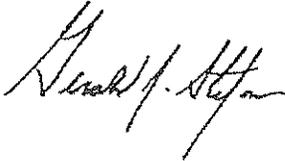
Scope of Services

1. Locate, through the use of GPS technology, the northwest and southwest corners of the Town of Chaplin, along with a number of intermediate town line stone piles (8-10). This service will require considerable non-related GPS survey work traversing between Tower Hill Road and Bedlam Road.

2. Establish survey control points on the following town roads for the purposes of establishing accurate town line monumentation: Nollett Road, Tower Hill Road, North Bedlam Road, South Bedlam Road, Shuba Lane and Bates Road.
3. Provide NAD83 coordinate values of the Mansfield/Chaplin town line to municipal authorities for their use in GIS mapping.
4. Set a town line monument on each of the above listed 6 town roads.
5. Prepare a survey plan in conformity with Horizontal Accuracy Class "A-2" Standards, in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies – "Standards for Surveys and Maps in the State of Connecticut", as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
6. Meet with Town of Chaplin and Town of Mansfield representatives to review the results of our survey.

The cost for these professional services will be \$13,500. Should you decide to proceed with this project, then we anticipate work to commence in or around late March. If you have any questions or would like to see the scope of services modified in any way please do not hesitate to contact this office.

Best regards,



Gerald J. Stefon L.S.

AGREED TO AND ACCEPTED BY:

Guarantor

Date

Copy: William H. Rose, Chaplin First Selectman

From: Matt Hancock <thefantasticmrfoc@gmail.com>
Sent: Monday, March 02, 2015 10:33 AM
To: Town Clerk
Subject: Letter to Town Council in support of the playground

Dear Town Council

I'm writing in support of allocating Town resources to finally make the playground a reality.

Access to play facilities in Mansfield is somewhat lacking. We frequently go to the nearest elementary school to play with our 18 month and 3.5 year old. However, these aren't available during school hours. Moreover, they are not fully accessible to all children.

My personal opinion is that an investment in this playground represents a much higher return on investment for the town than the proposed subsidies to local day care facilities. This park would be free and fully accessible to EVERY child in our town (and beyond!) It would be located close to the Community Center, as well as Storrs downtown and the new transportation center. Bringing small children to the downtown is limited (once you've been to the bookstore and the candy store!) Perhaps not surprisingly, much of the investment is targeted at young adults. How great would it be to install a high quality, accessible playground with proximity to the ongoing development in Storrs? For the town, the initial cost is very low due to community and external donor support. Ongoing maintenance may well be a permanent commitment for the town, but one which enriches children and brings families together.

Thank you for your time,

Matt Hancock

Mary L. Stanton

From: June Krisch <june.krisch@gmail.com>
Sent: Sunday, March 01, 2015 12:18 PM
To: Town Clerk
Subject: Mansfield Community Playground

To: Members of the Town Council
From: June and Henry Krisch
Re: Mansfield Community Playground

We have been residents of Mansfield since 1969 and have enjoyed raising our two children here. We have appreciated our town and what it offers to families. The playground that is being planned by a wonderful group of volunteers will add an important asset to our town. It will enable parents and their young children to come together and enjoy each other and play together. Although we do have a playground at the Mansfield Library for young children, the town needs another one that is available at all hours for parents and young children and is handicap accessible.

In town that is spread out the way in which Mansfield is, it will be a great opportunity for parents and children to meet each other and support each other at this playground. We heartily support this initiative and hope that the Council will also.

Very truly yours,
June and Henry Krisch
71 Farmstead Rd.
Storrs, CT.06268
860 429 8552

To: Mansfield Town Council

From: Janet Jones

Date: February 27, 2015

Re: Proposed Playground, March 9, 2015 Agenda

During the last months, I have followed the deliberations of the Town Council concerning the funding for the proposed playground.

I support the funding for the playground. I have also been a financial supporter of the playground. I would like to elaborate as to why.

During the past two years, I have had the opportunity and pleasure to interact with the women -- yes, mostly women -- who have worked diligently to fund the playground. They did so based on a need within our community and early discussions and assurances from the Town officials that there would be cooperation to make it happen.

What has impressed me most is that a group of women have come together, all volunteering their time, to try to build the playground. The women have young families, positions in the work place of responsibility, plus doing "life." In spite of these demanding commitments, they have remained strong and determined and have continued to fight for a safe place where all children can play and enjoy healthy activities.

If the Town Council votes against the playground initiative, this sends a loud and appalling message to the young families in the Town who have worked so hard to make things better. It also indicates to their major funder that the Town of Mansfield is not an organization that deserves consideration for future projects.

The women have tried diligently to work within the system. They have done so with professionalism and respect. I ask that the Council honor the Town's commitment to the project.

Sincerely,

Janet Jones
221 Wormwood Hill Road
Mansfield Center, CT 06250

Mary L. Stanton

From: Jennifer Beck <outofthebox3@yahoo.com>
Sent: Thursday, February 26, 2015 9:25 AM
To: Town Clerk
Subject: In support of the MC Playground

Dear Members of the Mansfield Town Council,

I strongly encourage you to support the funding of the community playground. Our family moved to Mansfield for its superior schools over two and a half years ago, and we believe our town's well-being and future depends upon its strong appeal to families and educators. Creating an outdoor gathering place, available during school hours, is such a wise step and exciting prospect. We have fewer and fewer public spaces where children and their parents can meet for non-structured time to connect and engage with each other, forming the supportive and creative relationships that make a community healthy. And as it would be available to all during school hours, hopefully it would encourage those of all ages to gather, including seniors with free time during the day who would like to enjoy watching children play, perhaps to form ties with families with children.

While the schools have nice playgrounds, they are not available during the school days to parents with very young children, and the very small library playground is not truly handicap friendly. All its equipment requires good balance and climbing skills to use. One of our children has had special, chronic physical needs, and we know, first-hand, how even mild physical impediments can edge a family toward the outside; this can feel very isolating indeed. A playground friendlier to children with varied abilities would be a comfort and support to these families, drawing them into the community and providing a way for them to connect and contribute to the social fabric of Mansfield.

Please do support the funding of this wonderful resource and meeting place. This would be such a wise investment in the town's future.

Sincerely,
Jennifer Beck
72 Beech Mountain Rd.
Mansfield Center, CT 06250

Mary L. Stanton

From: Elle Ouimet <elleouimet@gmail.com>
Sent: Tuesday, February 24, 2015 1:15 PM
To: Town Clerk; Maggie Ferron
Subject: In support of Mansfield Community Playground

Dear Town Council members,

My name is Eleanor Ouimet - my husband, William, and I have lived in Mansfield Center with our two children (ages 3 and 6) for nearly 4 years. We moved here from Amherst, Mass where there is no shortage of activities for children and adults of all ages. It was difficult for us to adjust to Mansfield in our first few years - it felt a bit isolated, to be honest. As professors at UConn we have watched many of our new colleagues choose to settle in West Hartford for the same reasons that we initially felt frustrated - there were not a lot of things to do with kids and you had to commute to get to stores, restaurants and family activities.

