



TOWN OF MANSFIELD
TOWN COUNCIL MEETING
MONDAY, May 22, 2006
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

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EXECUTIVE SESSION

REGULAR MEETING-MASFIELD TOWN COUNCIL
MAY 8, 2006

Mayor Elizabeth Paterson called the regular meeting of the Mansfield Town Council to order at 7:30 p.m. in the Council Chambers of the Audrey P. Beck Building.

I. ROLL CALL

Present: Blair, Clouette, Haddad, Hawkins, Koehn, Paterson, Paulhus, Redding, Schaefer

II. APPROVAL OF MINUTES

Mr. Clouette moved and Mr. Paulhus seconded to approve the minutes of the April 24, 2006 special meeting.
Motion so passed.

Mr. Clouette moved and Mr. Hawkins seconded to approve the minutes of the April 24, 2006 regular meeting. Mr. Paulhus noted that he left the meeting at 10:30 p.m.
Motion passed as corrected with Mr. Paulhus abstaining.

III. MOMENT OF SILENCE

Mayor Paterson requested a moment of silence in honor of our troops around the world.

IV. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Nancy Flynn, 23 Philip Drive, questioned why an informational message regarding the Budget Referendum for Regional District 19 was not on the Mansfield website, nor the public access channel nor on the META mail. She feels that the town should make more of an effort to inform its citizens.

Meredith Lindsey, 72 Beech Mountain Road, thanked the Council for their efforts to advertise the Annual Town Meeting and expressed dismay that the same was not done for the Region 19 Budget Referendum.

Nancy Silander, 30 Silver Falls Lane, expressed concern regarding the creep of rental properties from Hunting Lodge Road into the neighboring areas.

Jim Knox, Birch Road, expressed appreciation for the Council's work and their response to the comments at the public hearing. He questioned several areas of the staff's recommendations including septic system inspection, parking and fees. He asked the Council to toughen up the code.

Lori Riley, 6 Silver Falls Lane, agreed with the path the Council is taking and urged that education of students be part of the plan.

Gaye Tuchman, 23 Silver Falls Lane, has discussed the issue of rental properties in her classes at UConn and has found that the students don't see the problem.

Terry Bitwinski, 16 Silver Falls Lane, encouraged the Council to pass a stringent housing code that would engender respect for all in the neighborhood.

Carol Pellegrine, 269 Clover Mill Road, suggested that the Council use signage to advertise events in town and look again at the idea of a newsletter to all postal patrons.

Mr. Hawkins moved and Ms. Blair seconded to move Item 5 to the next item on the agenda. Motion so passed.

5. Proclamation in Recognition of Emergency Services & Public Safety Personnel

Mr. Haddad moved and Mr. Hawkins seconded, effective May 8, 2006, to authorize the Mayor to issue the attached Proclamation in Recognition of Emergency Services and Public Safety Personnel, to acknowledge the efforts of the volunteers and employees who worked tirelessly on behalf of the community during UConn Spring Weekend 2006.

Motion so passed.

Mayor Paterson read the Proclamation and presented plaques to representatives of the services. She thanked them for their efforts on behalf of the Council and the citizens.

Mr. Haddad moved and Mr. Hawkins seconded to move Item 6 to the next item on the agenda. Motion so passed.

6. Purchase of Ferno Basket Set for Mansfield Fire and Emergency Services

Mr. Haddad moved and Mr. Hawkins seconded, effective May 8, 2006, to authorize staff to purchase a Ferno Basket wheel set for the Mansfield Fire Department in the name of Mansfield's volunteer fire personnel for their commendable performance over Spring Weekend 2006 and for the valuable contribution they make to the town all year long.

Motion so passed.

The Council requested a plaque be affixed to the basket indicating its origin.

V. NEW BUSINESS

1. Housing Code for the Town of Mansfield

Mr. Hawkins moved and Mr. Paulhus seconded, to adopt the Ordinance for Adoption of the International Property Maintenance Code, a Housing Code for the Town of Mansfield, as presented by staff in its draft dated May 8, 2006, which includes a proposed new section 505.2.1 requiring as part of the rental certification program a test to ensure that water meets certain minimum potability standards, and which ordinance shall become effective on July 1, 2006.

Matt Hart, Assistant Town Manager, discussed suggested changes to the code as a result of the public hearing and Council concerns. According to the Town Attorney, the code needs to be amended to ensure that staff provides owners with a notice of violation before issuing a citation for a violation of the rental certification program. Additionally, the code could, if the Council wishes, be amended to require owners to clean septic systems on a periodic basis. He provided changes to the code that would accomplish each item.

Mr. Haddad moved to add the proposed changes outlined by Mr. Hart, seconded by Ms. Koehn the motion was accepted as a friendly amendment by Mr. Hawkins and Mr. Paulhus.

The motion now reads: Move, to adopt the Ordinance for Adoption of the International Property Maintenance Code, a Housing Code for the Town of Mansfield, as presented by staff in its draft dated, may 8, 2006, which includes a proposed new sections 505.2.1 requiring as part of the rental certification program a test to ensure that water meets certain minimum potability standards, and which draft has been revised to include a proposed amendment to section 901.6 providing a notice of violation procedure applicable to Chapter 9 of the Code, and a proposed new section 506.3 requiring as part of the rental certification program the regular cleaning and servicing of private sewage disposal systems. Provided further that such ordinance, as amended, shall become effective on July 1, 2006

Mr. Haddad noted that a bill has passed the legislature and is awaiting the Governor's signature that would increase the fines to \$250 as of October 1,

2006. After some discussion the Council decided that they could revisit the issue if and when the change becomes law.

Ms. Koehn moved to amend section 901- Term of Certificate. The amendment would add after "...shall be one-hundred-fifty dollars (\$150) for the two year period"... "for units with septic systems and two hundred-twenty-five dollars for a two year period for a dwelling not connected to a public water supply." Seconded by Mr. Haddad.

Mr. Paulhus called the question, seconded by Mr. Hawkins the motion passed with Ms. Blair, Mr. Clouette, Mr. Hawkins, Ms. Paterson, Ms. Redding, and Mr. Schaefer in favor. Mr. Haddad and Ms. Koehn voted against the motion.

The motion to amend failed with Ms. Blair, Mr. Clouette, Mr. Hawkins, Ms. Paterson, Mr. Paulhus and Mr. Schaefer in opposition and Ms. Koehn, Mr. Haddad and Ms. Redding in favor.

The motion to approve the ordinance establishing a Housing Code for the Town of Mansfield, as amended, passed.

Marty Berliner, Town Manager, thanked the staff for all their work saying that this ordinance is a great first step in addressing the problems related to rental housing.

2. Ordinance Regulating Cats

Ms. Blair moved and Ms. Koehn seconded, effective May 8, 2006, to schedule a public hearing for 7:30 p.m. at the Town Council's regular meeting on May 22, 2006, to solicit public comment regarding the proposed Ordinance Regulation Cats.

Motion so passed.

3. Fenton River

No Report

4. Campus/Community Relations

No Report

VI. OLD BUSINESS

5. Proclamation in Recognition of Emergency Services & Public Safety Personnel

Addressed above

6. Purchase of Ferno Basket Set for Mansfield Fire and Emergency Services

Addressed Above

7. Town of Mansfield Annual Report, Fiscal Year 2004/05

No Report

8. Management Letter Comments and Audit Adjustment for Year Ended June 30, 2005

Mr. Hawkins moved and Mr. Paulhus seconded, effective May 8, 2006, to refer the Management Letter Comments and Audit Adjustments for Year Ended June 20, 2005 to the Finance Committee.

Motion so passed.

9. Agreement between Thames Valley Council for Community Action, Inc. and the Town of Mansfield.

Mr. Haddad moved and Mr. Hawkins seconded, effective May 8, 2006, to authorize the Town Manager to execute the proposed Agreement between Thames Valley Council for Community Action, Inc. and the Town of Mansfield.

Motion so passed.

VII. DEPARTMENTAL REPORTS

Mr. Paulhus noted that he, Ms. Koehn and Mr. Schaefer also attended the first meeting of the Charter Revision Commission. The minutes list only Mayor Paterson.

VIII. QUARTERLY REPORTS

To be discussed at the next meeting

IX. REPORTS OF COUNCIL COMMITTEES

X. REPORT OF COUNCIL MEMBERS

Ms. Koehn, Mr. Hawkins, Mayor Paterson and Mr. Clouette attended the post mortem on Spring Weekend held at the Eagleville Fire House. Members of the State Department of Emergency Management were very impressed with the Command Control Center Operation.

The Mayor reported attending the UConn Department of Public Policy Spring Celebration Dinner at which Assistant Town Manager, Matt Hart, received the First Annual Distinguished Alumni Award. She congratulated Mr. Hart.

XI. TOWN MANAGER'S REPORT

XII. Marty Berliner, Town Manager, reported on the Adopted State Budget noting that there were some increases and some decreases in funding but the overall impact on the mill rate is negligible.

Mr. Berliner announced the receipt of a \$32,000 state grant for Elderly and Disabled Demand Responsive Transportation for State Fiscal Year 2007.

Mr. Berliner reminded members of the Annual Meeting on May 9, 2006.

The Town Manager announced the UConn Administration will make a presentation to the Council regarding the master plan. He suggested that the Planning and Zoning Commission as well as the public be invited.

The downtown connector bids have been opened and have been sent to the Department of Economic Redevelopment for approval. Construction is slated to begin soon.

The Planning and Zoning Commission will hold public hearings on June 5 to hear comments on four applications for the 1A Building of the Downtown Partnership.

XIII. FUTURE AGENDA ITEMS

Ms Redding requested that the Council consider the possibility of a newsletter for the town and also post the Housing Code on the town's home page. Mr. Clouette suggested that the Council explore ways to better communicate with the public on an ongoing basis.

Ms. Koehn would like to explore the feasibility of a parking ordinance.

Mr. Haddad suggested that the Council hold an informational session for the public to outline the process underway to hire a new Town Manager. He recommended asking Peter Curry, the consultant for the project, to make a presentation at an upcoming meeting.

XIV. PETITIONS, REQUEST AND COMMUNICATIONS

10. CCM re: Preliminary Analysis of Adopted State Budget for FY 06-07:
Impact on Mansfield
11. Connecticut Department of Transportation re: State Matching Grant
Program Application
12. M. Hart re: Partnership Grant Program 2006
13. Mansfield Self& RV Storage re: Assistance to Mansfield Residents
14. Notice and Warning of the Annual Town Meeting
15. E. Paterson re: University Spring Weekend
16. C. van Zelm to DECD re: March 30, 2006 Progress Report for the
Downtown Mansfield Revitalization and Enhancement Project

XV. ADJOURNMENT

Ms. Blair moved and Mr. Paulhus seconded to adjourn the meeting at 9:40 p.m.

Motion so passed.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk



Town of Mansfield

Proclamation in Recognition of Emergency Services and Public Safety Personnel

Whereas, the University of Connecticut held its annual Spring Weekend celebration from Thursday, April 20, 2006 through Sunday, April 23, 2006; and,

Whereas, emergency services and public safety personnel from the Town of Mansfield, the State of Connecticut and area communities conducted extensive planning to prepare for the event, and then worked tirelessly and effectively throughout the weekend to manage the activities and to respond to various incidents; and,

Whereas, the town has received numerous positive comments from students, the university and the general public regarding the efforts of the emergency services and public safety personnel who assisted the community during Spring Weekend 2006; and

Whereas, the Mansfield Town Council wishes to express its appreciation to the Mansfield Fire Department, the Mansfield Resident Trooper's Office and the Fire Marshal's Office, as well as all of the other state and area emergency services and public safety departments that provided assistance during Spring Weekend 2006:

NOW, THEREFORE, BE IT RESOLVED, that the Mansfield Town Council, on behalf of the community, does hereby express its gratitude to the members of the Mansfield Fire Department, the Mansfield Resident Trooper's Office and the Fire Marshal's Office, as well as all of the other responding state and area emergency services and public safety departments for their assistance to the Town of Mansfield during Spring Weekend 2006.

IN WITNESS WHEREOF, I have set my hand and caused the seal of the Town of Mansfield to be affixed on this 8th day of May in the year 2006.

Elizabeth C. Paterson
Mayor, Town of Mansfield

Meredith Lindsey
72 Beech Mountain Rd.

Good evening, I'd like to congratulate and thank the town council for doing a great job of advertising and promoting Mansfield's annual budget meeting scheduled for tomorrow night. For over a week it has been featured on Mansfield's website, on the cable access channel and in the newspaper several times. I even saw a flyer posted on a bulletin board at church yesterday. You have done an excellent job in informing the residents of Mansfield regarding this meeting. Thank you.

Unfortunately, I only wish I could congratulate you on providing information to Mansfield residents regarding the Region 19 budget referendum held last Tuesday, May 2nd, or on the budget information meeting held the night before. Neither the town website nor the cable access channel, which are extremely effective tools, had any mention of this referendum.

As you know, Region 19's budget referendum has a direct impact on the residents of Mansfield. Mansfield's contribution to the 2006-2007 Region 19 budget is 8.7 million. This amount constitutes 22% of our total town budget. Mansfield residents deserve to have information regarding this budget and referendum provided to them.

I have been trying to think of reasons why information on the referendum was not provided in a similar fashion to this week's budget meeting. Here are three possibilities:

1. Gross oversight by the town – how this could happen I don't know since both avenues are used to provide an extensive and wide ranging amount of information on events happening in town. I hope if it was an oversight it won't happen in the future

2. The assumption that it is Region 19's responsibility to provide the information, not the town's. The responsibility lies with both the town and region. Since the regional education budget has a direct impact on the town budget and consequently Mansfield residents, the town has a responsibility to provide information regarding this referendum to its residents. Ashford and Willington both had information on their respective websites. While Region 19 notified parents of current students with a notice sent home with report cards, it is up to the town and the Region 19 board to work together to supply information to all taxpaying Mansfield residents, not just those with children attending E. O. Smith.

3. The town does not care if its residents are informed, active citizens. I think this is a very cynical view and I sincerely doubt that this is the case.

When only 352 residents turn out to vote it is easy to talk about voter apathy or to suggest that perhaps the town is happy with the status quo, however I think that the reason may be more basic: If residents don't know that a referendum is taking place how can they come out to vote?.

I sincerely hope that next year I will be thanking you for providing information to the residents of Mansfield regarding the Region 19 referendum. Thank you.

Members of the Town Council,

I am here tonight to ask why an informational message regarding the Budget Referendum for Regional School District 19 held on May 2, 2006 was not available on the town of Mansfield's web-site, on the public access channel, and why a META Mail announcement was not sent to subscribers.

I have found that the town web site is very convenient and is a useful source of information regarding town meetings and events. I have been amazed at what I can find out by viewing meeting minutes and agenda packets.

I have also subscribed to META Mail: ~~Mansfield's Electronic Town Announcements~~ since it became available earlier this year. Once again, I subscribed because I wanted to stay informed of town events. The Press Release of January 23, 2006 that introduced META Mail states:

“By subscribing to META Mail, residents and other interested persons will automatically receive email alerts regarding newsletters, agendas and minutes for the town council and other elected boards and commissions, breaking news and events, and other items of general interest.

META Mail is part of the town's efforts to use web-based technology to enhance its services, and to provide Mansfield residents with reliable and timely information.”

Doesn't the Budget Referendum for Regional School District 19 fit the description of *“breaking news and events, and other items of general interest”*?

I was more than dismayed when I received a META Mail announcement on May 2nd for the Mansfield Downtown Partnership Open House to be held on May 4th, and when I noticed that the May issue of the *“Senior Sparks”* warranted top billing on the town's main web page I thought that perhaps I had the wrong web site.

