

REGULAR MEETING – MANSFIELD TOWN COUNCIL
April 25, 2016

Mayor Paul M. Shapiro called the regular meeting of the Mansfield Town Council to order at 7:00 p.m. in the Council Chamber of the Audrey P. Beck Building.

I. ROLL CALL

Present: Kegler, Kochenburger, Marcellino, Moran, Raymond, Ryan, Sargent, Shaiken, Shapiro

II. APPROVAL OF MINUTES

Mr. Ryan moved and Mr. Sargent seconded to approve the minutes of the April 5, 2016 special meeting as presented. Motion passed unanimously. Ms. Moran moved and Mr. Ryan seconded to approve the minutes of the April 7, 2016 special meeting as presented. The motion passed with all in favor except Mr. Kochenburger who abstained. Ms. Moran moved and Mr. Sargent seconded to approve the minutes of the April 11, 2016 regular meeting as presented. The motion passed unanimously. Mr. Ryan moved and Ms. Moran seconded to approve the minutes of the April 14, 2016 special meeting as presented. The motion passed with all in favor except Mr. Kochenburger who abstained.

III. PUBLIC HEARING

1. Proposed Fiscal Year 2016/17 Budget

Ric Hossack, Middle Turnpike, asked the Council to do something about the employees of entities other than the Town, Region 19 and Board of Education who participate in the Town's health insurance program. Mr. Hossack asked that the Council consider the taxpayer.

Tom Levine, Thomas Drive, stated that he moved to Town partly because of the reputation of the schools and that he is appreciative of the Council's work on the budget to support the goals of the Board of Education. Mr. Levine also thanked members for the work they do and the way they approach difficult issues.

Brian Coleman, Centre Street, complimented the work of the Council and urged them to be cognizant of the uncertainty of state revenues and to save money where they can.

Mark Flynn, Jude Lane, noted that some of the figures for replacement equipment in the sewer budgets look too low.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Ric Hossack, Middle Turnpike, asked the Council about the bonded items in the budget and asked that any referendum take place 60 days from the town meeting so that only town residents would be available to vote. Mr. Hossack also offered to conduct the Board of Education's facility review for no charge.

Brian Coleman, Centre Street, spoke to the property right of quiet enjoyment of one's property and noted that not all landlords, students and renters are inherently bad.

Rebecca Shafer, Echo Road, commented that Mr. Coleman and his family are excellent landlords and presented an update on the efforts of the Mansfield Neighborhood Preservation Group. (Statement attached)

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Tom Levine, Thomas Drive, acknowledged the work of the Community School of the Arts and the contribution it has made to the Town. Mr. Levine stated that it is an important issue and is pleased to see that the Town is exploring options.

V. REPORT OF THE TOWN MANAGER

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

- In response to Mr. Hossack's public comments, the Town Manager noted that all employees in entities other than the Town, Board of Education and Region 19 pay the full premium to participate in the Town's health insurance program.
- The Chamber of Commerce will be holding its business award dinner next month. The Economic Development Commission has been asked to nominate deserving businesses
- UConn's deputy Chief of Staff Michael Kirk just reported to the Town Manager that Barnes and Noble has been awarded a contract to run the UConn bookstore. As part of the contract the company will continue the store in Storrs Center and will continue to employ the current bookstore employees.
- In response to a question from Mr. Shaiken, Mr. Hart reported that a letter has been sent to all homeowners whose homes were built between 1983 and 2003 regarding the possibility of crumbling foundations. Ms. Raymond noted that she did not receive the communication.
- In response to a question from Mr. Sargent, the Town Manager briefly outlined the CCM sponsored prescription drug program available to all residents. The savings have been substantial.

VI. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Shapiro announced that this was the last regular meeting for Councilor Kegler who is moving out of Town. The Mayor thanked Mr. Kegler for his hard work and thoughtful contributions to the Council's work, calling him a friend and a colleague. Council members reiterated the Mayor's comments and thanked Mr. Kegler for his valuable input and leadership.

Mr. Kochenburger, in response to comments made during the opportunity for public comments, stated that there are not 2 types of residents in Town and that it is impermissible to set a referendum with the aim of discouraging a group of voters.

Mayor Shapiro requested that the agenda be adjusted to switch Item 3, Tobacco Free Campus Policy with Item 4, Community School for the Arts. Without objection the agenda was changed.