Yet, in the last 2 years we felt increasingly settled and a part of the Mansfield/Storrs community. This is due in no small part to the centralization of community life - bookstore, restaurants, community center, EO Smith, groceries - all of these individual amenities, together are making for a more interactive community where we see each other and hear about events with more regularity. In short, our participation in all things Mansfield has increased.

I strongly believe that a community playground will be the icing on the cake. A place where children can play and explore, before, after, and during other community and family activities downtown. I think it will bring the various reaches of the town closer together, and ultimately, I believe it will help to attract a greater number of new residents, especially UConn families, who are looking for a family oriented community with activities, resources, and amenities for all age groups.

Thanks so much for your service to our lovely town.

Sincerely,
Eleanor Ouimet

--
Eleanor Shoreman Ouimet, PhD
Adjunct Professor
University of Connecticut, Storrs, CT
Department of Anthropology
--

Mary L. Stanton

From: Sarah Woulfin <sarah.woulfin@gmail.com>
Sent: Tuesday, February 24, 2015 11:05 AM
To: Town Clerk
Subject: Playground

Dear Town Council,

Please support Mansfield's playground project. A playground would benefit families, children, and the community. A playground would support kids' development and learning and would promote healthy lifestyles and fun and communication for diverse individuals.

It would be outstanding to support playground construction this fall and as soon as possible to benefit families in Eastern Connecticut.

Thank you for your consideration.

-Dr. Sarah Woulfin
-Storrs parent & UConn faculty member

--
Sarah L. Woulfin
(860) 428-6064

Mary L. Stanton

From: Eleanor Daugherty <eleanor.daugherty@gmail.com>
Sent: Tuesday, February 24, 2015 9:38 PM
To: Town Clerk
Subject: Community Playground

As a new resident within Mansfield, I wanted to be sure to voice my support for the building of a playground for the town. We love our new home but there are few opportunities for our children to come together and join in play with our neighbors and friends. We have donated to the fund to actively contribute our support. I encourage you to support making this dream for our families and children a reality.

Best,

Eleanor, Steve, Luke, and Annie Daugherty

Mary L. Stanton

From: Heather McDonald <heatherkmcDonald@gmail.com>
Sent: Tuesday, February 24, 2015 8:02 PM
To: Town Clerk
Subject: Playground

To whom it may concern,

I recently learned that we are so close to completing our dream of an accessible playground and I want to urge you to be supportive of the final hurdles. This is an imperative time to have town support.

At last night's town council meeting, Town Manager Matt Hart put forward a proposal on behalf of the Mayor, to allocate some town assets to help us build the playground this fall. The Jeffrey P. Ossen Family Foundation, which provided us with a \$200,000 grant, has said that it wants to see its money used within six months- not unreasonable under the circumstances. If we can line up this funding, we will be on track for a fall 2015 build!

It would be awful to have to turn away grant funding. Please support the playground initiative.

With sincere appreciation,
Heather and Mark McDonald
93 Candide Lane

On behalf of our kids Cuin (6) and Maeryn (3).

Mary L. Stanton

From: Barbara Mellone <bmellone@gmail.com>
Sent: Wednesday, February 25, 2015 9:23 PM
To: Town Clerk
Cc: Maggie Ferron
Subject: please support the Mansfield community playground!

Dear Town Council,

My family and I moved here in 2009 from Berkeley, California when our children were 5 and 18 months. We were surprised that there were no public playgrounds, being used to community playgrounds being in every Berkeley neighborhood. Not having a community playground made it harder to meet other parents and children, our kids longed for a place to go where there will be other kids to play with. Not only will a playground create a sense of community and provide a safe space for kids to exercise outside and for parents to meet, but it will also be good for the Town. With the new development of the Storrs center, adding a playground within walking distance from shops and restaurants will make Mansfield a great destination for families looking to move here, but also for visitors, bringing in more business and taxes to the town.

I hope this great project, which we have been supporting from its very beginning, will finally go through.

Thank you,

Barbara Mellone
Mansfield resident

Mary L. Stanton

From: Noga Shemer <nnsevilla@yahoo.com>
Sent: Wednesday, February 25, 2015 10:27 AM
To: Town Clerk
Subject: Mansfield Community Playground

Dear Town Council,

I would like to express my support for the Mansfield Community Playground with the hope that the town will provide the resources necessary to make this project a reality. We moved to Storrs in large part because it seemed like a wonderful place to raise a family. We have found a terrific community here for our small children, and it is grassroots projects like the playground that make us feel this is a truly special place to live. I believe our community will be dramatically enhanced by the creation of this shared gathering space for the area's families. It is especially difficult for preschool-aged children to "run into" each other around town, and the Storrs Center does not fill this need. Indeed, I might note that building the playground near the Mansfield Community Center will create a wonderful combination -- activities at the MCC, gathering at the playground, and the new Storrs Center as a lunchtime meeting place. My family has been waiting with tremendous anticipation for the realization of this project, and I hope that the town will give it all the support it can so that the building can finally begin.

Thank you for your time,
Noga Shemer
17 Lynwood Rd.
Storrs, CT 06268

Mary L. Stanton

From: Harry Birkenruth <harry.birkenruth@gmail.com>
Sent: Wednesday, March 04, 2015 3:03 PM
To: Town Clerk
Subject: Mansfield Community Playground

To Members of the Town Council,

As fifty year residents of Storrs we would like to add our voices in support of allocating town assets to help build the Mansfield Community Playground.

It has been a pleasure to observe, and modestly participate in, the effective volunteer effort which has moved this project close to becoming reality. In addition to the obvious benefit to the children in our community, this project is another step in focusing healthy, vibrant, broad-based activity in downtown Storrs.

We urge the Town Council's support.

Honey and Harry Birkenrutjh

Mary L. Stanton

From: Helene Marcy <hemarcy@gmail.com>
Sent: Tuesday, March 03, 2015 3:47 PM
To: Town Clerk
Subject: Letter of Support for the Playground

Dear Town Council,

I live in Mansfield and am writing to express my support for the community playground. I think it will be an important part of building a vibrant and supportive community in Mansfield and I hope the council will support this project in any way it can. The community playground will create a space where kids and families of all ages can gather and where they can make connections with each other. When I first moved to Mansfield with two young children four years ago I was disappointed that there was really only one small playground where I could take them to play and it wasn't always open. I have contributed to the playground project financially and my family and I plan to help when it comes time to build it. I hope that you will support it as well.