To me \$8.69 million is not pocket change and I think that most of the voters in Mansfield would agree with me. This amount may not be unreasonable for an education budget however, it does merit consideration. It appears that Town Manager Martin Berliner agrees with me. In his letter to the Town Council dated March 27, 2006, regarding Fiscal Year 2006/07 Budget Message, under the Region 19 Budget heading he states:

“The preliminary Region 19 Board of Education budget has increased by 6.9 percent or \$1,084,150. If adopted as presented, Mansfield's General Fund proportionate share would be \$8,796,070, an increase of \$683,660 or 8.4 percent over the current year. The projected increase to our share

is primarily attributable to increased expenditures and an increase in the enrollment of Mansfield students at Edwin O. Smith High School.

Neither the Town Manager nor the Mansfield Town Council has any legal authority to make any changes to the Region 19 Board of Education Budget. For this reason, we have traditionally excluded Mansfield's proportionate share of Region 19's budget from the resolutions adopting the Town's budget. ***Nonetheless, the Region 19's budget has a major impact on Town government, our tax rate and our citizens.***"

In my opinion it is confusing to voters, especially to residents who are new to town, that the Region 19 budget referendum is held a week before the town of Mansfield's budget referendum. Because there are two separate referendums that have significant impact on the town budget I feel that the town should make every effort to keep voters informed. It is in the towns' best interest to have voters participate in every election and every referendum.

I do not think that ignorance is an excuse for not being informed, but I feel the town has been disingenuous by issuing a press release that states:

"The Proposed Fiscal Year 2006/07 Budget for the Town of Mansfield totals \$38,839,680, which includes \$8,686,870 as Mansfield's proportionate share of Regional School District No. 19's annual budget. (It is important to note that the Town has no legal authority to revise the Region's budget, which is adopted at a separate referendum by the voters of all three participating towns.)"

What would it have cost the town to simply state on the web page and the public access channel that the Budget Referendum for Regional School District 19 was being held on May 2, 2006? What would the cost have been to let voters know that they would be asked to appropriate \$8,686,870.00 to Region 19?

What has it cost the Town of Mansfield in the amount of trust and good will that residents have had in Mansfield Town Government?

TOWN OF MANSFIELD
ANNUAL TOWN MEETING
MAY 9, 2006
MANSFIELD MIDDLE SCHOOL AUDITORIUM

The Annual Town Meeting for Budget Consideration was called to order by the Town Clerk, Mary Stanton, at 8:00 p.m. in the Mansfield Middle School Auditorium. The Town Clerk read the Notice and Warning of the meeting and explained who was eligible to vote. She then requested nominations for Moderator.

Mayor Elizabeth Paterson moved to nominate Stephen Bacon as Moderator. Hearing no additional nominations the Town Clerk declared Mr. Bacon the Moderator.

Mr. Bacon requested that the meeting be conducted according to Roberts Rules of Order. Motion so moved, seconded and passed. Mr. Bacon asked for a motion to amend the rules and limit each speaker to three minutes. The motion was moved and seconded. A standing vote determined that the motion passed and the three-minute limit was adopted.

The Moderator recognized Mayor Elizabeth Paterson who thanked the town staff, the Boards of Education and the Town Council for their efforts. The Mayor enumerated some of the highlights of the budget and the accomplishments of the town. Ms. Paterson recognized the Town Manager Martin Berliner, who will be retiring this year, and expressed the gratitude of the town for his 27 plus years of service.

Mr. Bacon recognized Mr. Schaefer, Finance Committee Chair, who presented the following resolutions:

Resolved: That the proposed General Fund Budget for the Town of Mansfield for fiscal year July 1, 2006 to June 30, 2007 in the amount of \$30,152,810 which proposed budget was adopted by the Council on April 24, 2006, be adopted and that the sums estimated and set forth in said budget be appropriated for the purpose indicated.

Resolved: That in accordance with Connecticut General Statutes Section 10-51, the proportionate share for the Town of Mansfield of the annual budget for Regional School District No. 19 shall be added to the General Fund Budget appropriation for the Town of Mansfield for fiscal year July 1, 2006 to June 30, 2007 and said sums shall be paid by the Town to the Regional School District as they become available.

Resolved: That the proposed Capital Projects Budget for fiscal year July 1, 2006 to June 30, 2007 in the amount of \$3,887,500 be adopted provided

that the portion proposed to be funded by bonds or notes shall, at the appropriate times, be introduced for action by the Town Council subject to a vote by referendum as requires by Section 407 of the Town Charter.

Resolved: That the proposed Capital and Non-Recurring Reserve Fund Budget for fiscal year July 1, 2006 to June 30, 2007 in the amount of \$2,138,640 be adopted.

Seconded by Mr. Clouette. Mr. Schaefer spoke to the motion noting a 3.2% increase in the budget. The General Government budget is down one tenth of one percent, the Education budget is up 3.4% and the town's share of the already passed Region 19 budget is up 7.1%. Mr. Schaefer itemized some of the increases in the budget and stated that if the budget were approved as presented the increase in taxes would be about 3.96%.

Mr. Bacon recognized William Simpson, Chair of the Board of Education. Mr. Simpson thanked the citizens for their support for the schools and stated that the 3.4% increase is a historic low. The Board has used this pause in the student population growth to reduce some classroom positions and to fill some much needed math and reading consultant positions.

Richard Pellegrine, 269 Clover Mill Road, moved that the Department of Public Works budget be reduced by \$100,000. The motion was seconded. Mr. Pellegrine stated his belief that the newly approved Housing Code should be able to be administered by current staff.

Carol Pellegrine, 269 Clover Mill Road, expressed support for the Housing Code but cautioned against too many layers of administration.

Mr. Hawkins, Town Council member, expressed concern that the process will collapse if not correctly funded. He noted that this is a big undertaking with over 930 units slated for inspection.

Betty Gardner, 98 Foster Drive, noted that the fees and penalties should defray some of the cost of the program.

Agatha Hoover, 88 Cemetery Road, questioned whether it is the condition of the units or the behavior of the occupants that is the problem.

Curt Beck, 11 September Road, noted that as a member of the Board of Assessment Appeals, he has heard many complaints from residents in the neighborhoods where there are student rentals.

Ina Ruth Sarin Beck moved to call the question. The motion was seconded and passed.

The question on the adoption of the amendment to cut \$100,000 from the budget of Public Works failed.

Gene Nesbitt, 268 Wornwood Hill Road, requested a breakdown of expenses for the Community Center and a listing of previously purchased open space.

Bruce Clouette, Town Council member, explained that the process is twofold. First the budget includes the money in the Capital Fund and at a later date the voters must approve the bonding for the projects.

Quentin Kessel, 97 Codfish Falls Road, commented that \$1,000,000 has been spent on open space in the last ten years and that it is important to have the authorization to bond in case an important piece of property becomes available.

Charles Eaton, 89 Lorraine Drive, expressed concern regarding the future finances of the town. He asked the Council to look at the tax base and explore ways to mitigate the impact of the University on the town. Mr. Eaton also questioned whether or not the new consultant positions in the schools were permanent.

A motion to call the question was made, seconded and passed by a standing vote.

The motion to approve the budget as presented by Mr. Schaefer passed. The budget was adopted.

A motion to adjourn was made seconded and passed.

The Annual Town Meeting was adjourned at 9:08 p.m.

Stephen Bacon, Moderator

Mary Stanton, Town Clerk

SPECIAL MEETING-MANSFIELD TOWN COUNCIL
MAY 9, 2006

Mayor Elizabeth Paterson called the special meeting of the Mansfield Town Council to order at 9:15 p.m. in the Mansfield Middle School Auditorium.

I. ROLL CALL

Present: Blair, Clouette, Haddad, Hawkins, Paterson, Paulhus, Redding,
Schaefer

Absent: Koehn

II. BUSINESS

1. Mill Rate for Fiscal Year 2006-2007

Mr. Schaefer moved and Mr. Paulhus seconded the following resolution:

BE IT RESOLVED: That the Tax Rate for the Town of Mansfield for Fiscal Year 2006-2007 be set at 22.88 mills, and the Collector of Revenue be authorized and directed to prepare and mail to each taxpayer taxbills in accordance with Connecticut General Statutes, as amended, and that such taxed shall be due and payable July 1, 2006 and January 1, 2007.

Motion so passed.

III. ADJOURNMENT

Mr. Clouette moved and Mr. Paulhus seconded to adjourn the meeting at 9:25 p.m.

Motion so passed.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

LEGAL NOTICE
TOWN OF MANSFIELD
PUBLIC HEARING MAY 22, 2006
ORDINANCE REGULATING CATS

The Mansfield Town Council will hold a public hearing at 7:30 p.m. at their regular meeting on May 22, 2006 to solicit public comment concerning the proposed "Ordinance Regulating Cats." This hearing will be held in the Council Chambers of the Audrey P. Beck Building.

At this hearing persons may address the Town Council and written communications may be received.

Copies of said draft ordinance are on file and available at the Town Clerk's office, 4 South Eagleville Road, Mansfield.

Dated at Mansfield Connecticut this 9th day of May 2006

Mary Stanton
Town Clerk

PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Noranne Nielsen, Animal Control Officer
Date: May 22, 2006
Re: An Ordinance Regulating Cats

Subject Matter/Background

Attached please find a revised draft of the ordinance regulating cats. Per the suggestion of the Town Attorney, the following was added to section 5.A. in order to be in compliance with Connecticut General Statutes section 7-148 (c) (10) (A):

Anyone who violates this ordinance shall be given notice of such violation by certified mail, return receipt requested, addressed to said person at his/her last known address, or by personal service by the Animal Control Officer. If such violation is not cured within 7 days after receipt of such notice, a penalty may be assessed by the Animal Control Officer.

Council discussed the draft Ordinance Regulating Cats at the 4-24-2006 and 5-08-2006 Town Council meeting, and scheduled a public hearing for tonight's meeting. Under the proposed ordinance, our Animal Control Officers would enforce the law in a manner similar to which they enforce the state roaming and nuisance laws. This would involve enforcing the ordinance on a case-by-case basis after the officer receives a complaint from a resident about a problem or if the officer encounters a violation in the line of duty. The officer would try to work with the owner first and provide a notice to comply and an answer date. If the owner does not comply, and depending upon the situation, the officer could issue a \$90 citation or the owner could sign the cat over to the town's shelter. Also, it would make sense for our staff to ask for a cat spay/neuter certificates while conducting the annual door-to-door survey in search of unvaccinated pets and unlicensed dogs.

In staff's opinion, the ordinance would not affect responsible cat owners and would help to reduce the cat population in Mansfield. We do wish to emphasize that no town in Connecticut has introduced an ordinance of this type. However, similar ordinances have been successfully implemented in other municipalities around the nation, for example the SNIP (spay, neuter program) in Denver, Colorado. For more success stories regarding efforts to control and reduce the nation's pet overpopulation problems, please visit http://www.phsspca.org/SNiP/success_stories.htm.

Every reputable humane organization advocates prevention as the "cure" to control the cat overpopulation problem.

Financial Impact

The ordinance would not have a significant financial impact on the town, as the Animal Control Department would be able to enforce this ordinance without a staff increase. If the ordinance proves successful, the town may see a decrease in expenditures related to cats.

Legal Review

The ordinance has been prepared in consultation with the Town Attorney. The proposed revision to the ordinance is not considered to be substantive.

Recommendation

Unless the public hearing raises any additional issues that we have not considered, or if the Town Council wishes to revise the draft further, staff recommends that the Town Council adopt the ordinance as amended.

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

Move, to adopt An Ordinance Regulating Cats, as amended by staff in its draft dated May 22, 2006, and which ordinance shall become effective 21 days after publication in a newspaper having circulation within the Town of Mansfield.

Attachments

- 1) Proposed Ordinance Regulating Cats



**Town of Mansfield
Code of Ordinances
“An Ordinance Regulating Cats”**

May 22, 2006 Draft

Section 1. Title.

This chapter shall be known and may be cited as “the Ordinance Regulating Cats” or “Cat Population Control Ordinance.”

Section 2. Legislative Authority.

This chapter is enacted pursuant to the provisions of C.G.S. section 7-148, et seq., as amended.

Section 3. Findings and Purpose.

The Town Council of the Town of Mansfield finds that there is an overpopulation of stray and unwanted cats in the Town, evidenced in part by the impoundment of an increasing number of cats every year during the past six years by the Animal Control Officer. It is the purpose of this chapter to promote the health, safety and general welfare of the residents of the Town of Mansfield by reducing the number of stray/abandoned cats. This chapter shall serve to reduce the excessive numbers of unwanted animals and thereby contribute to the welfare of cats and elimination of unnecessary euthanization of “surplus” cats by restricting the breeding practices of pet owners and breeders. It is also found that other communities with such ordinances have experienced significant decreases in the number of cat surrenders.

Section 4. Mandatory Spaying/Neutering.

- A. No person shall own, harbor or keep a cat over the age of six months which has not been spayed or neutered, unless such person holds an unaltered animal permit for the animal (see **Unaltered Animal Certification; Administration**, below). Any such person who violates this provision may be cited and fined by the Animal Control Officer for such violation.
- B. Any person intentionally providing care or sustenance for a cat shall be deemed to be the owner and shall comply with this section.
- C. Any owner of an unaltered cat who has been cited or fined by the Animal Control Officer for failing to obtain a permit shall have his or her citation or fine dismissed if proof of altering in the form of an official neuter or spay certificate is presented within 30 days of the issuance of the citation or the owner obtains the necessary permit within 30 days of the issuance of the citation **and** the animal has not reproduced.
- D. Individuals who are aware of cat abandonment are encouraged to notify the Animal Control Officer of said event:
 - 1) To ensure that the animal is not simply lost
 - 2) To identify potential problem areas

- 3) To receive assistance with spay/neuter and/or placement of the animal(s)

Those complying will not be subject to penalty for having an unaltered animal on the premises if they are willing to surrender it to the Animal Control Officer.

Section 5. Penalties.

- A. Anyone who violates this ordinance shall be given notice of such violation by certified mail, return receipt requested, addressed to said person at his/her last known address, or by personal service by the Animal Control Officer. If such violation is not cured within 7 days after receipt of such notice, a penalty may be assessed by the Animal Control Officer. The penalty for violation of this Ordinance shall be \$90, payable to the municipal Neuter Assistance and Education Fund. If the violation is not corrected within 30 days and the fine is not paid, the continuing violation becomes a second offense, the fine for which shall be an additional \$90. A fine of \$90 will be assessed for each additional 30-day violation.
- B. The Animal Control Officer may, at his/her discretion, waive the citation and/or penalty if the animal(s) is surrendered to the Animal Control Department for placement, or for other good cause to be determined by the Animal Control Officer.
- C. The penalty shall not be waived by the Department upon the transfer or abandonment of the cat by the noncompliant owner except as specified in subsection B, above.

Section 6. Unaltered Animal Certification; Administration.

The Animal Control Department shall administer a permit program to allow for unaltered animals over the age of six months when the following conditions have been met:

- A. The annual permit fee of \$75 is paid at the time of application and upon each annual renewal.
- B. The animal is examined annually by a licensed veterinarian and is following the preventative program recommended by the veterinarian.
- C. The animal is current on rabies vaccination.
- D. The owner otherwise complies with any applicable local/state law concerning the care and housing of animals and has not been in violation of animal related ordinance/laws in the past 24 months.
- E. The owner furnishes the Animal Control Officer with a signed statement agreeing to the following conditions:
 - 1) Offspring of the unaltered animal will not be sold or adopted until they are at least eight weeks of age.
 - 2) Records will be kept documenting how many offspring were produced and who adopted or purchased them (name, address, phone number).
 - 3) Offspring must be immunized against common diseases.
 - 4) The Seller/adopter must disclose the permit number in any advertisement.

Section 7. Sterilization of Impounded Animals.

On a first or subsequent impoundment of a cat, the Animal Control Officer may require that, as a condition for return to its owner or keeper, (a) the animal must be altered and (b) the cost

incurred must be paid by the owner or keeper, or that the owner or keeper obtain Unaltered Animal Certification per this chapter.