VII. OLD BUSINESS

2. Transportation for Seniors and Persons with Disabilities

Ellen Grant, WRTD Administrator, provided an overview of the program and the changes that have been made to the Dial-A-Ride program including new software, additional drivers, and a new approach to scheduling. Ms. Grant acknowledged that there have been scheduling problems but is confident that the new operations in place will take care of the

problems. Council members suggested that the District promote the fact that there have been changes made to the program and ask that residents give Dial-A-Ride another chance.

This item will be carried to the next agenda.

3. Tobacco Free Campus Policy

Ms. Moran, Chair of the Personnel Committee, moved to endorse the Tobacco Free Campus Policy, as presented, which shall be effective July 1, 2016.

Motion passed with all in favor except Mr. Sargent.

VIII. NEW BUSINESS

4. Community School for the Arts Update

Dean Anne d'Alleva of UConn's School of Fine Arts and Parks and Recreation Director Curt Vincente discussed the partnership they have established and the thoughts they have about programming going forward since UConn has cancelled the program. Mr.

Vincente envisions continuing to expand the community based arts programming offered by the Parks and Recreation Department. Dean d'Alleva offered to continue to facilitate recruiting graduate students as teachers for the program.

Mr. Vincente will revise the original business plan based on the current situation for Council review. The Finance Committee will review the General Fund contribution to the Parks and Recreation 260 Fund.

Mr. Shaiken moved and Mr. Sargent seconded to recess as the Town Council and convene as the Water Pollution Control Authority.

Motion passed unanimously

5. WPCA, FY 2015/16 Willimantic Sewer Budget

Mr. Ryan moved and Mr. Sargent seconded, effective April 25, 2016, to adopt the FY 2015/16 Willimantic Sewer Budget as prepared by town staff.

Motion passed unanimously.

6. WPC, FY 2015/16 UConn Water and Sewer Budget

Mr. Ryan moved and Mr. Shaiken seconded, effective April 25, 2016, to adopt the FY 2015/16 UConn Water and Sewer budget as prepared by town staff.

Motion passed unanimously.

Mr. Shaiken moved and Mr. Ryan seconded to adjourn as the Water Pollution Control Authority and to reconvene as the Mansfield Town Council.

Motion passed unanimously.

7. Neighborhood Assistance Act Programs

Ms. Moran moved and Mr. Shaiken seconded, to schedule a public hearing for 7:00 PM at the Town Council's regular meeting on May 23, 2016, to solicit public comment regarding potential program applications to the Neighborhood Assistance Program.

Motion passed unanimously.

IX. REPORTS OF COUNCIL COMMITTEES

The Mayor reported that the Ad Hoc Committee on Ordinance Development and Review met prior to the Council meeting and approved the recommendation of two sets of policies for the Town Square and amendments to Ordinance Regarding Streets and Sidewalks to the Council.

X. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered.

XI. PETITIONS, REQUESTS AND COMMUNICATIONS

8. Mansfield Neighborhood Preservation (04/19/16)

9. M. Rodrigues (04/12/16)

10. LT Smith re: new Commanding Officer of Troop C

11. Celebrate Mansfield Success on Earth Day

12. Mansfield Youth Services Volunteer Recognition

13. Memorial Day Parade and Ceremony

14. Trash & Recycling Updates, etc.

15. Ribbon Cutting: Air Line/Hop River State Park and Willimantic River National Recreation Trails

XII. FUTURE AGENDAS

No items added.

Ms. Moran moved and Mr. Shaiken seconded to move into executive session to discuss the Sale or Purchase of Real Property in accordance with CGS§1-200(6)(D) (including Town Manager Matt Hart, Town Attorney Kevin Deneen, Director of Planning and Development Linda Painter and Natural Resources and Sustainability Coordinator Jennifer Kaufman) and Strategy and Negotiations with Respect to Pending Claims or Litigation (including Town Manager Matt Hart, Town Attorney Kevin Deneen, Director of Planning and Development Linda Painter)

XIII. EXECUTIVE SESSIONS

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

Present: Kegler, Kochenburger, Marcellino, Moran, Raymond, Ryan, Sargent, Shaiken, Shapiro

Also included: Matt Hart, Kevin Deneen, Linda Painter, Jennifer Kaufman

Strategy and Negotiations with Respect to Pending Claims or Litigation, in accordance with CCGS§1-200(6) (B)

Present: Kegler, Kochenburger, Marcellino, Moran, Raymond, Ryan, Sargent, Shaiken, Shapiro

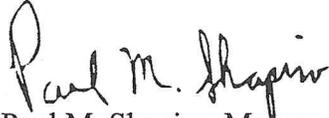
Also included: Matt Hart, Kevin Deneen, Linda Painter

XIV. ADJOURNMENT

The Council reconvened in regular session.