Sincerely,

Helene Marcy
Thomas Drive
hemarcy@gmail.com

Mary L. Stanton

From: Tina Huey <tina.huey@gmail.com>
Sent: Tuesday, March 03, 2015 10:02 AM
To: Town Clerk
Subject: Playground

Dear Council members,

I write to add my voice to the groundswell of support for the community playground in Storrs. I believe attracting families with young children will increase diversity in Storrs and possibly lead to a much-needed revitalization of the immediately surrounding neighborhoods, including my own. But there are many other reasons why this playground is a good idea. No one can argue against a playground in principle. It's good for kids; it's good for parents; it's good for the vitality of a neighborhood or town because it increases street life.

And this particular playground has gone way beyond just being a very nice idea. It has received a lot of private funding, including many small donations from households and even kids. The sooner this project can come to fruition, the sooner these generous individuals and community-oriented kids will see that their labor and their financial gifts brought results. This kind of involvement should bring results, and it would be a shame if the town couldn't do its part.

When my family first moved to Mansfield we deliberately settled in a place that was relatively walkable. The development goal for Storrs has been to increase its walkability and street life. Currently there are a lot of places designed to attract adults and young adults and where they can go and be social. Where are the public outdoor spaces for children in Storrs?

Sincerely,
Tina Huey
9 Westwood, Storrs

Sara-Ann Bourque

From: Sharon A. Tyler
Sent: Thursday, March 05, 2015 12:03 PM
To: Sara-Ann Bourque
Subject: FW: Community Playground

From: max green [<mailto:maxgreen6474@gmail.com>]
Sent: Thursday, March 05, 2015 11:57 AM
To: Town Clerk
Subject: Community Playground

To whom it may concern,

It has become evident that Mansfield has a real shortage of play areas for local kids. Remember playgrounds can really help build the community in many subtle but important ways. Family members often return to playgrounds and the communities that built them to remember the good play times and physical activity that they represented and as they remember as a children. They come back and say, "Hey Mansfield was a fun and supportive environment where I lived and where I want to return to and raise my family." Grandparents return to those places with their grand-kids and say to the kids. "Isn't this a great playground. Do you want to come back here again when your grow up?". Playgrounds tell a big story about your community. Healthy communities has lots young people that are thriving and growing the community. Do not pass up a chance to really impact the present and future of Mansfield. That can all start with something as simple as a playground.

Max Green

612-708-8906

A frequent visitor of Mansfield and Storrs.

Sara-Ann Bourque

From: Sharon A. Tyler
Sent: Thursday, March 05, 2015 11:10 AM
To: Sara-Ann Bourque
Subject: FW: In support of the Mansfield Community Playground

From: Benjamin Wiles [<mailto:wiles.benjamin@gmail.com>]
Sent: Thursday, March 05, 2015 9:39 AM
To: Town Clerk
Subject: In support of the Mansfield Community Playground

Town Councilors:

I write in support of the Mansfield Community Playground. The playground has wide community support and great sums have been raised already. Town appropriations to get the project over the final "hump" would be well deserved.

Best,
Ben Wiles
87 Browns Road, Mansfield

--

Benjamin Wiles
wiles.benjamin@gmail.com

Sara-Ann Bourque

Subject: Reminder: the Playground at Town Council

From: Pat Raynor [<mailto:raynorpat@hotmail.com>]
Sent: Thursday, March 05, 2015 9:18 AM
To: Matthew W. Hart
Subject: RE: Reminder: the Playground at Town Council

Hi Matt,

I hope you're surviving this tough NE winter. We're fortunate to have been away, so we've missed it.

Please forward this email to the town council. Thank you, Jim

As any of you who know me will understand, I've always strongly supported sports and physical activity in general. So, at least in theory, I support this worthy project. However, I have one question. At what dollar cost does the project on the proposed site become not viable. I understand the proposed location's desirability as far as access for the intended users, but the site apparently has physical limitations that make its development very costly. The cost of the project has soared since its introduction and still seems a little uncertain, based on site work needed. A lot of public funding has already been committed to the project. When does it become no longer cost effective? If you had a desirable, optional project in your own yard, would you opt to afford that project if the cost rose too dramatically? Probably most of us would say no.

I know many folks have put in a lot of effort, and rightfully feel very strongly about it. They have raised money in fund- raisers, but I think have been surprised by the rising cost of the project. It's difficult for anyone to come down on the negative side for a playground for handicapped children, but at what cost? Different site? Different design?

Given the state's proposed cuts for Mansfield, monies set aside for school improvements (roof, boilers, etc.), sewers, and other 'worthy' projects such as the skate park, and open space purchases, do we have the resources to support every 'worthy' project that is proposed.

You have a difficult decision.

Thank you for your time.

Jim Raynor
55 Moulton Road

To: Members of the Mansfield Town Council From: Jane Goldman

Date: March 5, 2015

Re: Mansfield Community Playground

Dear Members of the Town Council:

In December I wrote to you to complement the work of the Mansfield residents, The Playground Committee, who are working to develop a community playground here in Mansfield. As a longtime Mansfield resident I am writing to you today to let you know about my continued support for development of the Mansfield Community Playground and to urge the Council to help the committee to accrue the funds or in-kind services in order to complete the site work needed for the playground.

As noted in my December letter, I would like to point out some of the history of support for the playground from town residents. A few years ago the town appointed advisory committee Mansfield Advocates for Children (MAC) conducted a mail survey of randomly selected Mansfield households of all ages which included a section on satisfaction with different services and programs in the community. Results of the survey clearly identified a need for more extensive playground facilities. Following this finding a group of parents organized to evaluate the playground situation and based on their work developed the idea of Mansfield creating a community built playground.

Since that time I have been extremely impressed with the work of this highly motivated group of parents, grandparents and other community members who have worked as volunteers in developing each part of the plan including finding a possible site, design of the playground, and extensive fundraising. I am very impressed that to date they have been able to raise the funds needed for the actual playground and have been able to greatly trim funds needed for the site work. However, additional funds still are needed for this site work. The "missing link" now is funds for this site work.

Thus I am writing to encourage you to work with the Playground Committee, providing funds and possibly in-kind services, to allow completion of the Mansfield Community Playground which will be an asset to a wide range of Mansfield residents.

Thank you for your consideration.

Jane A. Goldman

360 Wormwood Hill Road

310 Gurleyville Road
Storrs CT 06268

Dear Members of the Town Council,

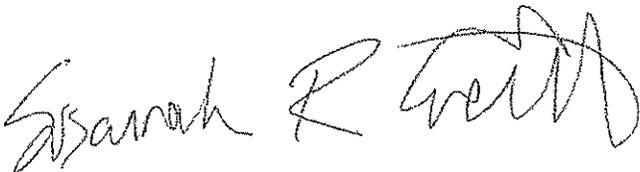
I am writing to express my wholehearted support for the Mansfield Community Playground. This project is incredibly important for our entire community.