Section 8. Exemptions from this Ordinance.

Persons owning animals in the care of the following organizations or meeting the following conditions are exempt from the provisions of this Ordinance:

- A. Animal shelters and rescue organizations that have implemented an ongoing spay/neuter program.
- B. Medical - A licensed veterinarian has determined that an animal is medically unsuited to undergo the surgical procedure and has signed a statement to that effect specifying the medical grounds for the exemption.
- A. Temporary medical - The veterinarian may specify a temporary medical condition including the prognosis of when the surgery may be performed, which shall become the expiration date of the temporary exemption.
- B. Transitory status - An animal that is temporarily in the Town to participate in a show or event sponsored by a nonprofit, sanctioned animal organization.

Section 9. Neuter Assistance and Education Fund.

All fees and penalties collected under the provisions of this chapter shall be deposited into a special fund known as the Neuter Assistance and Education Fund (“the Fund”). The purpose of the Fund shall be to offer financial assistance to qualified residents for the spaying and neutering of their cats and to create public awareness regarding efforts to control pet overpopulation in the Town. Additionally, the Animal Control Department shall maintain a current list of resources for reduced-price spay/neuter services for distribution to residents of the Town.

Section 10. Sale in Public Places.

A person shall not display any cat in a public place for the purpose of selling or giving the animal away. The term “public place” shall include but not be limited to streets, highways, areas exterior to shops or businesses, carnivals, sidewalks and flea markets. This section does not apply to a registered rescue group or animal welfare society.

Section 11. Cats Roaming at Large.

No owner or keeper of any cat or kitten shall allow such cat or kitten to roam at large if the cat or kitten is not altered. Any such owner or keeper who violates this section will be subject to a citation and fine of \$90 by the Animal Control Officer.

Section 12. Appeals Procedure.

Any person fined pursuant to this Ordinance may appeal such fine pursuant to the provisions of the Town of Mansfield Hearing Procedure for Citations Ordinance.

Section 13. Construction.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of either gender shall include both genders.

Section 14. Savings Clause.

Should any court of competent jurisdiction declare any section or clause or provision of this Ordinance to be unconstitutional or *ultra vires*, such decision shall affect only such section, clause or provision so declared unconstitutional and shall not affect any other section, clause or provision of this Ordinance.



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin Berliner*
Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Jeffrey Smith, Director of Finance
Date: May 22, 2006
Re: Management Letter Comments and Audit Adjustments for Year Ended June 30, 2005

Subject Matter/Background

At its May 22, 2006 meeting, the Council's Finance Committee will review the Management Letter Comments and Audit Adjustments for Year Ended June 30, 2005.

Recommendation

If the finance committee recommends the acceptance of the Management Letter Comments and Audit Adjustments for Year Ended June 30, 2005, the following motion is in order:

Move, effective May 22, 2006, to accept the Management Letter Comments and Audit Adjustments for Year Ended June 30, 2005.

Attachments

- 1) Recommendations to Management for the year ended June 30, 2005
- 2) Corrective Action Plan in response to the Recommendations to Management
- 3) A copy of the passed audit adjustments for the year ended June 30, 2005



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING BASED ON AN AUDIT OF BASIC FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Town Council
Town of Mansfield, Connecticut

We have audited the basic financial statements of the Town of Mansfield, Connecticut, as of and for the year ended June 30, 2005, and have issued our report thereon dated November 16, 2005. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

In planning and performing our audit, we considered the Town's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the basic financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a reportable condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

However we noted other matters involving the internal control over financial reporting and its operation that we are reporting to the management of the Town in the attached Recommendations to Management.

This report is intended solely for the information and use of management, the Town Council, THE Office of Policy and Management state awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than those specified parties.

Kostin, Ruffkess & Company, LLC

Farmington, Connecticut
November 16, 2005



TOWN OF MANSFIELD, CONNECTICUT

RECOMMENDATIONS TO MANAGEMENT
FOR THE YEAR ENDED JUNE 30, 2005

We present for your consideration our comments and recommendations relating to internal control and other operating and administrative matters, which came to our attention during the course of the audit.

TOWN

Departmental Revenue Testing

During our testing of the various departments and funds, we noted that amounts collected were not being forwarded to the revenue collection on a timely basis.

We recommend that revenues collected be forwarded to the revenue collector on a daily basis.

Solid Waste

During our revenue testing we noted that the register/collection reports were not retained that supported the amounts deposited for these type of collections.

We recommend that the reports be run daily and retained to agree to/support the deposit amount or that the weekly reports be reconciled to the deposits made.

Parks & Recreation Department

During our receipt testing we noted that cash vs checks amounts per the register report did not agree to the amounts deposited. In most but not all cases the deposit was short by the same amount.

We recommend that greater care be taken in entering this information as the transaction type is a critical control. If there are differences, they should be investigated and explained, with documented management approval.

We also noted that the centerbucks amounts reported were did not agree to the supporting documentation.

We recommend that the centerbucks amount be reconciled to the register reports and any difference properly documented and approved by management.

Tax Collector

During our testing of the tax collector's report, we noted that there was not adequate supporting documentation for the additions, the supporting documentation for deductions did not agree to the totals on the tax collector report, and there was no supporting documentation for posted corrections. We also noted that the certificate of correction report does not identify which accounts had been transferred to suspense.

We recommend that there should be supporting documentation for all amounts on the tax collector report. We also recommend that the certificate of correct^{P. 27} report identify accounts or total accounts that have



TOWN OF MANSFIELD, CONNECTICUT
RECOMMENDATIONS TO MANAGEMENT (CONTINUED)

TOWN (CONTINUED)

Accounts Payable Cut-Off

During our testing of all funds, we noted that the established cutoff procedures for accounts payable at June 30, are not being adhered to by the various departments. Invoices are not identified and forwarded to the Finance Department on a timely basis.

We recommend that the cutoff procedures for recording accounts payable be properly followed to ensure that invoices, which are received after the closing of the Town's general ledger that are for goods or services related to the prior fiscal year, be recorded in that year.

Compensated Absences

We noted that the Town relies on the payroll system balances for calculating compensated absences.

We recommend that there should be a documented (signed) semi-annual or at least annual certification by each employee for the balances of sick and vacation time in the system.

Cash

We noted that the credit card bank account is not completely reconciled to the general ledger balance.

We recommend that the credit card account be reconciled to the general ledger on a monthly basis.

Day Care (Mansfield Discovery Depot, Inc.)

- During our receipt testing we noted that in many cases the cash vs checks amounts per the register report did not agree to the amounts deposited.

We recommend that greater care be taken in entering this information as the transaction type is a critical control. If there are differences, they should be investigated and explained, with documented management approval.

- During our testing, we noted that certain transactions are not recorded through the register, but are recorded in a manual adjustment register.

We recommend that if possible all activity should be recorded through the register. If this is not possible, the manual adjustment register should be formalized and pre numbered receipts should be used to document the collections. The Director should review and approve the manual register activity.



TOWN OF MANSFIELD, CONNECTICUT
RECOMMENDATIONS TO MANAGEMENT (CONTINUED)

TOWN (CONTINUED)

Day Care (Mansfield Discovery Depot, Inc.) Continued)

- During our testing, we noted that the software tracks the amount of fees owed to the Depot, but this report is not provided to the Finance Department and therefore not reflected in the financial statement of the Depot.

BOARD OF EDUCATION

Cafeteria

During testing, we noted the following items:

- Southeast School deposits are not being timely forwarded to the revenue collector.
- There was one instance of no supporting documentation available for one of the deposits from Southeast School.
- There was an instance where an amount was manually added to the register amount to agree to the deposit amount
- The amounts recorded as cash and check on the "Daily Revenue Sheet" did not always agree with the amounts recorded as cash and check on the "Account Deposit Report" from the schools.

To correct the above mentioned deficiencies, we recommend the following:

- That all schools forward the deposits to the revenue collector on a daily basis
- That all schools retain the supporting documentation for all deposits made.
- That all transactions be recorded in the register.
- That the cash and checks be accurately entered into the cash register system so that the deposit forwarded to the revenue collector can be reconciled between the "Account Deposit Report" and the "Daily Revenue Sheet."

Town of Mansfield

Responses to Management Comments for the Fiscal Year Ended June 30, 2005

Departmental Revenue Testing

Comment:

During our testing of the various departments and funds, we noted that amounts collected were not being forwarded to the revenue collection on a timely basis.

We recommend that revenues collected be forwarded to the revenue collector on a daily basis.

Response:

Management agrees with this comment. Written procedures are being drafted to ensure that all deposits are forwarded to the Revenue Collector on a timely basis. Departments within Town Hall have been instructed to forward their collections to the Collector's office daily. Collections from offsite buildings will be picked up on a daily basis by bonded personnel and brought to the Collector's office. Procedures will include specific instructions for each building.

Solid Waste

Comment:

During our revenue testing we noted that the register/collection reports were not retained that supported the amounts deposited for these type of collections.

We recommend that the reports be run daily and retained to agree to/support the deposit amount or that the weekly reports be reconciled to the deposits made.

Response:

Management agrees and will develop procedures to ensure supporting documentation is retained and reports are run on a daily basis.

Parks & Recreation Department

Comment:

- During our receipt testing we noted that cash vs checks amounts per the register report did not agree to the amounts deposited. In most but not all cases the deposit was short by the same amount.

We recommend that greater care be taken in entering this information as the transaction type is a critical control. If there are differences, they should be investigated and explained, with documented management approval.

- We also noted that the centerbucks amounts reported were did not agree to the supporting documentation.

We recommend that the centerbucks amount be reconciled to the register reports and any difference properly documented and approved by management.

Response:

Management agrees with this comment. Procedures will be developed and reviewed with the employees on the reception desk to ensure that data entry accurately reflects the actual activity for the day. Any discrepancies found during the deposit process will be investigated and corrections documented. Procedures will allow for reconciliation of Centerbucks to the register reports.

Tax Collector

Comment:

During our testing of the tax collector's report, we noted that there was not adequate supporting documentation for the additions, the supporting documentation for deductions did not agree to the totals on the tax collector report, and there was no supporting documentation for posted corrections. We also noted that the certificate of correction report does not identify which accounts had been transferred to suspense.

We recommend that there should be supporting documentation for all amounts on the tax collector report. We also recommend that the certificate of correction report identify accounts or total accounts that have been transferred to suspense.

Response:

Management agrees with this recommendation and will develop procedures to ensure supporting documentation is retained and that it agrees to the tax collector's report.

Accounts Payable Cut-off

Comment:

During our testing of all funds, we noted that the established cutoff procedures for accounts payable at June 30, are not being adhered to by the various departments. Invoices are not identified and forwarded to the Finance Department on a timely basis.

We recommend that the cutoff procedures for recording accounts payable be properly followed to ensure that invoices, which are received after the closing of the Town's general ledger that are for goods or services related to the prior fiscal year, be recorded in that year.

Response:

Management agrees with this comment and has reinforced the importance of accurate fiscal reporting with all department heads and school principals. Detailed cut-off instructions are distributed in the beginning of June to all departments and schools.

Compensated Absences

Comment:

We noted that the Town relies on the payroll system balances for calculating compensated absences.

We recommend that there should be a documented (signed) semi-annual or at least annual certification by each employee for the balances of sick and vacation time in the system.

Response:

Management agrees with this recommendation and will issue annual statements to all employees for verification of available sick and vacation time as reflected in the system.

Cash

Comment:

We noted that the credit card bank account is not completely reconciled to the general ledger balance.

We recommend that the credit card account be reconciled to the general ledger on a monthly basis.

Response:

Management agrees with this comment and will reconcile the credit card account on a monthly basis.

Day Care (Mansfield Discovery Depot)

Comment:

- During our receipt testing we noted that in many cases the cash vs checks amounts per the register report did not agree to the amounts deposited.

We recommend that greater care be taken in entering this information as the transaction type is a critical control. If there are differences, they should be investigated and explained, with documented management approval.

- During our testing, we noted that certain transactions are not recorded through the register, but are recorded in a manual adjustments register.

We recommend that if possible all activity should be recorded through the register. If this is not possible, the manual adjustment register should be formalized and pre numbered receipts should be used to document the collections. The Director should review and approve the manual register activity.

- During our testing, we noted that the software tracks the amount of fees owed to the Depot, but this report is not provided to the Finance Department and therefore not reflected in the financial statements of the Depot.

Response:

Management agrees with these comments and will work with the director to ensure that the recommendations are implemented.

Board of Education

Responses to Management Comments for the Fiscal Year Ended June 30, 2005

Cafeteria

Comment:

During testing, we noted the following items:

- Southeast School deposits are not being timely forwarded to the revenue collector.
- There was one instance of no supporting documentation available for one of the deposits from Southeast School.
- There was an instance where an amount was manually added to the register amount to agree to the deposit amount.
- The amounts recorded as cash and check on the "Daily Revenue Sheet" did not always agree with the amounts recorded as cash and check on the "Account Deposit Report" from the schools.

To correct the above mentioned deficiencies, we recommend the following:

- That all schools forward the deposits to the revenue collector on a daily basis.
- That all schools retain the supporting documentation for all deposits made.
- That all transactions be recorded in the register.
- That the cash and checks be accurately entered into the cash register system so that the deposit forwarded to the revenue collector can be reconciled between the "Account Deposit Report" and the "Daily Revenue Sheet."

Response:

Management agrees with the recommendations dealing with the Cafeteria Fund and will work with the director to develop procedures to ensure that the recommendations are implemented.

Town-wide Cash Collection Policy

Narrative: The Town of Mansfield collects money throughout the town for services provided by the town, the Mansfield Board of Education, the Region 19 Board of Education and the Discovery Depot. These monies are delivered to the Collector's Office within the Town Hall and recorded and deposited accordingly.

Timeliness of the deposits is a vital component in the Town's control on safeguarding its assets or the assets of other entities. This policy sets forth a guideline for the facilitation of timely deposits with the Collector's Office.

The entities are:

Southeast School, Annie E Vinton School, E.O Smith School, Mansfield Middle School, Goodwin School, Mansfield Discovery Depot, Mansfield Town Library, Mansfield Senior Center, Mansfield Community Center, Landfill, Town Hall Departments:

Designated Collection Agents from the Town are:

William Hammon
Allen Corson
Gary Drew

OFFSITE INSTRUCTIONS:

- Each site will be given 2 deposit bags
- 1. Each morning each department around the town will prepare the deposit for the morning inter-office pickup. The Report of Collections will be completed and the cash and checks verified and secured in the bank bag.
- 2. The Agent from the Building Maintenance Department will be handed the bank bag as prepared by the designated contact for the Department.
- 3. The Agent will place the bank bag in a non-descript satchel within the Town Vehicle until arriving back at the Town Hall.
- 4. The Agent will deliver all bank bags in the satchel to the Collector's Office.
- 5. The Collector's Office will process the deposits and report the collections to the treasurer the next day.
- 6. The Collector's Office will deposit the collections the next day to the bank.

ONSITE INSTRUCTIONS:

- Each department will submit to the Collector's department daily any amounts in excess of \$100.00.

