
Council Chamber | Audrey P. Beck Municipal Building
4 So. Eagleville Road, Mansfield, CT

MINUTES

1. CALL TO ORDER

Mayor Antonia Moran called the meeting of the Mansfield Town Council to order at 7:02 p.m. in the Council Chamber of the Audrey P. Beck Municipal Building.

2. ROLL CALL

Present: Cotton, Dufresne, Kueffner, Moran, Shaiken, Tomecko, Zaicek
Virtual: Bruder, Mullen

3. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COUNCIL

Sabrina Hosmer, Mansfield Board of Education member speaking as a private individual, indicated she was attending the meeting to find out more about how the Town was going to meet the fire and emergency services needs of those living on the Route 32 corridor.

4. CONSENT AGENDA

A. Proclamation in Remembrance of Audrey Barberet

B. Appointments to Town Committees

C. Audited Financial Statements Dated June 30, 2025

D. Proposed Capital Improvement Program Adjustments FY2026

E. 12.08.2025 Minutes

Kueffner **moved** and Shaiken seconded to approve the consent agenda as amended. Motion **passed** unanimously.

Motions approved by consent:

- Move, effective January 12, 2026, to authorize the Mayor to issue the attached Proclamation in Remembrance of Audrey Barberet.
- Move, effective January 12, 2026, to reappoint Martina Wharton (Commission on Aging Rep.), Irene Sheehan (realtor), and Wilfred Bigl (Human Services Advisory Committee Rep) to the Fair Rent Commission for terms ending 9/30/2027; reappoint Sylvie Delamotte to the Commission on Aging for a term ending 9/30/2028; reappoint Darren Cook and Jim Raynor to the Recreation Advisory Committee for terms ending 8/1/2028; and reappoint Debra Pallatto-Fontaine and Hasana Davis from alternates to full members of the Human Rights Commission for terms ending 7/1/2028.
- Move effective January 12, 2026, to accept the audited Financial Statements dated June 30, 2025.
- Move, effective January 12, 2026 to approve the adjustments to the Capital Projects fund, as presented by the Director of Finance in her correspondence.
- Move to approve the December 8, 2025 regular Town Council meeting minutes as presented.

5. OLD BUSINESS

A. CT Municipal Development Authority (CMDA) - Opportunity to Opt In (Item #6A, 11.24.25)

Aylesworth briefly summarized the Council's November discussion with David Kooris, Executive Director of the CMDA and noted that the PZC is in favor of the Town becoming a member.

Kueffner **moved** and Dufresne seconded to approve the resolution as presented.

Kueffner stated that the CMDA presentation was compelling and the Town has nothing to lose by joining.

Motion **passed** unanimously.

Presented resolution states:

WHEREAS, the Connecticut Municipal Development Authority (the "Authority"), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut has been established pursuant to section 8-169ii of the Connecticut General Statutes (the "General Statutes"); and

WHEREAS, the Authority was created for the performance of an essential public and governmental function, including for the purposes set forth in section 8-169jj of the General Statutes to: (1) Stimulate economic and transit-oriented development, as defined in section 13b-79kk of the General Statutes, within Connecticut Municipal Development Authority development districts; (2) encourage residential housing development within development districts; (3) manage facilities through contractual agreement or other legal instrument; (4) stimulate new investment within development districts and provide support for the creation of vibrant, multidimensional downtowns; (5) upon request of the legislative body of a member municipality, or the legislative bodies of the municipalities constituting a joint member entity, as applicable, in which a development district is located, work with such municipality or municipalities to assist in development and redevelopment efforts to stimulate the economy of such municipality or municipalities; (6) upon request of the Secretary of the Office of Policy and Management and with the approval of the chief executive officer of a member municipality, or the chief executive officers of the municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or redevelopment within such development district; (7) encourage development and redevelopment of property within development districts; (8) engage residents of member municipalities, or municipalities constituting a joint member entity, as applicable, and other stakeholders in development and redevelopment efforts; (9) market and develop development districts as vibrant and multidimensional; and (10) provide financial support and technical assistance to municipalities to develop housing growth zones; and