The Mansfield Community Playground will provide a center for community for our children and their families. It will allow for children across our entire town to develop friendships and share experiences that will reverberate throughout their childhood in our wonderful community. In addition, it will create those same experiences for their immediate and extended families. When we moved to Mansfield in 2001, I felt very isolated as the parent of a young child. I found myself driving to Columbia for their phenomenal playground or to Manchester for Gymboree classes to create community for my daughter and for myself. The Community playground will allow parents and grandparents (aunts and uncles, etc...) to meet and engage in those important informal conversations that lead to connections, support, and relationships that create our community. We have a wonderful resource in the Community Center, and the playground will enhance and expand its function and the services and support it provides.

In addition, the Community Playground will provide opportunities for our children to be active, get exercise, and practice social skills important for school and beyond. Finally, I am so impressed that the designers of the project have ensured that the playground will be fully accessible for all children and all of their family members. In following the universal design principles, we will be starting with a strong message about inclusion in our community.

I believe this project is vital for the Mansfield community and I hope that you will support it in any way that you possibly can. Thank you for your time and all the work you do to support our town.

Sincerely,

A handwritten signature in cursive script that reads "Susannah R. Everett". The signature is written in dark ink and is positioned below the word "Sincerely,".

Susannah Everett

To whom it may concern:

My name is Steve Smith. I am one of the owners and the General Manager of the Dog Lane Café. I am writing to voice my support for the Mansfield Community Playground. I believe that having a playground is a tremendous asset for any community. I know firsthand. My wife and I would drive our children to towns that had great playgrounds and many times would go for lunch or frequent the businesses in those towns. The towns of Mystic, Killingly, and Colchester come to mind.

Children have a significant influence on where we, as parents, spend our discretionary income. The Storrs Downtown business area can only be enhanced by adding a dimension of fun for kids. I would imagine it would not only benefit our business, but many others. I could also see a tie in with some of the UCONN assets-Dairy bar, farm, puppetry museum, etc.

We have been supportive in the past financially with sponsorship money and donations of gift cards. We will be happy to support it going forward.

Please contact me with any questions at the restaurant by stopping by, email-steve@doglanecafe.com, or phone-860-429-4900.

Kind Regards,

Steve Smith

Co-Owner/General Manager

Dog Lane Café

860-429-4900



Sara-Ann Bourque

From: Sharon A. Tyler
Sent: Thursday, March 05, 2015 2:35 PM
To: Sara-Ann Bourque
Subject: FW: In support of the Mansfield Community Playground

From: Michael Soares [mailto:me_soares@yahoo.com]
Sent: Thursday, March 05, 2015 2:25 PM
To: Town Clerk
Subject: In support of the Mansfield Community Playground

Dear Town Councilors,

I write to you to express my family's support of the Mansfield Community Playground. Since the beginning of the project, the playground has has wide community support, not to mention volunteers hours invested and significant funds raised to this point. I ask that you to support any measures that provide supplemental funding or otherwise support the playground.

Thank you,
Michael Soares*
99 Dog Lane
Mansfield, CT

*disclosure: I am a member of the 3 three committees in town (CC, OSPC, Water Advisory Borad), but I write to support the playground as a Mansfield resident.

From: tulay luciano <tulayluciano@yahoo.com>
Sent: Monday, February 23, 2015 12:04 AM
To: Town Mngr; Town Council
Subject: Mansfield Tomorrow

February 22, 2015

Dear Mansfield Town Council Members and the Town Manager Matt Hart:

“Support for use of clustered development patterns to help preserve open spaces and natural resources” –p.3 of Mansfield Tomorrow Draft, chapter 2: This goal is one of the underlying concepts of the plan. Unfortunately, it could get out of hand as in the example of Storrs Center. For some of us, it is the exhibition of dangerous greed and how the town management might handle the future “smart growth” projects.

Therefore, I would like to say, “Please no more “smart growth” initiatives.

My objections are as follows:

Environmentally: University’s growth ambitions are forcing Mansfield to grow against its natural resources. Any “smart growth” building” is destined to be large to reflect this demand and bring large population into the town. The presumed planned or promised open space will not be there.

Socially: Any “smart growth” building will be “mixed” to house university’s students and faculty. The town’s elderly will not be able to compete against this population. They will be forced to leave the town in which they have lived and shaped its fine tradition.

Politically: This new population will be largely temporary outsiders who will affect the town’s political decisions.

Financially: The town will have additional burden to serve this population growth.

With warm regards,

Tulay Luciano

PAGE
BREAK

From: Charles Naumec <charles_r_naumec@sbcglobal.net>
Sent: Friday, February 27, 2015 11:08 AM
To: Town Council
Cc: Town Clerk; Town Mngr
Subject: Town Council Feb. 23, 2014 Meeting Minutes Draft

Follow Up Flag: Follow up
Flag Status: Flagged

I would like amplify my comment relative to student voting recorded in the subject meeting minutes draft.

I am not concern about "students voting in local issues". I am questioning the fairness and legality of student voting on town issues involving the allocation of funds and floating of bonds to fund projects. Voter availability numbers (students' vs residences) supports the possibility of students controlling the allocation of funds while they have NO financial responsibility to the town.

I believe State of Connecticut action will be required to correct this situation and I am requesting the Town lead this effort.

Thank you,

Charles R. Naumec
52 Riverview Road
Mansfield Center, CT 062050
Tel.:
(H) 860-450-1355
(M) 860-428-0780

Charles_r_naumec@sbcglobal.net

PAGE
BREAK



Mansfield Self & RV Storage

533 Route 32, Mansfield, CT 06250
www.MansfieldSelfStorage.com Tel: 860-423-5677

Item # 11

February 26, 2015

Matthew W. Hart, Town Manager
Town of Mansfield
4 South Eagleville Road
Storrs Mansfield, CT 06268

Dear Mr. Hart,

Mansfield Self Storage, LLC would like to continue offering assistance to our Mansfield neighbors who suffer loss or severe fire damage to their Mansfield homes for the calendar year of 2015. We will provide a 10' X 10' storage unit rent-free for 3 months. The units will be subject to availability.

Hopefully, there will not be a need for our neighbors to use this service, but in the event that they do, we felt that this would be our small way of lessening their loss.

Incase you are not familiar with our facility, we are conveniently located on Route 32 next to Yankee Oil. We can meet your storage needs whether they are short or long term. We have several unit sizes to choose from so you only for the storage you need. Our sizes vary from 5'x5' to 10'x30'. We have both climate control units as well as regular units. Each unit has an individual door and only you have the key.

The facility is secured with an automatic gate entrance so only clients can enter the facility as well as allowing you to have full access to your units even when the office is closed. We also have site fencing as well as security cameras providing additional security.

Our facility office is open six days a week to assist you and to offer any packing supplies need to our tenants. Come and visit us or give us a call if you have any questions. To learn more about our facility, visit our website at www.MansfieldSelfStorage.com.

Please let all of the appropriate Mansfield Fire Departments' personnel know of this offer. Feel free to call me if you have any questions at all.

Yours truly,

A handwritten signature in black ink, appearing to be 'K Perretta', written over a white background.