Name of Department	Responsible for delivery of bank bag
Annie E Vinton	Denise Desjardins or Manager
Goodwin	Anne Dumont or Manager
Southeast	Helenanne Sipple or Manager
Middle School	Manager
Town Library	Manager
Senior Center	Senior Center
Landfill	THEY DELIVER THEMSELVES DAILY
E.O Smith	THEY DELIVER THEMSELVES DAILY
Mansfield Discovery Depot	Mary Jane Newman or Manager
Community Center	Finance
Animal Control	Noranne Nielsen
Downtown Partnerships	Cynthia Van Zelm



TOWN OF MANSFIELD, CONNECTICUT

FOR THE YEAR ENDED JUNE 30, 2005

Management's belief that the effects of any uncorrected financial statement misstatements aggregated by Kostin, Ruffness and Company, LLC during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

PASSED ADJUSTING JOURNAL ENTRIES

GENERAL FUND

<u>PAJE No.</u>	<u>DESCRIPTION OF PROPOSED AJE</u>	<u>ACCOUNT NAME</u>	<u>DEBIT</u>	<u>CREDIT</u>
1	To adjust investement to balance	Investment Income Investment	\$ 294	\$ 294
2	To adjust deferred tax revenue liability account	Deferred Tax Revenue Tax Revenue	1,901	1,901

CAPITAL PROJECTS FUND

<u>PAJE No.</u>	<u>DESCRIPTION OF PROPOSED AJE</u>	<u>ACCOUNT NAME</u>	<u>DEBIT</u>	<u>CREDIT</u>
1	To record accounts payable	Expenditures Accounts payable	\$ 8,319	\$ 8,319

NONMAJOR FUND

<u>PAJE No.</u>	<u>DESCRIPTION OF PROPOSED AJE</u>	<u>ACCOUNT NAME</u>	<u>DEBIT</u>	<u>CREDIT</u>
1	To record accounts payable	Expenditures Accounts payable	\$ 12,015	\$ 12,015

GOVERNMENT WIDE

<u>PAJE No.</u>	<u>DESCRIPTION OF PROPOSED AJE</u>	<u>ACCOUNT NAME</u>	<u>DEBIT</u>	<u>CREDIT</u>
1	To adjust investement to balance	Investment Income Stif Investment	\$ 294	\$ 294
2	To adjust deferred tax revenue liability account	Deferred tax revenue Tax revenue	1,901	1,901
3	To record accounts payable	Expenditures Accounts payable	20,334	20,334



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin Berliner*
Martin Berliner, Town Manager
CC: Peter Curry, Consultant
Date: May 8, 2006
Re: Town Manager Recruitment – Personnel Search Committee

Subject Matter/Background

When Peter Curry last met with the Council, he explained that his recommendation of the best means of keeping Town Manager recruitment activities and records inaccessible was for the Council to constitute itself as a "personnel search committee" (i.e. a committee of the whole) under CGS Sec. 1-200 (7). It provides:

(7) "Personnel Search Committee" means a body appointed by a public agency whose sole purpose is to recommend to the appointing authority a candidate or candidates for an executive-level employment position..."

Further, Sec. 1-213 provides:

(b) Nothing in the Freedom of Information Act shall be deemed in any manner to:

(2) Require the disclosure of any record of a personnel search committee which...would reveal the identity of an executive level employment candidate without the consent of such...candidate.

Recommendation

I recommend this be implemented by the Council and a special committee of the whole be created.

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

Move, effective May 22, 2006, that for the purpose of conducting the search for a new Town Manager, a committee of the Council consisting of its entire membership is hereby created. Such committee shall constitute a personnel search committee under the terms of Section 1-200 of the Connecticut General Statutes.

PAGE
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**Town of Mansfield
Agenda Item Summary**

To: Town Council
Martin Berliner
From: Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Jeffrey Smith, Director of Finance
Date: May 22, 2006
Re: Financial Statements Dated March 31, 2006

Subject Matter/Background

Attached please find the third quarter financial report for the period ending March 31, 2006. Since the Finance Committee will be meeting just prior to the Council meeting to review the Management Letter Comments and Audit Adjustments for the Year Ended June 30, 2005, I have also suggested that they review the March 31, 2006 Financial Statements.

Recommendation

If the Finance Committee recommends the acceptance of the statements, the following motion is in order:

Move, effective May 22, 2006, to accept the town's financial statements dated March 31, 2006.

Attachments

1) Financial Statements Dated March 31, 2006

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*To: Mansfield Town Council
Mansfield Board of Education*
From: Jeffrey H. Smith, Director of Finance
Date: May 8, 2006
Subject: March 31, 2006 Quarterly Report

Attached please find the third quarter financial report for the quarter ending March 31, 2006.

JHS:cat

Attachment

OVERVIEW

GENERAL FUND BUDGET

REVENUES:

Tax Collections

The total collection rate through March 31, 2006 is 98.0%, the same as last year at this time. Real estate collections, which account for approximately 85% of the levy, have decreased from 98.6% at March 2005 to 98.4% at March 2006. Collections in motor vehicles are at 93.9% as compared to 93.5% at March 2005. Based upon historical comparisons, we expect to be short by approximately \$57,000.

Licenses and Permits

Conveyance taxes received for the period were \$134,256 or 56% of the annual budget. Building permits received were \$196,121 or 73% of the budget. Based on historical collections, we should be short by about \$85,000. However, several apartment buildings have recently changed hands and if the titles are filed within this fiscal year, we would significantly reduce this shortfall.

Federal Support for General Government

No change from the budget.

State Support for Education

The ECS Grant was originally budgeted at \$8,695,310, and the current State estimate is \$8,777,304 or \$84,994 more than budgeted. The Transportation Grant was budgeted at \$242,120 and the current State estimate is \$251,292 (capped at 77%) or \$9,172 more than budgeted. Of the increase in the ECS Grant, \$72,000 was appropriated for the MERS payment.

State Support for General Government

The pilot grant is by far the largest single grant within this category. The grant estimate by the State is \$7,703,004 or \$553,084 more than the original budget of \$7,149,920. Of the increased amount, the Council appropriated \$230,000 for Capital Projects and \$300,000 for the MERS payment.

Charges for Services

Charges for services are primarily fixed by contract and will be received during the year. The primary exceptions are: Recording, where we have received \$67,673 or 78% of budget, and Police Services.

Fines and Forfeitures

No change from budget.

Miscellaneous

This area is primarily interest income and the telecommunications service payment. Total interest income through March 31, 2006 is \$398,933 as compared to \$195,906 for the same period last year. STIF interest rate for March 2006 was 4.644% as compared to 2.713% in March 2005. We anticipate total interest income will be approximately \$530,000 compared to our original budget of \$260,000. The Council increased the appropriation by \$140,000 to \$400,000 for the MERS payment. The amount of the telecommunications payment from the telephone company is not known at this point.

GENERAL FUND BUDGET - EXPENDITURES

Town Expenditures

I currently estimate that the Town budget will be over expended by approximately \$290,000. Of that amount, energy costs are estimated to exceed the budget by \$143,500; Resident State Trooper Program by \$51,000; repairs and maintenance to buildings and vehicles by \$30,000; and fee waivers by \$25,000. We also built a \$20,000 deficit into this budget when it was adopted.

With this said, we will endeavor to reduce expenditures in other areas of the Town budget to make up as much of this anticipated shortfall as possible during the remainder of the year.

Board Expenditures

I expect the MBOE budget will be over expended by approximately \$105,000. That number is the net difference between over expenditures in Special Ed of \$135,000; energy \$64,000; and benefits \$60,000 and the savings in the salary accounts of \$154,000.

There are funds accumulated in the Special Ed Grant Funds account to offset the net difference of \$105,000.

DAY CARE FUND

The Day Care Fund ended the period with revenues exceeding expenditures by \$48,401. Fund balance at July 1, 2005 of \$225,018 increased to \$273,419.

CAFETERIA FUND

Expenditures exceeded revenues by \$39,114 for the period. Fund balance at July 1, 2005 decreased from \$106,372 to \$67,258 at March 31, 2006. State grants for the third quarter have not been received yet.

RECREATION PROGRAM FUND

The Recreation Program Fund ended the period with revenues exceeding expenditures by \$220,257. Fund Balance increased from \$132,389 to \$352,646.

CAPITAL NONRECURRING FUND

The estimated Pequot/Mohegan Grant is \$269,062 less than budget. The Council amended the General Fund Budget to cover the reduction. Because of this, Capital Projects for the current fiscal year will proceed as planned.

DEBT SERVICE FUND

Fund Balance increased from \$136,939 on July 1, 2005 to \$704,547 at March 31, 2006. Based upon our current debt plan, Fund Balance will gradually decrease to \$13,410 in FY 2009/2010. This assumes that debt service contributions from the General Fund will not rise above \$400,000 per year through 2012/2013 and the CNR Fund will contribute another \$710,000 through FY 2009/2010. The plan does not take into consideration any additional debt offerings.

ENTERPRISE/INTERNAL SERVICE FUNDS

Solid Waste Fund

Retained Earnings has decreased from \$230,525 at July 1, 2005 to \$205,082 at March 31, 2006. Non-regulated commercial waste has found a better deal, therefore our tipping fee revenue from these haulers has decreased and the fees we pay to Preston has also decreased.

Health Insurance Fund

Expenditures were less than revenues for the period by \$627,104. Retained Earnings increased from \$288,402 at July 1, 2005 to \$915,506 at March 31, 2006. Our claim's experience for the past twelve months is an average of \$371,500 per month.

Worker's Compensation Fund

Operating revenues exceeded expenditures by \$90,199 through the third quarter. Retained Earnings increased from \$996 to \$91,195 at March 31, 2006. This will gradually decrease as premiums are paid throughout the year.

Management Services Fund

Management Services Fund revenues through March 31, 2006 exceeded expenditures by \$188,266. Fund Balance increased from \$1,406,781 at July 1, 2005 to \$1,594,569 at March 31, 2006. We have completed the project to connect all of our Town/school buildings with fiber optic cable. We have begun a study of using the new cable system for voice communications. The major infrastructure for our emergency voice communication system is done and the Fire Department is on the system. The system will be rolled out to Public Works and General Government over the next year.

CEMETERY FUND

Retained earnings in the Cemetery Fund decreased from \$367,878 at July 1, 2005 to \$363,547 at March 31, 2006. The primary reason for this is the cost of mowing services.

LONG TERM INVESTMENT POOL

The pool experienced a \$4,000 decrease in the market value of its portfolio for the period July 1, 2005 to March 31, 2005. U.S. Treasury Notes in the amount of \$10,000 were redeemed in February, 2006.

EASTERN HIGHLANDS HEALTH DISTRICT

Operating revenues exceeded expenditures by \$84,562 through the third quarter. Fund Balance increased from \$215,350 to \$299,912.

MANSFIELD DOWNTOWN PARTNERSHIP

Operating revenues exceeded expenditures by \$36,112 through March 31, 2006, and Fund Balance increased from \$48,287 to \$84,399.

TOWN OF MANSFIELD
TRIAL BALANCE - GAAP BASIS
MARCH 31, 2006

<u>GENERAL FUND</u>	<u>DEBIT</u>	<u>CREDIT</u>
Cash Equivalent Investments	\$ 7,681,296	
Working Cash Fund	4,150	
Accounts Receivable	4,992	
Taxes Receivable - Current	412,324	
Taxes Receivable - Delinquent	302,533	
Accounts and Other Payables		135,316
Refundable Deposits		381,409
Deferred Revenue - Taxes		628,289
Taxes Collected in Advance/Overcollected		34,775
Encumbrances Payable - Prior Year		88,601
Liquidation - Prior Year Encumbrances	62,513	
Fund Balance - Undesignated		1,574,339
Actual Expenditures	26,700,554	
Actual Revenues		32,325,633
	<u>\$ 35,168,362</u>	<u>\$ 35,168,362</u>

DAYCARE COMBINED PROGRAM
 COMPARATIVE STATEMENT OF REVENUES AND EXPENDITURES
 AND CHANGES IN FUND BALANCE
 FOR THE PERIOD ENDED MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	BUDGET	March 31,	
	2005/06	2006	2005
REVENUES:			
DSS Subsidies	\$ 19,500	\$ 19,799	\$ 28,351
Fees	628,720	514,833	418,631
UConn	78,500	78,750	78,750
Daycare Grant	213,930	173,117	108,887
Miscellaneous	24,500	18,694	22,111
Total Revenues	965,150	805,193	656,730
OPERATING TRANSFERS IN:			
CNR Fund	5,000	5,000	10,000
Total Revenues and Operating Transfers	970,150	810,193	666,730
EXPENDITURES:			
Administrative	201,290	161,112	166,062
Direct Program	663,820	509,226	436,117
Building	49,950	37,777	40,841
Food	26,400	22,509	20,505
Equipment		7,500	1,868
Miscellaneous	27,850	23,668	23,267
Total Expenditures	969,310	761,792	688,660
EXCESS/(DEFICIENCY)	840	48,401	(21,930)
FUND BALANCE, JULY 1		225,018	218,420
FUND BALANCE, END OF PERIOD	\$ 840	\$ 273,419	\$ 196,490

MANSFIELD BOARD OF EDUCATION
CAFETERIA FUND
BALANCE SHEET
AS OF MARCH 31, 2006
(with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
<u>Assets</u>		
Cash	\$ 60,982	\$ 99,154
Inventory	6,276	5,564
Total Assets	\$ 67,258	\$ 104,718
<u>Liabilities and Fund Balances</u>		
<u>Liabilities</u>		
Accounts Payable		6,227
Total Liabilities		6,227
<u>Fund Balance</u>		
Fund Balance:		
Unreserved, undesignated	\$ 67,258	\$ 98,491
Total Fund Balance	67,258	98,491
Total Liabilities and Fund Balance	\$ 67,258	\$ 104,718

MANSFIELD BOARD OF EDUCATION
CAFETERIA FUND
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDED MARCH 31, 2006
(with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
Operating Revenues:		
Intergovernmental	\$ 66,056	\$ 58,833
Sales of Food	416,231	411,168
Other	25,173	23,675
Total Operating Revenues	507,460	493,676
Operating Expenditures:		
Salaries & Wages	346,159	303,179
Food & Supplies	188,895	177,408
Professional and Technical	2,500	2,500
Equipment Repairs & Contracts	6,215	5,590
Equipment - Other	2,805	7,478
Total Operating Expenditures	546,574	496,155
Excess/(Deficiency)	(39,114)	(2,479)
Fund Balance, July 1	106,372	100,970
Fund Balance, End of Period	\$ 67,258	\$ 98,491

FUND 260 - RECREATION PROGRAM
CONSOLIDATED
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ROLL FORWARD FOR 2005/06
AS OF MARCH 31, 2006

	2002/03 Actual	2003/04 Actual	2004/05 Actual	2005/06 Budget	Mar. 31 Actual	2005/06 Est Actual	2006/07 Proposed
REVENUES:							
Membership Fees	\$ -	\$ 857,008	\$ 909,202	\$ 1,168,910	\$ 782,203	\$ 880,900	\$ 900,000
Employee Wellness	-	-	6,000	6,000	-	5,000	5,000
Bicentennial Pond Fees	940	3,840	34	2,800	475	3,300	3,300
Sale of Food	-	2,984	2,929	4,000	3,061	4,500	4,500
Advertising Income	-	12,815	2,332	8,000	9,250	13,480	13,480
Program Fees	307,960	387,682	569,756	537,680	465,534	536,700	575,370
Daily Admission Fees	-	35,873	51,268	57,880	39,754	54,680	54,460
Fee Waivers	-	-	50,000	50,000	77,659	77,879	75,000
Sale of Merchandise	-	-	3,045	16,000	10,160	10,700	11,000
Rent	-	-	7,350	-	-	-	-
Rent - E.O. Smith	-	-	11,525	12,500	-	12,500	12,500
Rent - Facilities/Parties	-	8,960	14,760	12,600	12,965	15,000	15,000
Contributions	38,082	31,617	23,667	28,200	24,049	27,731	20,000
Other	-	691	1,767	-	225	-	-
Total Revenues	346,982	1,341,470	1,653,635	1,904,570	1,425,335	1,642,370	1,689,610
OPERATING TRANSFERS:							
General Fund - Bicent. Pond	72,500	64,500	25,000	25,000	25,000	22,200	21,200
General Fund - Teen Center	-	-	10,000	10,000	10,000	12,800	13,800
CNR Fund	65,000	119,130	80,000	40,000	40,000	40,000	-
Total Rev. & Op Trans	484,482	1,525,100	1,768,635	1,979,570	1,500,335	1,717,370	1,724,610
EXPENDITURES:							
Salaries & Wages	243,277	844,503	1,089,173	1,125,564	758,978	1,024,580	1,102,900
Benefits	5,330	8,152	165,914	146,330	46,756	146,110	146,640
Professional & Technical	59,016	74,002	111,776	94,500	63,922	85,881	86,170
Purchased Property Services	30,323	2,188	8,489	10,130	13,864	15,380	13,260
Repairs & Maintenance	-	6,300	9,377	11,800	9,946	11,150	15,000
Other Purchased Services/Rentals	51,420	193,649	166,864	187,790	169,397	193,590	195,550
Other Supplies	49,680	70,916	31,389	31,500	22,536	30,730	31,160
Energy	98	121,876	119,574	138,000	111,878	100,000	100,000
Building Supplies	-	24,388	50,333	50,300	41,104	45,300	46,500
Recreation Supplies	180	37,426	73,948	60,000	41,697	56,180	57,920
Capital Projects	-	-	10,000	-	-	-	-
Total Expenditures	439,324	1,383,400	1,836,837	1,855,914	1,280,078	1,709,901	1,795,100
EXCESS/DEFICIENCY	45,158	141,700	(68,202)	123,656	220,257	8,469	(70,490)
FUND BALANCE, JULY1	13,733	58,891	200,591	132,389	132,389	132,389	140,858
FUND BALANCE, End of Period	\$ 58,891	\$ 200,591	\$ 132,389	\$ 256,045	\$ 352,646	\$ 140,858	\$ 70,368