WHEREAS, under the General Statutes, the types of projects for which Authority assistance is authorized includes the following: (A) the design and construction of transit-oriented development, as defined in section 13b-79kk of the General Statutes; (B) the creation of housing units through rehabilitation or new construction; (C) the demolition or redevelopment of vacant buildings; and (D) development and redevelopment; and

WHEREAS, according to Section 8-169ll of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, or by the board of selectmen in a

municipality where the legislative body is the town meeting, opt to join the Authority as a member municipality, provided such municipality holds a public hearing or otherwise provides for public comment prior to any vote on such certified resolution; and

WHEREAS, the Town of Mansfield held such a public hearing or otherwise provided for public comment on PUBLIC COMMENT pursuant to the Notice and/or meeting agenda attached hereto; and

WHEREAS, the Mansfield Town Council has found that joining the Authority as a member municipality would support the TOWN'S efforts to stimulate economic development and foster the purposes outlined in Section 8-169jj within TOWN and accordingly desires to join the Authority as a member municipality; and

WHEREAS; the Mansfield Town Council desires to further authorize the Town Manager to enter into a memorandum of agreement or other similar agreements with the Authority to create one or more development districts within Town to advance the purposes contained in Section 8-169jj.

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. The Mansfield Town Council hereby approves the Town joining the Authority as a member municipality.

Section 2. The Town Manager is authorized to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of the TOWN with the Authority and any other agreements, instruments and documents, that such official deems necessary, appropriate or desirable to implement the terms of any such memorandum of agreement and consummate the intention of this and the resolution.

Section 3. This Resolution shall be effective as of the date of approval.

B. Adoption of Town Council Goals and Objectives for 2025-2027 Term

Councilors commented that more time was needed to review, discuss, and make revisions. No action taken.

6. NEW BUSINESS

A. Fire and Emergency Services Department Update

Aylesworth introduced Fire Chief John Roache and Deputy Fire Chief Kevin Danielson. Chief Roache provided a department overview including structure, roles, staffing, and facilities and discussed departmental accomplishments, upcoming projects, goals, and fire station needs along Route 32.

In response to Councilor questions, Roache discussed utilizing the Eagleville station again once the septic system is repaired, response times, mutual aid rates, transportation for Natchaug patients, volunteer training and recruitment, the paramedic program, and the favorability of a future station placed further south on Route 32 than the Eagleville station due to trends in call volume.

7. REPORT OF THE TOWN MANAGER

Town Manager Ryan Aylesworth presented and discussed his written report. The report is available online at www.MansfieldCT.gov and is on file with the Town Clerk.

In response to Councilor questions, Aylesworth discussed current deliberations on renewing the opportunity zone incentive.

8. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Bruder commented that he wanted to draw attention to the new food pantry at the Mansfield Public Library and stated he is looking forward to Taste2Towns.

Moran reported that she will be celebrating Taste2Towns with Windham Mayor Tom DeVivo and thanked the Fosters for a recent musical fundraising event.

Cotton reminded everyone that Monday, January 19th is Reverend Doctor Martin Luther King Jr. Day and encouraged everyone to attend an event to commemorate the day.

Zaicek reported that she is on the Economic Development Commission and she is trying to get the Wood-n-Tap restaurant to come to Mansfield.

9. REPORTS OF COUNCIL COMMITTEES

Shaiken reported that the Finance Committee met this evening and the auditors presented about the recent audit which produced no issues. Council approved the financial statements and capital project fund adjustments with the consent agenda.

Bruder reported that the Personnel Committee will be meeting in two weeks.

Cotton reported that the Committee on Committees meets next month.

10. PETITIONS, REQUESTS AND COMMUNICATIONS

A. E. Vitullo - East Road Golf Facility

B. E. Crain - UConn Golf Course Project

C. E. Vitullo - East Road Golf Course

D. R. Thorson - UConn Golf Practice Facility off East Road

E. Mansfield Board of Ed Community Newsletter-Winter 2025

11. FUTURE AGENDAS

None.

12. ADJOURNMENT

Kueffner **moved** and Dufresne seconded to adjourn the meeting at 9:27 p.m. The motion **passed** unanimously.

Antonia Moran, Mayor

Sara-Ann Chaine, Town Clerk