Katlynn Perretta
Manager
Mansfield Self Storage, LLC

PAGE
BREAK

Sustainability Committee
Minutes of Meeting
February 18, 2015

Present: Lynn Stoddard (chair), Paul Shapiro, Vera Ward, Shawn Santesiere, Kristin Schwab, Susannah Everett, George & Joyce Rawitcher (guests), Virginia Walton (staff)

The meeting was called to order at 5:36 pm by Stoddard.

(Shapiro left the meeting at 6:00 pm.)

Additional feedback on the Mansfield Tomorrow plan was gathered from members, building on the comments from the February 11, 2015 regular meeting. The committee on committees requested guidance from the sustainability committee on whether to form a separate climate action committee. The sustainability committee discussed the great importance of climate change, the need for climate action by the town, and the strong connection between climate mitigation and adaptation and the work of the sustainability committee. The committee members also expressed sensitivity to adding to the growing number of town committees and placing additional burdens on town staff, committee members, and volunteers that a new planning effort would require. The consensus of the group was to recommend the formation of a climate action task force that will report to the sustainability committee and to focus Mansfield's climate change efforts on the climate actions already included in the Mansfield Tomorrow plan rather than initiating a new planning process and developing a new, separate climate change action plan. The task force would be charged with identifying and prioritizing the strategies and actions to mitigate and adapt to climate change woven throughout the Mansfield Tomorrow plan. The sustainability committee would lead in carrying out the prioritized actions identified by the task force. The formation of a task force will be included in the Sustainability Committee's recommended changes to the Mansfield Tomorrow plan. On a motion by Stoddard/Schwab, the committee voted unanimously to accept the comments discussed at the February 11 and 18, 2015 meetings on the Mansfield Tomorrow plan. Walton and Stoddard will draft a letter from these comments that will be submitted to the Planning and Zoning Commission. The committee will have an opportunity to review the letter at the March meeting since the public comment period has been extended.

The January 14, 2015 minutes were approved on a motion by Ward/Schwab. The February 11, 2015 minutes were approved, as amended by Stoddard and Schwab, on a motion by Stoddard/Santesiere.

For the March meeting, Walton will invite members of the Stafford Energy Advisory Committee to talk about the strategies they have used to supply their town with 100% solar energy.

The meeting was adjourned at 6:39 pm.

Respectfully submitted,

Virginia Walton

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

March 2, 2015

State Representative Gregory Haddad
Legislative Office Building, Room 4115
Hartford, CT 06106-1591

Re: Connecticut Municipal Employees Retirement System (CMERS)

Dear Representative Haddad:

I am writing today to request your support of the proposal from the Connecticut Conference of Municipalities to create a new benefit plan or tier for new hires within the Connecticut Municipal Employees Retirement System (CMERS). I have attached information regarding the potential savings this proposal would have for municipal budgets statewide as well as my pledge of support for state legislation to update CMERS, as authorized by the Mansfield Town Council.

Please do not hesitate to contact me if you have any questions or require any further information regarding the CCM proposal to create a new tier for CMERS.

Sincerely,

Matthew W. Hart
Town Manager

Enc: (2)

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

March 2, 2015

Senator Mae Flexer
Legislative Office Building, Room 2704
Hartford, CT 06106-1591

Re: Connecticut Municipal Employees Retirement System (CMERS)

Dear Senator Flexer:

I am writing today to request your support of the proposal from the Connecticut Conference of Municipalities (CCM) to create a new benefit plan or tier for new hires within the Connecticut Municipal Employees Retirement System (CMERS). I have attached information regarding the potential savings this proposal would have for municipal budgets statewide as well as my pledge of support for state legislation to update CMERS, as authorized by the Mansfield Town Council.

Please do not hesitate to contact me if you have any questions or require any further information regarding the CCM proposal to create a new tier for CMERS.

Sincerely,

Matthew W. Hart
Town Manager

Enc: (2)

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

March 2, 2015

State Representative Linda Orange
Legislative Office Building, Room 4109
Hartford, CT 06106-1591

Re: Connecticut Municipal Employees Retirement System (CMERS)

Dear Representative Orange:

I am writing today to request your support of the proposal from the Connecticut Conference of Municipalities (CCM) to create a new benefit plan or tier for new hires within the Connecticut Municipal Employees Retirement System (CMERS). I have attached information regarding the potential savings this proposal would have for municipal budgets statewide as well as my pledge of support for state legislation to update CMERS, as authorized by the Mansfield Town Council.

Please do not hesitate to contact me if you have any questions or require any further information regarding the CCM proposal to create a new tier for CMERS.

Sincerely,

Matthew W. Hart
Town Manager

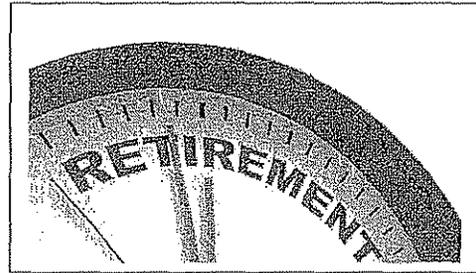
Enc: (2)



Connecticut's Municipal Employee Retirement System: *Plan Adjustments = Financial Viability*

Background:

- The Connecticut Municipal Retirement System (CMERS) was created in 1947 and is authorized under chapter 113, part II of the Connecticut General Statutes.
- It is the public pension plan provided by the State of Connecticut for participating municipalities' employees, and is supported solely by the contributions of municipal governments, their employees, and fund earnings.
- There are currently 112 governmental entities in CMERS, with almost 8,500 active employees in the plan, another 6,500 retirees, plus 1,000 more that are retired and eligible to collect but have not yet begun to do so.
- CMERS receives no state funding and is administered through the State Comptroller's office.
- Plan benefit levels, contribution rates, and enrollment eligibility in municipal pension plans are typically negotiated by the parties however, this is not the case in CMERS, as changes to CMERS are not subject to the collective bargaining process.
- The State Legislature is the only permissible authority to amend the CMERS system.
- State lawmakers have made adjustments to the State's defined benefit retirement plan to keep it financially viable (notably 1984, 1997, 2011), but have not made adjustments to the municipal system.
- Towns and cities are technically permitted to withdraw from CMERS, but are restricted from realizing any financial benefit by doing so. This has handcuffed towns that seek efficiencies, and is antithetical to the CMERS's core mission of providing sound and efficient retirement benefits.
- As a result, the costs borne by CMERS participating entities have increased significantly, as employer (municipal) contribution rates have quadrupled since 2002, and the cost to CMERS participating entities now exceeds those which the State deemed unsustainable for itself under the State's old Tier I plan thirty years ago.