FUND 260 - RECREATION PROGRAM
ACTIVITY 44102 - COMMUNITY CENTER
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ROLL FORWARD FOR 2005/06
AS OF MARCH 31, 2006

	2002/03 Actual	2003/04 Actual	2004/05 Actual	2005/06 Budget	Mar. 31 Actual	2005/06 Est Actual	2006/07 Proposed
REVENUES:							
Membership Fees	\$ -	\$ 857,008	\$ 909,202	\$ 1,168,910	\$ 782,203	\$ 880,900	\$ 900,000
Employee Wellness			6,000	6,000		5,000	5,000
Bicentennial Pond Fees							
Sale of Food		2,984	2,929	4,000	3,061	4,500	4,500
Advertising Income		7,533	836	6,500	9,250	11,980	11,980
Program Fees		112,759	208,507	274,210	257,946	248,210	285,960
Daily Admission Fees		35,873	49,901	56,860	37,532	51,440	51,440
Fee Waivers			50,000	26,570	54,219	54,219	51,340
Sale of Merchandise			3,045	10,000	4,479	5,000	5,000
Rent			7,350				
Rent - E.O. Smith			11,525	12,500		12,500	12,500
Rent - Facilities/Parties		8,619	14,841	12,400	12,892	14,700	14,600
Contributions	27,956	28,653	13,247	17,950	23,884	22,531	14,850
Other		691	1,767		225		
Total Revenues	27,956	1,054,120	1,279,150	1,595,900	1,185,691	1,310,980	1,357,170
OPERATING TRANSFERS:							
General Fund - Bicent. Pond							
General Fund - Teen Center			10,000	10,000	10,000	12,800	13,800
CNR Fund	65,000	119,130	80,000	40,000	40,000	40,000	
Total Rev. & Op Trans	92,956	1,173,250	1,369,150	1,645,900	1,235,691	1,363,780	1,370,970
EXPENDITURES:							
Salaries & Wages	4,223	592,860	703,713	895,864	583,302	805,270	878,430
Benefits		6,152	137,756	118,450	45,491	112,990	113,660
Professional & Technical	25,567	31,510	64,109	70,570	41,675	57,170	56,920
Purchased Property Services		2,188	8,489	10,130	13,864	15,380	13,260
Repairs & Maintenance		6,300	9,377	11,800	9,946	11,150	15,000
Other Purchased Services/Rentals	51,420	161,118	131,338	149,030	145,963	155,480	156,800
Other Supplies		15,912	28,935	23,520	17,082	19,270	19,350
Energy	98	121,876	119,574	138,000	111,878	100,000	100,000
Building Supplies		24,388	49,985	50,300	40,959	45,300	46,500
Recreation Supplies	180	37,426	20,972	27,980	12,636	24,510	25,250
Capital Projects			10,000				
Total Expenditures	81,488	999,730	1,284,248	1,495,644	1,022,796	1,346,520	1,425,170
EXCESS/DEFICIENCY	11,468	173,520	84,902	150,256	212,895	17,260	(54,200)
FUND BALANCE, JULY1		11,468	184,988	269,890	269,890	269,890	287,150
FUND BALANCE, End of Period	\$ 11,468	\$ 184,988	\$ 269,890	\$ 420,146	\$ 482,785	\$ 287,150	\$ 232,950

FUND 260 - RECREATION PROGRAM
 ALL OTHER ACTIVITIES
 REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
 ROLL FORWARD FOR 2005/06
 AS OF MARCH 31, 2006

	2002/03 Actual	2003/04 Actual	2004/05 Actual	2005/06 Budget	Mar. 31 Actual	2005/06 Est Actual	2006/07 Proposed
REVENUES:							
Membership Fees							
Employee Wellness							
Bicentennial Pond Fees	\$ 940	\$ 3,840	\$ 34	\$ 2,800	\$ 475	\$ 3,300	\$ 3,300
Sale of Food							
Advertising Income		5,282	1,496	1,500		1,500	1,500
Program Fees	307,960	274,923	361,249	263,470	207,588	288,490	289,410
Daily Admission Fees			1,367	1,020	2,222	3,240	3,020
Fee Waivers				23,430	23,440	23,660	23,660
Sale of Merchandise				6,000	5,681	5,700	6,000
Rent							
Rent - E.O. Smith							
Rent - Facilities/Parties		341	(81)	200	73	300	400
Contributions	10,126	2,964	10,420	10,250	165	5,200	5,150
Other							
Total Revenues	319,026	287,350	374,485	308,670	239,644	331,390	332,440
OPERATING TRANSFERS:							
General Fund - Bicent. Pond	72,500	64,500	25,000	25,000	25,000	22,200	21,200
General Fund - Teen Center							
CNR Fund							
Total Rev. & Op Trans	391,526	351,850	399,485	333,670	264,644	353,590	353,640
EXPENDITURES:							
Salaries & Wages	239,054	251,643	385,460	229,700	175,676	219,310	224,470
Benefits	5,330	2,000	28,158	27,880	1,265	33,120	32,960
Professional & Technical	33,449	42,492	47,667	23,930	22,247	28,711	29,250
Purchased Property Services	30,323						
Repairs & Maintenance							
Other Purchased Services/Rentals		32,531	35,526	38,760	23,434	38,110	38,750
Other Supplies	49,680	55,004	2,454	7,980	5,454	11,460	11,810
Energy							
Building Supplies			348		145		
Recreation Supplies			52,976	32,020	29,061	31,670	32,670
Capital Projects							
Total Expenditures	357,836	383,670	552,589	360,270	257,282	362,381	369,930
EXCESS/DEFICIENCY	33,690	(31,820)	(153,104)	(26,600)	7,362	(8,791)	(16,290)
FUND BALANCE, JULY1	13,733	47,423	15,603	(137,501)	(137,501)	(137,501)	(146,292)
FUND BALANCE, End of Period	\$ 47,423	\$ 15,603	\$ (137,501)	\$ (164,101)	\$ (130,139)	\$ (146,292)	\$ (162,582)

TOWN OF MANSFIELD
CAPITAL AND NONRECURRING RESERVE FUND BUDGET
ESTIMATED REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FISCAL YEAR 2005/2006

	Actual 99/00	Actual 00/01 *	Actual 01/02	Actual 02/03	Actual 03/04	Actual 04/05	Projected 05/06	Projected 06/07	Projected 07/08	Projected 08/09	Projected 09/10
SOURCES:											
Revenues:											
General Fund Contribution							230,500				
State Revenue Sharing			5472,523								
State Dept. of Education - MMS IRC/MMS Drainage				120,729	24,679						
Rural Development Grant - Downtown Revitalization					35,000						
Ambulance User Fees				253,312	179,317	216,712	235,000	240,000	245,000	245,000	250,000
Landfill Closing Grant - In-kind Reimbursement						109,470					
FEMA Grant								60,000			
Insurance Settlement		100,524									
Interest Income	286,045	398,171				100,000	100,000	100,000	20,000	20,000	20,000
Other			23,486		380						
Sewer Assessments	3,600	4,000	8,069	4,296	4,000	4,400	5,200	3,000	3,000	3,000	3,000
Perirol Funds	2,929,286	2,950,637	3,075,000	2,128,664	1,714,079	1,339,206	1,436,767	1,256,558	1,200,000	1,200,000	1,200,000
Total Sources	3,218,929	3,453,332	3,579,078	2,507,001	1,957,455	1,769,788	2,007,467	1,659,558	1,468,000	1,468,000	1,473,000
USES:											
Operating Transfers Out:											
General Fund - One Time Costs/Fund Balance Plan		61,100	47,500	400,000	350,000	250,000	150,000	50,000	50,000		
General Fund - State Revenue Sharing				472,520							
Mansfield 300											
Community Events				12,500							
Management Services Fund	160,000	200,000	200,000	206,000	212,000	200,000	225,000	225,000	239,000	246,000	253,380
Wastewater Sinking Fund		500,000	355,000	250,000	235,000	295,000	250,000	250,000	200,000	130,000	130,000
Retiree Debt for Fire Truck						70,000	70,000	70,000	70,000	70,000	70,000
New Financial Reporting Model (Statement 3-1)			25,000	25,000							
Property Tax Revaluation Fund	25,000	25,000			25,000		25,000	25,000	25,000	25,000	25,000
Capital Fund	3,289,200	2,572,660	3,161,682	1,488,916	610,034	692,137	1,046,109	1,407,640	3,197,940	2,251,940	1,324,800
Day Care Pension				20,000	15,000	10,000	5,000				
Emergency Services Administration				25,070	75,000						
Community Center Operating Subsidy				65,000	119,130	80,000	40,000				
Health Insurance Fund						200,000					
Retiree Medical Insurance Fund								25,000	50,000	75,000	100,000
Compensated Absences Fund								25,000	50,000	75,000	100,000
Shared Projects with UConn	100,000	25,000									
Total Uses	3,574,200	3,383,760	3,789,182	2,965,006	1,649,164	1,797,137	1,811,109	2,077,640	3,881,940	2,872,040	1,933,180
Excess/(Deficiency)	(355,271)	69,572	(210,104)	(458,005)	308,291	(27,349)	196,358	(418,082)	(2,413,940)	(1,404,940)	(460,180)
Fund Balance/(Deficit) July 1	950,342	595,071	604,643	454,539	(3,466)	304,825	277,476	473,834	55,752	(2,356,188)	(3,763,120)
Fund Balance, June 30	\$595,071	\$664,643	\$454,539	(\$3,466)	\$304,825	\$277,476	\$473,834	\$55,752	(\$2,356,188)	(\$3,763,128)	(\$4,223,306)

NOTE: Outstanding bonds for MMS Library and Town Library can be called 6-15-05

* Reflects gross interest income and expenditure.

* Amended 12/10/02

DEBT SERVICE FUND
BALANCE SHEET
AS OF MARCH 31, 2006
(with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
Assets:		
Cash and cash equivalents	\$ 704,547	\$ 916,987
Total Assets	\$ 704,547	\$ 916,987
Fund Balance:		
Unreserved:		
Undesignated	\$ 704,547	\$ 916,987
Total Fund Balance	\$ 704,547	\$ 916,987

DEBT SERVICE FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES AND
 CHANGES IN FUND BALANCE
 FOR THE PERIOD ENDED MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
Revenues:		
Intergovernmental	\$ 25,502	\$ 35,181
Total Revenues	25,502	35,181
Other Financing		
Operating Transfers In:		
CNR Fund	250,000	295,000
General Fund	400,000	400,000
Total Revenues and Other Financing Sources	675,502	730,181
Expenditures:		
Principal Payments		
Interest Payments	107,894	130,753
Professional & Technical Services		4,300
Total expenditures	107,894	135,053
Excess of revenues and other financing sources over expenditures	567,608	595,128
Fund balance, July 1	136,939	321,859
Fund balance, End of Period	\$ 704,547	\$ 916,987

TOWN OF MANSFIELD
DEBT SERVICE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

	00/01 ACTUAL	01/02 ACTUAL	02/03 ACTUAL	03/04 ACTUAL	04/05 ACTUAL	05/06 ESTIMATED
REVENUES:						
Intergovernmental	\$460,924	\$440,668	\$420,364	\$385,697	\$366,387	\$330,379
State Revenue Sharing	472,523					
Bond Refunding Proceeds				87,850		
Other	9,402	37				
TOTAL REVENUES	942,849	440,705	420,364	473,547	366,387	330,379
Operating Transfers In - General Fund	797,000	500,000	400,000	400,000	400,000	400,000
Operating Transfers In - CNR Fund	500,000	355,000	250,000	235,000	295,000	250,000
TOTAL REVENUES AND OPERATING TRANSFERS IN	2,239,849	1,295,705	1,070,364	1,108,547	1,061,387	980,379
EXPENDITURES:						
Principal Retirement	880,689	865,000	950,000	1,065,000	980,000	830,000
Interest	392,723	447,352	398,975	289,440	261,506	216,688
Financial	26,475	15,428		8,000	4,800	
Professional/Technical	19,282	311		74,498		
TOTAL EXPENDITURES	1,319,169	1,328,091	1,348,975	1,436,938	1,246,306	1,046,688
REVENUES AND OTHER FINANCING SOURCES OVER/ (UNDER) EXPENDITURES	920,680	(32,386)	(278,611)	(328,391)	(184,919)	(66,309)
FUND BALANCE, JULY 1	40,566	961,246	928,860	650,249	321,858	136,939
FUND BALANCE, JUNE 30	\$961,246	\$928,860	\$650,249	\$321,858	\$136,939	\$70,630

TOWN OF MANSFIELD
DEBT SERVICE FUND
REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

	06/07 PROJECTED	07/08 PROJECTED	08/09 PROJECTED	09/10 PROJECTED	10/11 PROJECTED	11/12 PROJECTED	12/13 PROJECTED	13/14 PROJECTED	15/16 PROJECTED
	\$295,463	\$180,794	\$105,218						
	295,463	180,794	105,218						-
	400,000	400,000	400,000	400,000	400,000	400,000	400,000	150,220	104,875
	250,000	200,000	130,000	130,000	120,000	105,000	85,900		
P.58	945,463	780,794	635,218	530,000	520,000	505,000	485,900	150,220	104,875
	805,000	660,000	530,000	455,000	455,000	460,000	460,000	145,000	100,000
	176,482	136,082	104,202	81,928	64,764	45,656	25,900	5,220	4,875
	981,482	796,082	634,202	536,928	519,764	505,656	485,900	150,220	104,875
	(36,019)	(15,288)	1,016	(6,928)	236	(656)			-
	70,630	34,611	19,323	20,339	13,411	13,647	12,991	12,991	12,991
	\$34,611	\$19,323	\$20,339	\$13,411	\$13,647	\$12,991	\$12,991	\$12,991	\$ 12,991

SOLID WASTE DISPOSAL FUND
BALANCE SHEET
AS OF MARCH 31, 2006
(with comparative totals for March 31, 2005)

	March 31	
	2006	2005
<u>CURRENT ASSETS</u>		
Cash	\$ 67,700	\$ 172,876
Accounts Receivable (net of allow. for uncollectable accts)	27,407	21,651
Total Current Assets	95,107	194,527
 <u>FIXED ASSETS</u>		
Land	8,500	8,500
Buildings & Equipment	540,857	540,857
Less: Accumulated Depreciation	(368,915)	(338,627)
Total Fixed Assets	180,442	210,730
TOTAL ASSETS	\$ 275,549	\$ 405,257
 <u>LIABILITIES AND FUND EQUITY</u>		
<u>CURRENT LIABILITIES</u>		
Accounts Payable	\$ 32,950	\$ 26,112
Accrued Compensated Absences	27,992	29,987
Refundable Deposits	9,525	9,150
Total Current Liabilities	70,467	65,249
 <u>FUND EQUITY</u>		
Net Contributed Capital		
Retained Earnings	205,082	340,008
Total Fund Equity	205,082	340,008
TOTAL LIABILITIES AND FUND EQUITY	\$ 275,549	\$ 405,257