Ms. Moran moved and Mr. Sargent seconded to adjourn the meeting at 9:45 p.m.

Motion passed unanimously.


Paul M. Shapiro, Mayor


Mary Stanton, Town Clerk

To: Mansfield Town Council, Planning and Zoning Committee
From: Rebecca Shafer, RShafer@Mansfield Neighborhood Preservation Group
Date: April 25, 2016

Re: Updates on Rental Housing Mansfield Neighborhood Preservation

Advertisements for 5+ bedrooms have been eliminated

Mansfield Neighborhood Preservation Group has been working with Ashley Trotter of John Armstrong's office to revise ads on the UConn Off Campus Housing website offering **more than** the legal number of occupants/bedrooms. Advertisers who do not revise their ads are removed from the website. In the past, we had seen many homes advertising 6 and 7 bedrooms, and the website allows one to select options up to 10+ bedrooms. Now is the season to inform landlords about occupancy limits because this is the active rental season.

This has made additional work for Town staff (Janell Mullen and Mike Ninteau) as when UConn hits a roadblock they let Town staff know and town staff then contacts the landlords; we have tried to help eliminate this additional work for town staff by us finding the ads and looking up the number of allowable rentals, then letting Ashley know directly, so contacting Town staff is the last resort. While this has caused more work initially, it will save time and money down the road when staff (and neighbors) are not dealing with an over-occupied rental which has to be policed and cited.

Results: All of the 5+ bedroom rentals have been removed, now we are working on the 4 bedroom ads which are supposed to be only 3 bedroom rentals. We have also reviewed listings on Craig's List, Daily Campus, Facebook and a few other rental sources. Neighbors have done a lot of work on this. We are noticing the landlords are now mentioning in ads how many tenants they are legally allowed to have and Janell has indicated that students have been accessing her list to see how many renters are allowed. And, in one case they brought to her attention that their rental was over-occupied. We appreciate the time it has taken to do this and all the work town staff has been doing.

Reply to University has Two Initial Points of Agreement

I spent a great deal of time considering and replying to the University's letter dated April 6. The reply was really a group effort, not mine alone. The reply is in your packet and I also emailed it to you. If you have any questions or suggestions, please let me know. We were pleased to see that there were **two points** of initial agreement: **identifying local addresses** of students living in town and **buying back** some current rentals and returning them to owner-occupied single family home status.

Benchmarks and Metrics Considered

We are looking at what benchmarks might be useful to help us validate whether we are going in the right direction. A sample is attached of something from my prior life called a **Lag Time Report** for conceptual consideration. This is for the US Operations of the largest school bus company in the world. This shows for a one month period how long it takes for the claim to be reported to employer and to the insurance company and how long for the employee to return to work. In this case, you can see that in one month there are 1819 work injury claims with 646 reported to the insurance company in <2 days and other time periods. Column 8 shows there are 509 claims in which it took > 30 days to report the claim to insurance company. THAT is a huge problem because all 509 employees are out of work for more than a month, which is very costly. This serves as a tool to identify the cause of the high cost of claims. Having a similar tool might be helpful to help us determine whether the number of rentals is

going up or down and whether having shorter times between reporting and 1st citation, or between subsequent citations, helps bring over-occupied rentals into compliance and perhaps even serves to increase the number of owner-occupied homes in town. In one case, we could see that we have gone from a 6 year lag time to 11 days between date of notice of violation and date of citation. We are very appreciative of the town staff for their efforts.

Thank you.

Mansfield Neighborhood Preservation Group
1-860-786-8286
@CtNeighbors
info@mansfieldneighborhoodpreservation.org

Lag Time - Days Lag between DOI and Notice to Cambridge	Line Of Business Code	Total Claims	% of Total
1) 0 - 2	WC	646	35.5
2) 3 - 4	WC	205	11.3
3) 5 - 6	WC	121	6.7
4) 7 - 8	WC	91	5.0
5) 9 - 10	WC	46	2.5
6) 11 - 20	WC	151	8.3
7) 21 - 30	WC	50	2.7
8) 31 +	WC	509	28.0
Total Claims Reported:		1819	100.0
Slowest reporting location (Employer to Cambridge): Unknown at 197 days			
Account average - Loss Date to Employer Delay: 1 days 10 hrs 41 mins			
Account average - Loss Date to Cambridge Delay: 9 days 02 hrs 16 mins			
Account average - Employer to Cambridge Delay: 7 days 09 hrs 12 mins			