Adjustments:

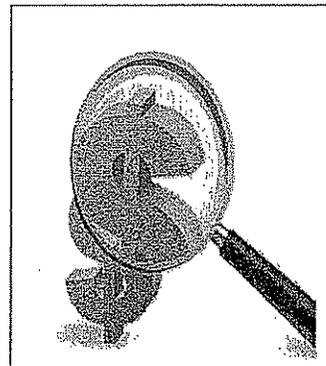
- Defined benefit plans require prudent adjustments in order to remain financially sustainable.
- As stated, only the Legislature has the authority to adjust CMERS.
- The 2015 General Assembly should enact law that adjusts CMERS and enables participating municipalities to financially sustain a defined benefit retirement plan for their employees.
- Some of the aspects of the current CMERS plan, that should be updated for new municipal hires and modeled after the State's Tier III plan, are outlined below:



State Employees Retirement System Tier III (est. 2011)	CMERS (est. 1947)
Retirement Age: 63 or 65	Retirement Age: 55 (50 for Police & Fire)
10 year vesting period	5 year vesting period
Benefits calculated on 5 highest earning years	Benefits calculated on 3 highest earning years
Distinction of "hazardous duty" employees	No distinction of "hazardous duty" employees
1.4% benefit level per year of services (since 1984)	1.5% benefit level per year of service

Estimated Savings:

- Total salaries within CMERS for July 2013 to June 2014 equals approximately \$485.85 million.
- For the coming year, rates will vary between 10.91% and 16.73%, leaving total employer contributions to be approximately \$60.9 million.
- Assuming a 4% turnover rate – 4% of new employees' salaries would be \$19.4 million (of \$485.85 million).
- Employer contributions, assuming the same weighted distribution among the four employee categories, would be approximately \$2.44 million.
- **Conclusion:** Estimated savings by establishing a new tier within CMERS that maintains a defined benefit plan for new municipal employees, modeled after the State's Tier III, would be approximately \$1.2 million per year.





Adjustments:

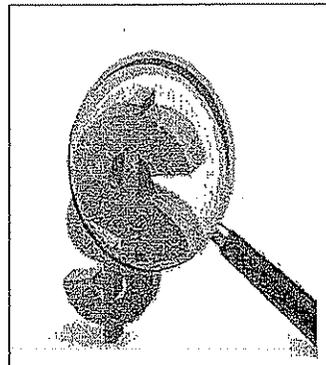
- Defined benefit plans require prudent adjustments in order to remain financially sustainable.
- As stated, only the Legislature has the authority to adjust CMERS.
- The 2015 General Assembly should enact law that adjusts CMERS and enables participating municipalities to financially sustain a defined benefit retirement plan for their employees.
- Some of the aspects of the current CMERS plan, that should be updated for new municipal hires and modeled after the State's Tier III plan, are outlined below:



State Employees Retirement System Tier III (est. 2011)	CMERS (est. 1947)
Retirement Age: 63 or 65	Retirement Age: 55 (50 for Police & Fire)
10 year vesting period	5 year vesting period
Benefits calculated on 5 highest earning years	Benefits calculated on 3 highest earning years
Distinction of "hazardous duty" employees	No distinction of "hazardous duty" employees
1.4% benefit level per year of services (since 1984)	1.5% benefit level per year of service

Estimated Savings:

- Total salaries within CMERS for July 2013 to June 2014 equals approximately \$485.85 million.
- For the coming year, rates will vary between 10.91% and 16.73%, leaving total employer contributions to be approximately \$60.9 million.
- Assuming a 4% turnover rate – 4% of new employees' salaries would be \$19.4 million (of \$485.85 million).
- Employer contributions, assuming the same weighted distribution among the four employee categories, would be approximately \$2.44 million.
- **Conclusion:** Estimated savings by establishing a new tier within CMERS that maintains a defined benefit plan for new municipal employees, modeled after the State's Tier III, would be approximately \$1.2 million per year.



SUPPORT STATE LEGISLATION TO UPDATE CMERS

Please check below and confirm your support, and return to: rlabanara@ccm-ct.org or via fax at (203) 498-5825.

✓

I support CCM advocacy efforts to establish a new CMERS benefit plan for future municipal employees, to be modeled after the State's current Tier III plan, for the purposes of being able to financially sustain a defined benefit retirement plan for employees.

Town Manager / Matthew W. Hart

Title / Name

Manstfield

Town / City

PAGE
BREAK

Testimony re House Bill No. 6824, An Act Concerning the State Budget for the Biennium Ending June 30, 2017, and Making Appropriations Therefor and Other Provisions Related to Revenue

**Appropriations Committee – Public Hearing
February 25, 2015**

**Matthew W. Hart
Town Manager, Town of Mansfield**

Thank you for the opportunity to testify regarding House Bill No. 6824, specifically regarding elements of the bill that relate to the resident state trooper program. Under the bill, the reimbursement rate that participating towns would pay for the cost of the program would increase from 70% to 100% of applicable costs. This would have a significant impact on the Town of Mansfield and would increase our costs by approximately \$500,000.

The resident trooper program certainly provides a valuable service for many of Connecticut's smaller communities. With one sergeant and nine troopers, Mansfield may have the largest contingent of resident troopers in the state. We are very fortunate to have several dedicated and talented troopers working here in Mansfield and within Troop C and the Eastern District.

Like my colleagues around the state, I am concerned about this proposal and its impact on the town's operating budget. A figure of \$500,000 represents half a mill in Mansfield, and would not be easy to absorb. Therefore, the town could very well be in the position of having to reduce the number of troopers assigned to Mansfield or to go out to bid for police services. This would run counter to a police services study we completed in 2012, which recommended that the town increase its contingent of troopers from 10 to 13, recognizing the resident trooper program as the most cost effective and efficient alternative we reviewed at that time. If this provision passes, the resident trooper program would lose much of its competitiveness, especially for municipalities that have other potential service alternatives.

The resident trooper program is one of the few successful service sharing arrangements we have in Connecticut, and allows both the state and its participating municipalities to benefit from an economy of scale. The present 70% reimbursement rate is fair because resident troopers respond to calls elsewhere with their troop's jurisdiction, providing real benefits to neighboring towns that may not have the financial capacity to hire their own troopers. If participating municipalities reduce the number of troopers assigned to their towns, the state will lose revenue, response times will increase and service will decline overall.

Consequently, I encourage the committee to take a hard look at this issue in an effort to determine if other efficiencies may be realized to achieve the bill's projected savings or if other revenue sources are available.

I appreciate your consideration of this issue and am happy to take any questions you might have.

CC: State Senator Mae Flexer
State Representative Gregory Haddad
State Representative Linda Orange
Mansfield Town Council
Commissioner Dora Schriro, Department of Emergency Services and Public Protection
Major Michael Darcy, Eastern District Commander, CT State Police
Lieutenant Scott Smith, Troop C Commander, CT State Police
Sergeant Richard Cournoyer, Mansfield Resident Trooper Supervisor
Michael Muszynski, CCM
Elizabeth Gara, COST

Testimony in Support of House Bill No. 6931 – An Act Concerning New Municipal Employees and the Municipal Employee Retirement System

Item #15

**Labor & Public Employees Committee – Public Hearing
March 3, 2015**

**Matthew W. Hart
Town Manager, Town of Mansfield**

Thank you for the opportunity to testify on House Bill No. 6931, an act that would modify the Connecticut Municipal Employee Retirement System (CMERS) by providing member municipalities with the option to create a defined contribution plan for new hires, “provided such plan has been subject to collective bargaining between such municipality and any labor organization representing such employee or member.”