SOLID WASTE DISPOSAL FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
Operating Revenues:		
Tipping Fees	\$ 12,770	\$ 94,634
Transfer Station Fees	62,115	59,151
Garbage Collection Fees	575,451	560,124
Landfill Closing Grant		169,319
Sale of Recyclables	45,497	56,408
Other Revenues	2,982	2,797
Total Operating Revenues	698,815	942,433
Operating Expenses:		
Hauler's Tipping Fees	134,846	207,172
Mansfield Tipping Fees	54,389	50,892
Wage & Fringe Benefits	170,464	185,957
Computer Software	3,000	
Trucking Fee	13,185	13,406
Recycling Cost	53,106	54,622
Contract Pickup	231,355	236,372
Supplies and Services	19,386	22,266
Depreciation Expense	24,000	24,000
Hazardous Waste	9,489	
Equipment Parts/Other	1,038	
LAN/WAN Expenditures	10,000	10,000
Landfill Closing Costs		66,926
Total Operating Expenses	724,258	871,613
NET INCOME (LOSS)	(25,443)	70,820
Retained Earnings, as restated, July 1	230,525	269,188
Retained Earnings, End of Period	\$ 205,082	\$ 340,008

HEALTH INSURANCE FUND
BALANCE SHEET
MARCH 31, 2006
(with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
<u>Assets</u>		
Cash and cash equivalents	\$ 1,395,504	\$ 922,707
Total Assets	\$ 1,395,504	\$ 922,707
<u>Liability and Fund Balance</u>		
Liabilities:		
Accrued Medical Claims	\$ 480,000	\$ 480,000
Total Liabilities	480,000	480,000
Retained Earnings:		
Net Contributed Capital	400,000	400,000
Retained Earnings	515,504	42,707
Total Retained Earnings	915,504	442,707
Total Liabilities and Retained Earnings	\$ 1,395,504	\$ 922,707

* Reserve for maximum claim liability corridor is estimated to be \$500,000.

HEALTH INSURANCE FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
Revenues:		
Premium income	\$ 4,362,802	\$ 3,666,815
Interest income	18,671	6,551
Total Revenues	4,381,473	3,673,366
Transfers In:		
CNR Fund		200,000
Total Revenues & Transfers In	4,381,473	3,873,366
Expenditures:		
Salaries & Benefits	60,618	56,881
Consultants	-	374
Administrative expenses	413,408	377,937
Medical claims	3,255,613	3,146,065
Employee Wellness Program	14,732	
LAN/WAN Expenditures	10,000	10,000
Total Expenditures	3,754,371	3,591,257
Revenues and Other Financing Sources Over/ (Under) Expenditures	627,102	282,109
Contributed Capital	400,000	400,000
Retained Earnings, July 1	(111,598)	(239,402)
Retained Earnings, End of Period	\$ 915,504	\$ 442,707

**ANTHEM BLUE CROSS MONTHLY CLAIMS
ANNUAL BASIS**

MONTH	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
JANUARY	149,225	171,963	209,640	204,232	200,762	251,986	333,923	342,476	358,256	356,891
FEBRUARY	164,050	277,147	233,203	194,411	180,679	267,614	331,286	340,298	305,259	492,485
MARCH	151,871	145,687	234,516	211,199	200,818	237,003	358,881	386,649	409,245	392,138
APRIL	169,594	138,179	175,326	181,703	206,143	342,562	259,835	402,093	443,382	
MAY	147,178	112,941	134,607	215,754	244,270	276,117	387,515	391,287	387,104	
JUNE	216,457	172,776	198,927	193,546	251,842	251,747	347,060	357,517	399,827	
JULY	181,392	186,650	170,907	216,792	216,195	231,239	353,025	332,653	368,941	
AUGUST	153,700	179,486	146,139	215,571	247,118	247,238	296,808	327,584	323,401	
SEPTEMBER	230,426	148,168	140,741	264,603	230,526	257,491	323,667	302,399	298,440	
OCTOBER	209,526	161,036	108,729	180,875	240,996	262,401	312,245	275,610	351,888	
NOVEMBER	108,576	150,824	125,629	203,813	208,715	217,831	342,691	448,834	299,882	
DECEMBER	150,578	174,472	181,592	185,278	256,252	190,532	415,554	358,577	343,209	
ANNUAL TOTAL	2,032,573	2,019,327	2,059,957	2,467,777	2,684,315	3,033,761	4,062,490	4,265,977	4,288,835	1,241,514
MONTHLY AVG	169,381	168,277	171,663	205,648	223,693	252,813	338,541	355,498	357,403	413,838
% OF INCREASE	7.87%	-0.65%	2.01%	19.80%	8.77%	13.02%	33.91%	5.01%	0.54%	15.79%

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**ANTHEM BLUE CROSS MONTHLY CLAIMS
FISCAL YEAR BASIS**

MONTH	96/97	97/98	98/99	99/00	00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05	FY 05/06	Average
JULY	120,633	181,392	186,650	170,906	216,792	216,195	231,239	353,025	332,653	368,941	193,001
AUGUST	145,520	153,700	179,486	146,139	215,571	247,118	247,238	296,808	327,584	323,401	201,932
SEPTEMBER	183,731	230,426	148,168	140,741	264,603	230,526	257,491	323,667	302,399	298,440	204,339
OCTOBER	170,849 *	209,526	161,036	108,729	180,875	240,996	262,401	312,245	275,610	351,888	188,141
NOVEMBER	151,723 *	108,576	150,824	125,629	203,813	208,715	217,831	342,691	448,834	299,882	178,778
DECEMBER	126,618 **	150,578	174,472	181,592	185,278	256,252	190,532	415,554	358,577	343,209	193,687
JANUARY	149,225	171,963	209,640	204,232	200,762	251,986	333,923	342,476	358,256	356,891	220,235
FEBRUARY	164,050	277,147	233,203	194,411	180,679	267,614	331,286	340,298	305,259	492,485	231,437
MARCH	151,871	145,687	234,516	211,199	200,818	237,003	358,881	386,649	409,245	392,138	229,452
APRIL	169,594	138,179	175,326	181,703	206,143	342,562	259,835	402,093	443,382		209,834
MAY	147,178	112,941	134,607	215,754	244,270	276,117	387,515	391,287	387,104		227,866
JUNE	216,457	172,776	198,927	193,549	251,842	251,747	347,060	357,517	399,827		227,654
ANNUAL TOTAL	1,897,449	2,052,891	2,186,855	2,074,584	2,551,446	3,026,831	3,425,231	4,264,309	4,348,731	3,227,274	2,311,031
MONTHLY AVG	158,121	171,074	182,238	172,882	212,620	252,236	285,436	355,359	362,394	358,586	208,863
% OF INCREASE	-1.0%	8.2%	6.5%	-5.1%	23.0%	18.6%	13.2%	24.5%	2.0%	-1.1%	
* MONTHLY CLAIMS REDUCED BY INSURANCE REFUNDS OF \$308,645											
** MONTHLY CLAIMS REDUCED BY INSURANCE REFUNDS OF \$19,040											

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**NETWORK ACCESS FEE
ANNUAL BASIS
2006**

MONTH	NETWORK DISCOUNT	ACCESS FEE	SAVINGS	% of DISCOUNT
JANUARY	184,740	35,835	148,905	19.40%
FEBRUARY	241,729	37,639	204,091	15.57%
MARCH	329,861	54,217	275,644	16.44%
APRIL			-	
MAY			-	
JUNE			-	
JULY			-	
AUGUST			-	
SEPTEMBER			-	
OCTOBER			-	
NOVEMBER			-	
DECEMBER			-	
ANNUAL TOTAL	756,331	127,691	628,640	16.88%
MONTHLY AVERAGE	252,110	42,564	52,387	16.88%

WORKERS' COMPENSATION FUND
 BALANCE SHEET
 MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
<u>ASSETS</u>		
Current Assets:		
Cash and Cash Equivalents	\$ 91,195	\$ 75,259
Total Assets	\$ 91,195	\$ 75,259
<u>FUND BALANCE</u>		
Equity:		
Retained Earnings	\$ 91,195	\$ 75,259
Total Liabilities and Equity	\$ 91,195	\$ 75,259

WORKERS' COMPENSATION FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE

March 31, 2006
 (with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
<u>REVENUES:</u>		
Premium Income	\$ 362,080	\$ 319,820
Total Revenues	362,080	319,820
 <u>OPERATING EXPENSES:</u>		
Workers' Compensation Insurance	271,881	245,784
Total Operating Expenses	271,881	245,784
NET INCOME (LOSS)	90,199	74,036
Fund Balance, July 1	996	1,223
Fund Balance, End of Period	\$ 91,195	\$ 75,259

MANAGEMENT SERVICES FUND
ESTIMATED BALANCE SHEET
JUNE 30, 2006

	Actual June 30, 2005	Actual Mar. 31, 2006	Estimated June 30, 2006	Projected June 30, 2007
<u>ASSETS</u>				
Current Assets:				
Cash and Cash Equivalents	\$ 434,376	\$ 738,318	\$ 451,348	\$ 416,523
Due from Region 19				
Accounts Receivable				
Inventory	17,865	15,624	15,624	15,624
Total Current Assets	452,241	753,942	466,972	432,147
Fixed Assets:				
Construction in Progress				
Land	145,649	145,649	145,649	145,649
Buildings	178,016	178,016	178,016	178,016
Office Equipment	1,850,903	1,850,903	2,028,825	2,325,275
Construction in Progress	48,663	48,663	48,663	48,663
Accum. Depreciation	(1,246,778)	(1,246,778)	(1,411,215)	(1,590,615)
Net Fixed Assets	976,453	976,453	989,938	1,106,988
Total Assets	\$ 1,428,694	\$ 1,730,395	\$ 1,456,910	\$ 1,539,135
<u>LIABILITIES AND EQUITY</u>				
Liabilities:				
Accounts Payable	\$ 22,391	\$ 135,826	\$ 50,000	\$ 50,000
Due to General Fund	-	-	-	-
Total Liabilities	22,391	135,826	50,000	50,000
Equity:				
Contributed Capital	146,000	146,000	146,000	146,000
Retained Earnings	1,260,303	1,448,569	1,260,910	1,343,135
Total Equity	1,406,303	1,594,569	1,406,910	1,489,135
Total Liabilities and Equity	\$ 1,428,694	\$ 1,730,395	\$ 1,456,910	\$ 1,539,135

MANAGEMENT SERVICES FUND
ESTIMATED STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE PERIOD ENDED MARCH 31, 2006

	TOTAL MANAGEMENT SERVICES FUND				
	Budget 2005/06	Actual Mar. 31, 2006	Estimated 2005/06	Variance Favorable (Unfavorable)	Proposed 2006/07
REVENUES:					
Mansfield Board of Education	\$ 55,000	\$ 55,000	\$ 55,000	\$ -	\$ 56,930
Region 19	50,820	50,820	50,820		52,350
Town of Mansfield	61,200	61,200	61,200		61,200
Communication Service Fees	164,850	168,510	168,510	3,660	173,640
Copier Service Fees	210,830	221,977	221,977	11,147	218,920
Rent	80,000	50,936	68,434	(11,566)	70,490
Rent - Telecom Tower	108,040	74,021	104,101	(3,939)	120,000
Sale of Supplies	30,000	18,803	20,803	(9,197)	20,000
CNR Fund	225,000	225,000	225,000		225,000
Health Insurance Fund	10,000	10,000	10,000		10,000
Solid Waste Fund	10,000	10,000	10,000		10,000
Sewer Operating Fund	3,000	3,000	3,000		3,000
Local Support		900	900	900	
Postal Charges		78,205	78,205		78,205
Universal Services Fund	28,360	22,592	28,000	(360)	28,000
Total Revenues	1,037,100	1,050,964	1,105,950	(9,355)	1,127,735
EXPENDITURES:					
Salaries & Benefits	123,950	102,804	148,187	(24,237)	158,790
Training	6,800	45	1,900	4,900	6,900
Repairs & Maintenance	23,480	41,249	62,749	(39,259)	39,980
Professional & Technical	19,500	60,556	67,737	(48,237)	38,000
System Support	98,300	104,081	126,675	(28,375)	124,600
Copier Maintenance Fees	100,000	61,736	78,754	21,246	82,000
Communications	208,770	153,862	224,796	(16,026)	224,940
Supplies and Software Licensing	60,700	30,754	87,183	(26,483)	82,600
Equipment	179,900	201,231	204,367	(24,467)	297,350
Miscellaneous/Cost of Sales	33,400	106,380	116,480	(83,080)	107,400
Total Expenditures	854,800	862,698	1,118,828	(264,028)	1,162,560
Add:					
Depreciation	164,000		164,437	19,563	179,400
Less:					
Equipment Capitalized	(173,650)		(177,922)	52,750	(296,450)
Operating Expenditures	865,150	862,698	1,105,343	(240,193)	1,045,510
Net Income (Loss)	171,950	188,266	607	(171,343)	82,225
Total Equity & Contributed Capital, July 1	1,015,327	1,406,303	1,406,303	390,976	1,406,910
Total Equity & Contributed Capital, End of Period	\$ 1,187,277	\$ 1,594,569	\$ 1,406,910	\$ 219,633	\$ 1,489,135

MANAGEMENT SERVICES FUND
ESTIMATED STATEMENT OF CASH FLOWS
JUNE 30, 2006

	Actual June 30, 2005	Actual Mar. 31, 2006	Estimated June 30, 2006	Projected June 30, 2007
CASH FROM OPERATING ACTIVITIES:				
Operating income	\$ 391,454	\$ 188,266	\$ 607	\$ 82,225
ADJUSTMENTS TO RECONCILE OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:				
Depreciation Expense	158,353		164,437	179,400
(Increase) decrease in:				
Other Receivables	6,156			
Inventory	(181)	2,241	2,241	
Increase (decrease) in:				
Accounts payable	3,186	113,435	27,609	-
Due to other funds				
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>558,968</u>	<u>303,942</u>	<u>194,894</u>	<u>261,625</u>
CASH FLOWS USED IN CAPITAL AND RELATED FINANCING ACTIVITIES:				
Purchase of fixed assets	(481,806)		(177,922)	(296,450)
NET INCREASE IN CASH AND CASH EQUIVALENTS	77,162	303,942	16,972	(34,825)
CASH AND CASH EQUIVALENTS - JULY 1	<u>357,214</u>	<u>434,376</u>	<u>434,376</u>	<u>451,348</u>
CASH AND CASH EQUIVALENTS - JUNE 30	<u>\$ 434,376</u>	<u>\$ 738,318</u>	<u>\$ 451,348</u>	<u>\$ 416,523</u>

CEMETERY FUND
BALANCE SHEET
MARCH 31, 2006
(with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
<u>ASSETS</u>		
Cash and cash equivalents	\$ 52,661	\$ 64,933
Investments	310,886	295,359
Total Assets	\$ 363,547	\$ 360,292
<u>Fund Balance</u>		
Fund Balance		
Reserved for perpetual care	\$ 423,840	\$ 408,000
Reserved for nonexpendable trust	1,200	1,200
Unreserved, undesignated	(61,493)	(48,908)
Total Fund Balance	363,547	360,292
Total Liabilities and Fund Balance	\$ 363,547	\$ 360,292

CEMETERY FUND
 COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
Operating Revenues:		
Interest Income	\$ 7,715	\$ 48
Increase (Decrease) in Market Value		(288)
Sale of Plots	6,000	2,400
Total Operating Revenues	13,715	2,160
Operating Expenses:		
Salaries	806	911
Cemetery Maintenance	4,201	4,700
Mowing Service	13,039	12,025
Total Operating Expenses	18,046	17,636
Operating Income/(Loss)	(4,331)	(15,476)
Retained Earnings, July 1	367,878	375,768
Retained Earnings, End of Period	\$ 363,547	\$ 360,292

TOWN OF MANSFIELD
INVESTMENT POOL
AS OF MARCH 31, 2006

	MARKET VALUE JUL 01, 2005	MARKET VALUE SEP 30, 2005	MARKET VALUE DEC 31, 2005	MARKET VALUE MAR 31, 2006	FISCAL 05/06 CHANGE IN VALUE
STOCK FUNDS:					
FIDELITY INVESTMENTS:					
SELECT UTILITIES GROWTH	34,993.11	37,022.41	36,203.74	39,269.72	4,276.61
BANK OF AMERICA					
COLUMBIA LG CAP INDEX FUND		19,000.00	19,015.75	19,811.36	19,811.36
TOTAL STOCK FUNDS	34,993.11	56,022.41	55,219.49	59,081.08	24,087.97
BOND FUNDS:					
WELLS FARGO ADVANTAGE					
WELLS FARGO CORP. BOND FUND	46,006.14	45,500.79	45,674.04	45,277.69	(728.45)
T. ROWE PRICE					
U.S. TREASURY LONG	49,676.01	48,439.84	48,899.04	47,038.13	(2,637.86)
U.S. SECURITIES					
U.S. TREASURY NOTES	83,202.86	83,769.16	83,630.85	74,399.76	(8,803.10)
BANK OF AMERICA					
COLUMBIA INTERMEDIATE GOV. INC	14,300.49	9,947.45	9,944.00	9,796.05	(4,504.44)
COLUMBIA SHORT TERM BOND FUND	13,948.86	2,105.75	2,075.22	2,066.72	(11,862.14)
SUB-TOTAL GALAXY	28,249.35	12,053.20	12,019.22	11,862.77	(16,386.58)
VANGUARD INVESTMENTS					
GNMA FUND	234,592.66	238,215.48	237,226.95	237,014.50	2,421.84
TOTAL BOND FUNDS	441,727.02	427,978.47	427,450.10	415,592.85	(26,134.17)
CASH:					
BANK OF AMERICA					
COLUMBIA MONEY MARKET FUND	14,281.50	11,534.05	12,085.00	12,327.17	(1,954.33)
TOTAL CASH	14,281.50	11,534.05	12,085.00	12,327.17	(1,954.33)
TOTAL INVESTMENTS	491,001.63	495,534.93	494,754.59	487,001.10	(4,000.53)

Town of Mansfield
Investment Pool
As of March 31, 2006

	Equity Percentage	Equity In Investments	Equity In Cash Equiv.	Total Equity
Cemetery Fund	65.050%	308,775.39	8,018.82	316,794.22
School Non-Expendable Trust Fund	0.092%	436.70	11.34	448.04
Compensated Absences Fund	34.858%	165,461.84	4,297.00	169,758.84
Total Equity by Fund	100.000%	474,673.93	12,327.17	487,001.10

Investments	Market Value
<u>Stock Funds:</u>	
Fidelity - Select Utilities Growth	39,269.72
Bank of America - Colombia Lg Cap Index	19,811.36
Sub-Total Stock Funds	<u>59,081.08</u>
<u>Bond Funds:</u>	
Wells Fargo Advantage Funds-Corp Bond Inv	45,277.69
T. Rowe Price - U. S. Treasury Long-Term	47,038.13
People's Securities, Inc. - U.S. Treasury Notes	74,399.76
Bank of America-Columbia Intertim Govt Inc Fd Cl Z	9,796.05
Bank of America-Columbia Short Term Bd Fd Cl Z	2,066.72
Vanguard - GNMA Fund	237,014.50
Sub-Total Bond Funds	<u>415,592.85</u>
<u>Cash Equivalents:</u>	
Columbia Money Market Fund - Trust	12,327.17
Total Investments	<u>487,001.10</u>

Allocation	Amount	Percentage
Stocks	59,081.08	12.13%
Bonds	415,592.85	85.34%
Cash Equivalents	12,327.17	2.53%
Total Investments	<u>487,001.10</u>	<u>100.00%</u>

EASTERN HIGHLANDS HEALTH DISTRICT
 BALANCE SHEET
 AS OF MARCH 31, 2006
 (with comparative totals for March 31, 2005)

<u>Assets</u>	March 31,	
	2006	2005
Cash and cash equivalents	\$ 299,912	\$ 194,890
Total Assets	\$ 299,912	\$ 194,890
<u>Fund Balance</u>		
Fund Balance:		
Reserved for Prior Year Encumbrances	\$ 428	\$ 4,116
Unreserved, undesignated	299,484	188,159
Total Fund Balance	299,912	192,275
Total Fund Balance	\$ 299,912	\$ 194,890

EASTERN HIGHLANDS HEALTH DISTRICT
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	Budget 2005/06	March 31,	
		2006	2005
Operating Revenues:			
Member Town Contributions	\$ 315,440	\$ 249,048	\$ 186,012
State Grants	140,656	148,268	212,847
Local Support			2,500
Septic Permits	54,560	37,820	31,040
Well Permits	16,870	16,690	10,655
Soil Testing Service	62,150	49,190	52,780
Food Protection Service	30,940	19,670	19,763
Health Inspection Services	67,240	39,580	53,781
Total Operating Revenues	687,856	560,266	569,378
Operating Expenditures:			
Salaries & Benefits	621,740	406,091	346,513
Professional & Technical Services	13,300	35,315	56,759
Other Purchased Services	32,640	25,343	39,844
Equipment - Minor	4,360	3,843	10,163
Other Supplies	5,000	2,612	9,202
Total Operating Expenditures	677,040	473,204	462,481
Transfers Out:			
Transfers to CNR	2,500	2,500	10,000
Total Operating Expenditures & Transfers Out	679,540	475,704	472,481
Operating Income/(Loss)	8,316	84,562	96,897
Fund Balance, July 1	214,922	214,922	95,378
Fund Balance, End of Period	\$ 223,238	\$ 299,484	\$ 192,275

EASTERN HIGHLANDS HEALTH DISTRICT
 CAPITAL NONRECURRING FUND BALANCE SHEET
 AS OF MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
<u>Assets</u>		
Cash and cash equivalents	\$ 58,002	\$ 65,989
Total Assets	\$ 58,002	\$ 65,989
<u>Fund Balance</u>		
Fund Balance:		
Unreserved, undesignated	\$ 58,002	\$ 65,989
Total Fund Balance	\$ 58,002	\$ 65,989

EASTERN HIGHLANDS HEALTH DISTRICT
 CAPITAL NONRECURRING FUND
 COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES
 AND CHANGES IN FUND BALANCE
 MARCH 31, 2006
 (with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
Operating Revenues:		
Transfers In-G/F	\$ 2,500	\$ 10,000
Total Operating Revenues	2,500	10,000
 Operating Expenditures:		
Office Renovation	10,487	
Total Operating Expenditures	10,487	-
Operating Income/(Loss)	(7,987)	10,000
Fund Balance, July 1	65,989	55,989
Fund Balance, End of Period	\$ 58,002	\$ 65,989

MANSFIELD DOWNTOWN PARTNERSHIP
BALANCE SHEET
AS OF MARCH 31, 2006
(with comparative totals for March 31, 2005)

	March 31,	
	2006	2005
<u>ASSETS</u>		
Cash & Cash Equivalents	\$ 83,499	\$ 77,259
Accounts Receivable	900	900
 Total Assets	<u>\$ 84,399</u>	<u>\$ 78,159</u>

LIABILITIES AND FUND BALANCE

Liabilities

Accounts Payable		365
 Total Liabilities	<u>-</u>	<u>365</u>

Fund Balance

Fund Balance, Unreserved	\$ 84,399	\$ 77,794
 Total Fund Balance	<u>84,399</u>	<u>77,794</u>
 Total Liabilities and Fund Balance	<u>\$ 84,399</u>	<u>\$ 78,159</u>

**MANSFIELD DOWNTOWN PARTNERSHIP
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE**

	Actual 2000/01	Actual 2001/02	Actual 2002/03	Actual 2003/04	Actual 2004/05	Original Budget 2005/06	Amended Budget 2005/06	Actual Mar. 31	Estimated 2005/06	Proposed 2006/07
Revenues:										
Intergovernmental:										
Mansfield General Fund	\$ 32,500	\$ 20,000	\$ 30,000	\$ 41,500	\$ 50,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000	\$ 62,000
Uconn		32,500	45,000	46,500	60,000	62,000	62,000	62,000	62,000	62,000
Mansfield Capital Projects							60,000	30,000	60,000	
Membership Fees			10,040	13,085	17,355	13,000	13,000	17,010	13,000	13,000
Local Support				1,500	1,500					
State Support								3,000	3,000	
Contributions/Other					200			550	2,000	
Total Revenues	32,500	52,500	85,040	102,585	129,055	137,000	197,000	174,560	202,000	137,000
Operating Expenditures:										
Salaries and Benefits		15,531	71,378	73,007	83,974	101,560	101,560	64,729	94,069	105,260
Professional & Technical	930	9,519	7,386	5,406	8,397	9,000	89,000	49,812	87,000	7,000
Repairs & Maintenance										
Office Rental		3,600	11,000	11,800	13,181	15,000	15,000	12,550	16,140	16,300
Insurance			1,650	1,760	1,764	1,770	1,770	1,772	1,772	1,770
Purchased Services			8,029	5,005	6,092	5,600	5,600	8,046	7,250	6,800
Supplies & Services		3,980	4,704	2,837	2,463	3,290	3,290	1,539	2,690	2,780
Contingency						5,000	5,000			
Total Operating Expenditures	930	32,630	104,147	99,815	115,871	141,220	221,220	138,448	208,921	139,910
Operating Income/(Loss)	31,570	19,870	(19,107)	2,770	13,184	(4,220)	(24,220)	36,112	(6,921)	(2,910)
Fund Balance, July 1		31,570	51,440	32,333	35,103	48,287	48,287	48,287	48,287	41,366
Fund Balance, End of Period	\$ 31,570	\$ 51,440	\$ 32,333	\$ 35,103	\$ 48,287	\$ 44,067	\$ 24,067	\$ 84,399	\$ 41,366	\$ 38,456

	Actual 2000/01	Actual 2001/02	Actual 2002/03	Actual 2003/04	TOTAL ACTUAL	Budget 2005/06	Amended Budget 2005/06	Actual Mar. 31	Estimated 2005/06	Proposed 2006/07
Contribution Recap:										
Mansfield	\$ 32,500	\$ 20,000	\$ 30,000	\$ 41,500	\$ 124,000	\$ 62,000	\$ 122,000	\$ 92,000	\$ 122,000	\$ 62,000
UCONN		32,500	45,000	46,500	124,000	62,000	62,000	62,000	62,000	62,000
Total Contributions	\$ 32,500	\$ 52,500	\$ 75,000	\$ 88,000	\$ 248,000	\$ 124,000	\$ 184,000	\$ 154,000	\$ 184,000	\$ 124,000

TOWN OF MANSFIELD
DOWNTOWN REVITALIZATION & ENHANCEMENT PROJECT
ESTIMATED STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
AS OF MARCH 31, 2006

	Project Length	
	Budget	Actual
Operating Revenues:		
Intergovernmental Revenues -		
USDA Rural Development Grant	\$ 140,000	\$ 140,000
DECD STEAP Grant	500,000	168,370
Total Operating Revenues	640,000	308,370
Operating Expenditures:		
Downtown Revitalization & Enhancement:		
Legal Services	110,000	102,881
Legal Services - DECD Contract	5,000	
Architects & Engineers	370,000	221,778
Construction Costs	155,000	
Total Operating Expenditures	640,000	324,659
Operating Income/(Loss)		(16,289)
Fund Balance, July 1		
Fund Balance, Sept. 30	\$ -	\$ (16,289)

CHANGES IN DEBT OUTSTANDING
SCHOOLS AND TOWN
MARCH 31, 2006

	Schools	Town	Total
Balance at July 1, 2005	\$ 2,025,000	\$ 2,775,000	\$ 4,800,000
Issued During Period			-
Retired During Period			-
Balance at 3/31/06	<u>\$ 2,025,000</u>	<u>\$ 2,775,000</u>	<u>\$ 4,800,000</u>

CHANGES IN BOND AND NOTES OUTSTANDING

	Serial Bonds	BAN's	Promissory Note	Total
Balance at July 1, 2005	\$ 4,800,000			\$ 4,800,000
Debt Issued				
Debt Retired				
Balance at 3/31/06	<u>\$ 4,800,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,800,000</u>

Description	Original Amount	Payment Date		Bonds	BAN's	Promissory Note	Total
		P & I	I				
1989 General Obligation	\$ 5,000,000	6/15	12/15	\$ 800,000			\$ 800,000
1990 General Obligation	2,525,000	6/15	12/15	425,000			425,000
1992 General Obligation	1,765,000	6/15	12/15				
2004 Town Taxable Gen. Obligation Bond	2,590,000	6/01	12/01	2,120,000			2,120,000
2004 School General Obligation Bond	940,000	6/01	12/01	820,000			820,000
2004 Town General Obligation Bond	725,000	6/01	12/01	635,000			635,000
	<u>\$ 13,545,000</u>			<u>\$ 4,800,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,800,000</u>

DETAIL OF DEBT OUTSTANDING
SCHOOLS AND TOWNS
MARCH 31, 2005

	<u>Original</u> <u>Amount</u>	<u>Balance</u> <u>3/31/06</u>
Schools		
Consists of -		
1989 General Obligation Bonds:		
Window Project/Sheds	\$ 250,000	\$ 25,150
Asbestos Removal	666,000	131,900
Code Compliance	729,000	141,580
Expansion & Renovation	3,130,000	481,370
1990 General Obligation Bonds:		
Schools Expansion	2,525,000	425,000
2004 General Obligation Bonds:		
MMS IRC	940,000	820,000
	<u>\$ 8,240,000</u>	<u>\$ 2,025,000</u>
Town		
Consists of -		
1989 General Obligation Bonds:		
Route 275 Sidewalk	\$ 225,000	\$ 20,000
1992 General Obligation Bonds:		
Day Care Center	765,000	
Open Space	1,000,000	
2004 Taxable GOB - Community Center	2,590,000	2,120,000
2004 General Obligation - Library	725,000	635,000
	<u>\$ 5,305,000</u>	<u>\$ 2,775,000</u>
 Total Debt Outstanding	 <u>\$ 13,545,000</u>	 <u>\$ 4,800,000</u>

TOWN OF MANSFIELD
SUMMARY OF INVESTMENTS

MARCH 31, 2006

ALL OTHER FUNDS:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 3/31/06
State Treasurer	11,880,092	4.644	Various	Various	54,552
Total Accrued Interest @ 3/31/06					54,552
Interest Received 7/1/05 - 3/31/06					<u>344,381</u>
Total Interest, General Fund, 3/31/06					<u><u>398,933</u></u>

CAPITAL FUND:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 3/31/06
State Treasurer	892,915	4.644	Various	Various	
Total Accrued Interest @ 3/31/06					
Interest Received 7/1/05 - 3/31/06					
Total Interest, Capital Fund @ 3/31/06					<u><u> </u></u>

HEALTH INSURANCE FUND:

Institution	Principal	Rate of Interest	Date of Purchase	Date of Maturity	Accrued Interest @ 3/31/06
MBIA - Class	1,318,457	4.23	Various	Various	3,749
State Treasurer	114,316	4.644	Various	Various	457
Total Accrued Interest @ 3/31/06					4,206
Interest Received 7/1/05 - 3/31/06					<u>18,671</u>
Total Interest, Health Insurance Fund @ 3/31/06					<u><u>22,877</u></u>