Mansfield’s regular employees working 20 or more hours per week and our full-time firefighter/EMT’s participate in MERS. Many of our non-certified school employees are also enrolled in MERS.

In regards to HB 6931, Mansfield’s Town Council supports the proposal from the Connecticut Conference of Municipalities (CCM) to create a new tier within CMERS. This tier would remain a defined benefit plan and would be modeled after Tier III of the state’s retirement plan. The primary benefit of CCM’s proposal is that the new tier in CMERS would prove more financially stable over time. The employer contribution to CMERS has quadrupled since 2002, which has placed a significant strain on municipal operating budgets during a very difficult economic period. The Town of Mansfield is looking to be fair and supports the need for an adequate retirement. The financial burden, however, needs to be more manageable and equitably distributed.

HB 6931 provides a good entry to a broader discussion concerning CMERS. From the perspective of a municipality, CMERS has many issues and is need of reform. These issues include the employee contribution rate, the vesting period and the need to place additional limits on the amount of overtime that can be included in the benefit calculation. Furthermore, I would note that CMERS municipalities have one seat on the state retirement commission and that seat does not have the right to vote. My fellow municipal representatives and I are willing to work with the labor committee to reform CMERS to ensure that it remains financially sustainable for future retirees and taxpayers.

I appreciate the opportunity to speak with you today, and would be happy to answer any questions you may have.

PAGE
BREAK



THE PUBLIC SCHOOLS OF MANSFIELD, CONNECTICUT

RACHEL D. LECLERC, ED.D., ACTING SUPERINTENDENT

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268
(860) 429-3350
Fax: (860) 429-3379

February 13, 2015

Matt Hart
Town of Mansfield
Mansfield, Connecticut 06268

Dear Matt:

I wish to advise you that at the meeting of February 12, 2015, the Mansfield Board of Education passed the following motion by a vote of seven in favor and two opposed:

The Mansfield Board of Education adopts the Superintendent's proposed budget for fiscal year 2015-2016 with the following amendments:

- Add two regular education classroom teachers for \$120,000
- Reduce MERS by \$28,000
- Reduce Unemployment Compensation by \$30,000
- Reduce Board of Education Food line by \$1,000
- Reduce Substitutes – Teachers by \$10,000

The adopted budget for 2015-2016 is \$22,048,750 (+4.0%).

I will furnish a detailed copy of the budget for you and the Town Council members prior to the meeting the Board of Education has with the Town Council on April 8, 2015.

Sincerely,

Rachel D. Leclerc

PAGE
BREAK

**STATE PROJECT NO. 32-148
REPLACEMENT OF BRIDGE NO. 02866
ROUTE 275 OVER WILLIMANTIC RIVER**

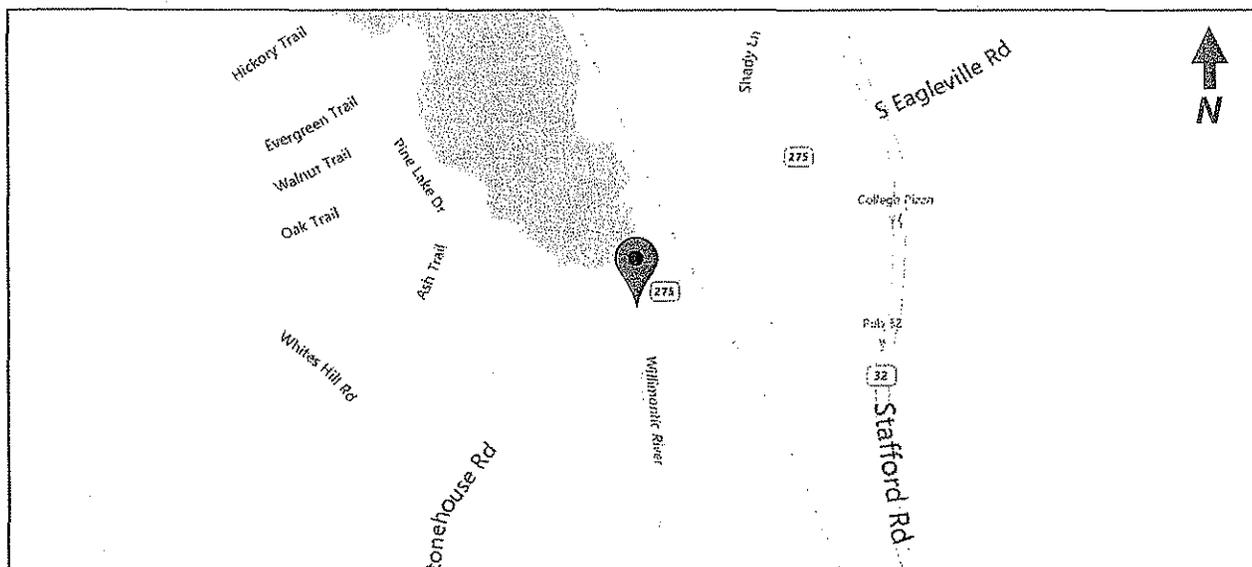
Item #17

Project Description

The Connecticut Department of Transportation has identified Bridge No. 02866, which carries Route 275 over Willimantic River in Coventry and Mansfield, as being in need of replacement. The proposed project consists of replacing the existing bridge with a two span precast, prestressed box beam superstructure on pile supported concrete abutments. The existing pier will remain and the pier cap will be modified to accept the new bridge superstructure. The bridge roadway width will be widened to accommodate an 11-foot travel lane and 5-foot shoulder in each direction. An open metal bridge rail system will be utilized across the structure. The new abutments will be constructed behind the existing stone masonry abutments which are to remain to maintain the existing aesthetics of the area. The majority of construction will be performed during an 8-week closure of Route 275 at the bridge site. An all-state detour route will be posted.

Construction

The replacement is anticipated to begin in summer of 2015 and be completed by the fall of 2015. The estimated construction cost for this project is \$2,900,000.



Contact Information

Connecticut Department of Transportation
Ms. Lesgie Ruiz
(860) 594-3351
Lesgie.Ruiz@ct.gov

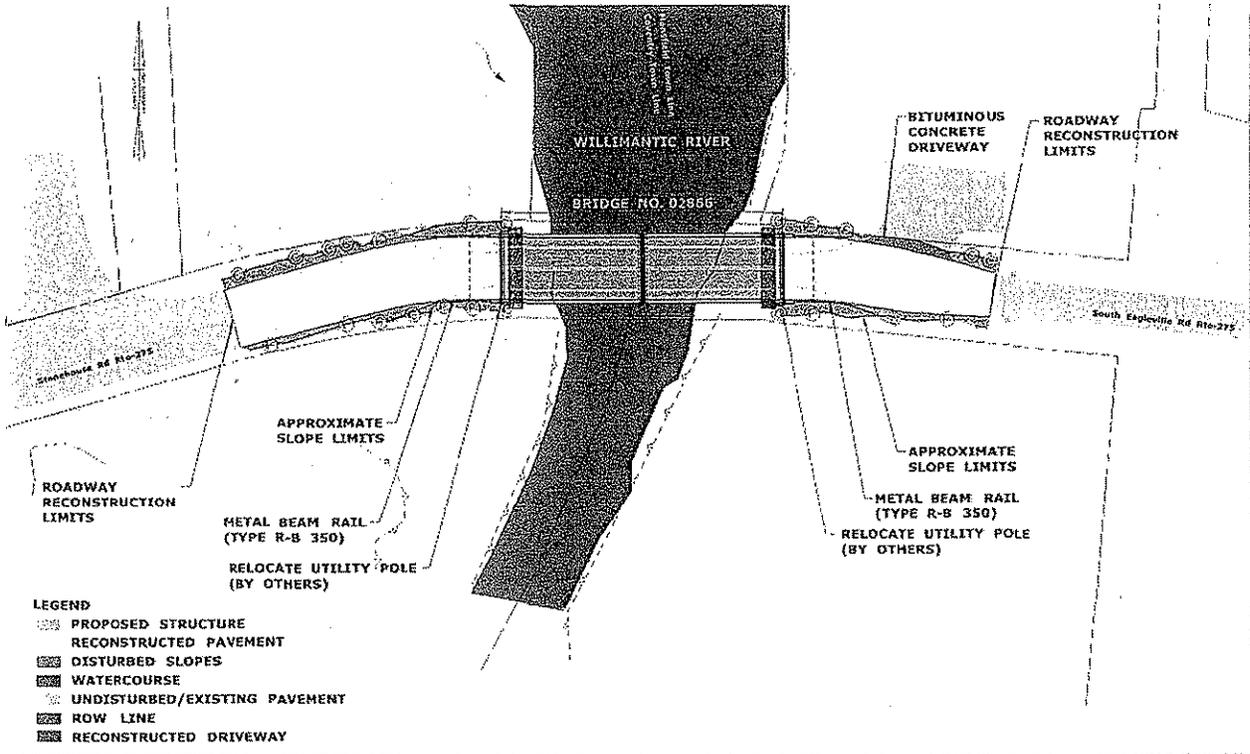
Close, Jensen and Miller, P.C.
Mr. Michael Woods
(860) 563-9375
MWoods@cjmpc.com

Comments can also be mailed to:

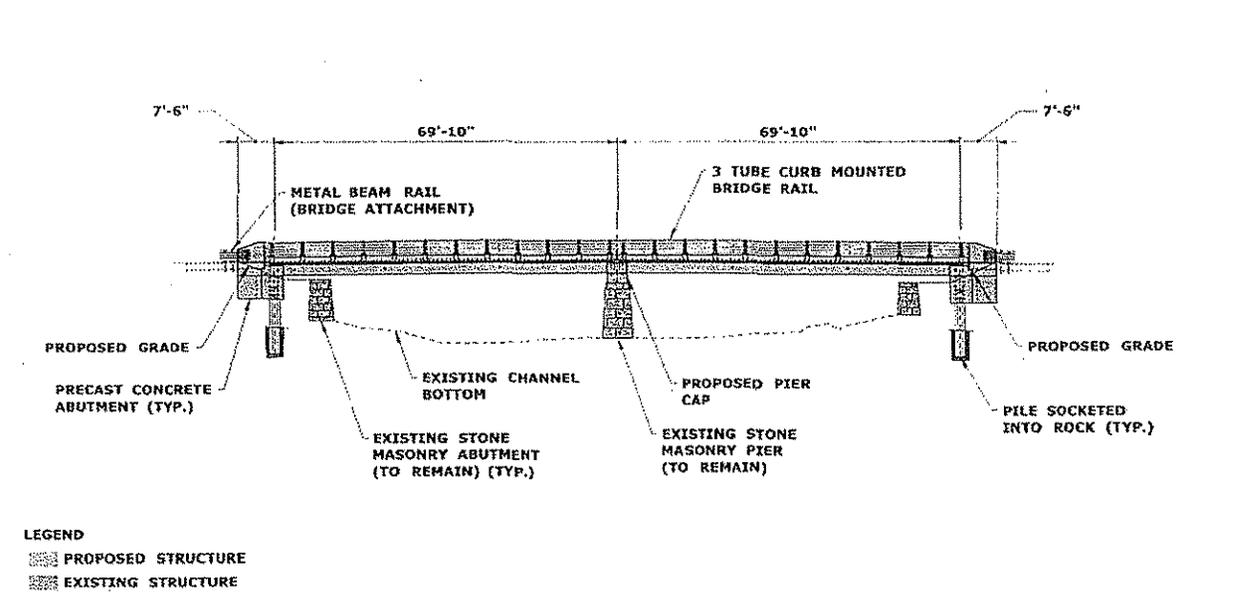
Theodore H. Nezames, P.E.
Manager of Bridges
Connecticut Department of Transportation
2800 Berlin Turnpike
Newington, CT 06131-7456

STATE PROJECT No. 32-148 REPLACEMENT OF BRIDGE No. 02866 ROUTE 275 OVER WILLIMANTIC RIVER

Proposed Plan

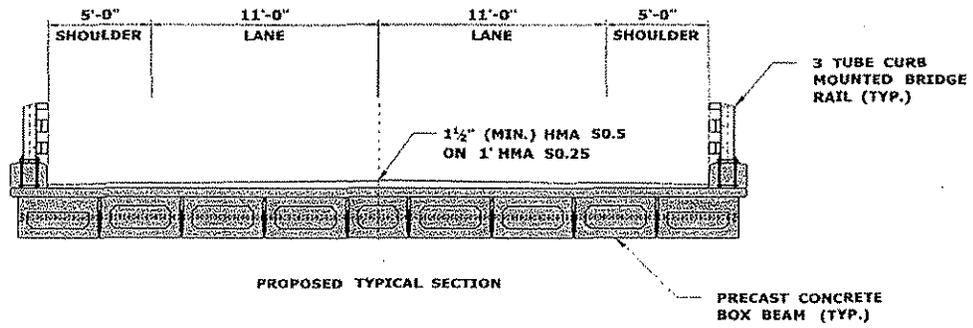


Proposed Elevation



STATE PROJECT NO. 32-148
REPLACEMENT OF BRIDGE NO. 02866
ROUTE 275 OVER WILLIMANTIC RIVER

Proposed Section



Proposed Detour Route