Town of Mansfield
Memo

DATE April 3, 2006
 To: Martin H. Berliner, Town Manager
 Jeffrey Smith, Director of Finance
 From: Christine Gamache, Collector of Revenue
 Subject: Amounts and % of Collections for 7/1/05 to 2/28/06 comparable to 7/1/04 to 3/31/06

	GRAND LST 2004	ADJUSTMENTS	ADJUSTED LIST	PAID	% PAID	DELINQUENT BALANCE	% DEL
RE	16,933,924	(14,262)	16,919,662	16,645,085	98.4%	274,576	1.6%
PER	696,445	(2,503)	693,942	674,575	97.2%	19,366	2.8%
MV	1,407,547	(31,886)	1,375,661	1,291,530	93.9%	84,131	6.1%
TOTAL	19,037,916	(48,652)	18,989,264	18,611,191	98.0%	378,073	2.0%
MVS	200,953	(579)	200,374	167,312	83.5%	33,061	16.5%

OTHER COLLECTION INFORMATION

July 1, 2005 to March 31, 2006

Suspense Collections	4,343.94	Suspense Interest Less Fees	3,238.76
Prior Years Taxes	<u>178,296.33</u>	Interest and Lien Fees	<u>99,508.77</u>
	<u>182,640.27</u>		<u>102,747.53</u>

	GRAND LST 2003	ADJUSTMENTS	ADJUSTED LIST	PAID	% PAID	DELINQUENT BALANCE	% DEL
RE	15,310,391	(594)	15,309,797	15,100,645	98.6%	209,152	1.4%
PER	904,685	17,943	922,628	886,979	96.1%	35,649	3.9%
MV	1,903,363	(56,313)	1,847,050	1,726,760	93.5%	120,290	6.5%
TOTAL	18,118,439	(38,964)	18,079,475	17,714,384	98.0%	365,091	2.0%
MVS	251,373	(953)	250,420	213,331	85.2%	37,089	14.8%

PRIOR YEARS COLLECTION

July 1, 2004 to January 31, 2005

Suspense Collections	4,029.57	Suspense Interest Less Fees	3,129.71
Prior Years Taxes	<u>137,640.93</u>	Interest and Lien Fees	<u>76,517.91</u>
	<u>141,670.50</u>		<u>79,647.62</u>

CAPITAL PROJECTS - OPEN SPACE
STATUS REPORT THROUGH MARCH 31, 2006

Acreage	(1) Total Budget	Expended Thru 6/30/2005	Current Year Expenditures	Estimated Unexpended Balance	Anticipated Grants
	\$3,143,855				
Expenditures Prior to 92/93		130,790			
UNALLOCATED COSTS:					
Appraisal Fees - Various		13,766			
Financial Fees		8,975			
Legal Fees		10,710			
Survey & Inspections		6,475			
Outdoor Maintenance		5,794	15		
Major Additions - Improvements		3,000			
Miscellaneous Costs		720			
Forest Stewardship-50' Cliff Preserve		3,852			
Parks Coordinator		75,510	19,563		
PROPERTY PURCHASES:					
Bassells Bridge Rd Lots 1,2,3	8.23	128,439			
Baxter Property	25.60	163,330			
Bodwell Property	6.50	42,703			
Bostliger, Orr, Parish Property	106.00	101,579			
Dorwart Property		4,250			
Dunnack Property	32.00	35,161			
Eaton Property	8.60	162,236			
Ferguson Property	1.19	31,492			
Fesik Property	7.40	7,636			
Halch/Skinner Property	35.33	291,780			
Holinko Property	18.60	62,576			
Larkin Property	11.70	24,202			
McGregor Property	2.10	8,804			
McShea Property		1,500			
* Merrow Meadow Park Develop.	15.00				
Morneau Property		4,310			
Mullane Property (Joshua's Trust)	17.00	10,000			
Olsen Property	59.75	104,133			
Porter Property	6.70	135,466			
Reed Property	23.70	69,527			
Rich Property	102.00	283,322			
Sibley Property	50.57	90,734			
Swanson Property (Browns Rd)	29.00	64,423			
Thompson/Swaney Prop. (Bone Mill)		1,500			
Torrey Property	29.50	91,792			
Vernon Property	3.00	31,732			
Estate of Vernon - Property	68.41	257,996			110,000
Warren Property	6.80	24,638			
Watts Property	23.50	92,456			
	664.35	\$3,143,855	\$2,587,309	\$19,598	\$536,948
					\$110,000

Project Name		Breakdown of Expenditures of Prior to 92/93	
85105 - Local Funds 94/95	\$250,000	White Cedar Swamp - Purchase	\$50,000
85105 - Local Funds 90/91	227,855	Appraisal Fees	250
85105 - Local Funds 97/98	250,000	Financial Fees	5,457
85105 - Local Funds 98/99	250,000	Miscellaneous Costs	605
85105 - Local Funds 99/00	250,000	Unidentifiable (Prior 89/90)	74,478
85105 - Local Funds 00/01	250,000		
85105 - Local Support June 15, 2001	5,000		\$130,790
85105 - Local Funds 01/02	250,000		
85105 - Local Funds 02/03	75,000		
85105 - Local Funds 03/04	100,000		
85105 - State Support - Rich Property	60,000		
85105 - State Support - Halch/Skinner Property	126,000		
85105 - State Support - Olsen Property	50,000		
85114 - Bonded Funds	1,000,000		
	\$3,143,855		

AWARD OF CONTRACTS BY OTHER THAN
FORMAL COMPETITIVE BID
FISCAL YEAR 05/06

Contractor	Project	Contract Date	Contract Amount	Other Solicited Vendors	Reason for not using Formal Bid Procedure
Manchester Honda	Pool Car	7/5/2005	20,100.00	N/A	State Bid
Mayo & Sons	Single Family Refuse Collection	8/8/2005	17,420.00	N/A	State Bid
J & S Radio	Police Car Accessories	1/24/2005	7,242.75	N/A	Quoted Price
Anthony's Building Company, Inc.	Antennas	5/9/2005	10,815.00	N/A	Grant
M. E. O'Brien	Playground Equipment	6/29/2005	20,446.00	N/A	State Bid
Cole-Chu Cipparone	Legal Services MDP	4/12/2005	35,000.00	N/A	RFP
Radio Satellite Integrator	AVL System	5/25/2005	44,200.00	N/A	Single Provider
New England Pipe Cleaning	Pipe Cleaning Systems	12/21/2004	13,741.00	N/A	Recommendation from Coventry
Hewlett Packard (JMR)	Service Contract	8/11/2005	9,463.68	N/A	
Softmart (WG)		7/29/2005	12,968.75	N/A	
Coprorate Express	Recycled Paper	8/30/2005	9,880.00	N/A	
Connecticut Business Systems	Library Copier	8/31/2005	9,883.00	N/A	State Bid
Advanced Copy	R19 Gestetner	8/31/2005	13,733.40	N/A	R15 Bid
H. C. Smith Flooring	Vinyl Flooring at MMS	7/27/2005	8,679.00	N/A	Proposal
Andert	Vac-All Repair	9/20/2005	15,336.21	N/A	Letter Quotation
Hain Materials	Chip Seal Project	7/22/2005	28,400.00	N/A	Proposal
McClain & Company	Bridge Repair Design Services	8/23/2005	28,500.00	Fuss & O'Neill	Proposal
Fleetmaster	ET307 Rapiers	8/23/2005	24,667.00	N/A	Letter Quotation
Hampden Engineering	Pool Accessories	7/22/2005	14,288.00	N/A	EOS to Reimburse
Hampden Engineering	Pool Accessories	7/22/2005	9,456.00	N/A	EOS to Reimburse
Enterprise Group	Community Center Marketing	7/22/2005	35,000.00	N/A	Proposal
Fuss & O'Neill	Bridge Repair Design Services	8/23/2005	18,745.00	McClain & Company	Proposal
Rovic	Building Maintenance Supplies	7/29/2005	60,955.43	N/A	State Bid
Brecht Associaes	Assisted Living Consultants	8/5/2005	28,649.99	N/A	Proposal
Lawrence Associates	Consultant Services	10/27/2005	9,695.83	N/A	
Gorman Brothers	Chip Seal Project	11/15/2005	196,442.46	N/A	3 year project
DeSiato Sand & Gravel	Separatist Road Project	10/26/2005	14,660.00	N/A	Rental of Equipment
United Rentals of NE, Inc.	Separatist Road Project	10/28/2005	10,227.52	N/A	Rental of Equipment
Horwitz	EMS Uniforms	1/26/2006	7,805.00	N/A	State Bid
Office Max	Recycled Paper	2/22/2006	9,583.00	N/A	State Bid
Corpcare	EMS Physicals	2/15/2006	9,750.00	Hartford Medical Group & Med East	Oral Interview

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**Maintenance Projects
Capital Account 86260
4/13/2006**

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PROJECTS IN PROGRESS:

	Project Description	Encumbered	Status*	Spent to Date
	Balance: (as of 6-30-05)			
	Additional Town Funding: 7-1-05	\$25,000.00		
1	Asst. projects at MMS (ceiling outlets; repairs & additions; etc.)	\$0.00	C/8-8-05	\$3,432.65
2	Install receptacles in computer lab (Goodwin, Vinton, SE schools)	\$0.00	C/8-8-05	\$973.24
3	Diagnose problem at Tn Garage - Make GFIR corrections and additions.	\$0.00	C/8-18-05	\$1,071.73
4	Auto Scrubber w/eqpt (Town Bldgs)	\$0.00	R/8-19-05	\$7,094.00
5	Floor Burnishers, Scrubber and Applicator (Town Bldgs.)	\$0.00	R/8-19-05	\$6,045.25
6	Floor at MMS	\$0.00	C/9-15-05	\$8,679.00
7	Service of Daycare A/C unit	\$0.00	C/9-15-05	\$5,639.89
8	Snow Blower (Senior Center)	\$0.00	R/10-20-05	\$1,849.00
9	Cost for battery operated and corded Pressing Tools (special tooling for leaky pipes at MMS)	\$0.00	C/10-21-05	\$2,573.55
10	Heat at Daycare	\$0.00	C/10-24-05	\$5,270.00
11	Boiler materials and installation - Senior Center.	\$0.00	C/10-24-05	\$11,400.00
12	EHHD Office Renovations - Balance of cost.	\$0.00	C/11-4-05	\$2,181.95
13	Electrical switching relay to rid mercury at MMS.	\$0.00	C/12-6-05	\$3,310.43
14	Ductwork for four economizers (SE - raising air intakes)	\$0.00	C/12-22-05	\$1,975.00
15	Dust Control Floor Burnisher (2)	\$0.00	R/10-22-05	\$0.00
16	Teacher's Work Room Ventilation (Vinton)	\$0.00	C/12-12-05	\$2,690.00
17	Auto Scrubber	\$0.00	R/10-14-05	\$7,244.00
18	Repair/Replace lights: Senior Center, Daycare, Goodwin, Southeast	\$0.00	C/1-27-06	\$1,058.84
19	Power-Mate Retractable Dolly for Library (Book Fair)	\$0.00	R/2-1-06	\$4,177.95
20	Heater for small gymnasium - MMS	\$0.00	CANCELLED	\$0.00
21	Floor Scrubbing Machine - Vinton	\$0.00	R/2-13-05	\$7,461.00
22	Install heater in Vinton back building	\$4,282.00	C/3-1-06	\$4,282.00
	Adjustment from 86823: 10-31-05 (Schools Cleaning Equipment)	\$13,139.25		
	Balance:			

*C = Completed; R=Received

Maintenance Projects
 Capital Account 86260
 4/13/2006

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PROJECTS IN PROGRESS: (continued)

	Project Description	Encumbered	Status*	Spent to Date
23	Thermoscan Electrical Safety	\$0.00	C/3-30-06	\$2,500.00
24	Man Lift	\$8,000.00	On Order	\$0.00
25	Garage Door - Public Works	\$3,700.00	On Order	\$0.00
26	Large DMD Corer 2/Bits (Lawson)	\$2,592.38	On Order	\$0.00
27	Wall Mount Directories (3 for Town Hall)	\$693.76	On Order	\$0.00
28	Cleaning "Companion" Equipment	\$1,495.00	On Order	\$0.00

FUTURE PROJECTS:

	Project Description	Encumbered	Status*	Spent to Date
	Adjusted Balance: (page 1)			
1.	Underground tank updates (estimated Enc. Amt.)	\$500.00	Cathodic Tstg- 11/9/05	

**Maintenance Projects
Capital Account 86260**

4/13/2006

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COMPLETED PROJECTS:

	Project Description	Encumbered	Status*	Spent to Date
	Beginning Balance 7-1-02			
1	MMS - Auditorium Carpet, Modular Classroom Carpet	~	C/9-16-02	\$7,300.00
2	Bathroom partitions K-4	~	C/10-31-02	\$3,519.00
3	Vinton - Office exit door replacement	~	C/12-9-02	\$1,700.00
4	Vinton Annex - Heating system study	~	C/12-12-02	\$2,000.00
5	MMS - Gym/locker room lighting	~	C/12-17-02	\$3,516.12
	Appropriation 12/23/02	\$36,436.00		
6	Shop Electrical Update OSHA	~	C/2-27-03	\$7,900.00
7	MMS - Cafeteria, new lighting	~	C/3-5-03	\$2,031.20
8	Senior Center - Parking lot lighting (partial payment)	~	C/6-27-03	\$1,500.00
	Appropriation 7/1/03	\$20,000.00		
9	Bicentennial Pond - New Well	~	C/7-23-03	\$4,175.00
10	Bathroom partitions K-4	~	C/7-30-03	\$15,702.00
11	MMS - Elevator safety features update	~	C/8-3-03	\$2,936.00
12	Town Hall - Sidewalk replacement	~	C/8-34-03	\$3,500.00
13	Charter Oak Environmental	~	C/8-13-03	\$1,750.00
14	Floor cleaning equipment for new Community Center	~	C/9-18-03	\$10,747.91
15	Cabinet work/Town Clerk's Office	~	C/9-30-03	\$2,572.00
16	Counter work - Assessor's Office	~	C/11-20-03	\$1,600.00
	Appropriation 10/27/03	\$100,000.00		
17	Purchase water heater for MMS gym	~	C/12-15-03	\$842.00
18	Partial painting in Town and school buildings	~	C/1-23-04	\$4,385.00
19	Purchase buffer for Community Center	~	C/1-28-04	\$1,918.40
20	Snowblower - Schools	~	C/1-30-04	\$1,931.95
21	Reinsulation for air condition pipes at Town Hall	~	C/2-29-04	\$1,675.00
22	Update hood system/MMS kitchen	~	C/2-19-04	\$2,365.00
23	Town Hall Bathroom partitions	~	C/4-20-04	\$1,892.00

*C = Completed; R=Received

continued...

**Maintenance Projects
Capital Account 86260**

4/13/2006

(page 4 of 4)

COMPLETED PROJECTS: (continued)

	Project Description	Encumbered	Status*	Spent to Date
	Balance from page 3:			
24	Floor finishing equipment (Team Cleaning)	~	C/5-27-04	\$7,334.00
25	Replace five (5) new counter tops at Elementary Schools	~	Completed	\$2,500.00
26	Replace carpet in Principal's Office and Conference Room at Vinton School	~	Completed	\$1,310.00
27	Vacuum for Stripping floors	~	R/7-16-04	\$1,664.81
28	Electrical updates in Schools	~	Completed	\$8,305.00
29	Enclosure fencing at Daycare dumpster	~	Completed	\$3,000.00
30	Fencing at Schools: 2-SE, 1-Goodwin	~	Completed	\$11,000.00
31	Install water heater for MMS Gym	~	CANCELLED	\$0.00
32	a) Install door for Finance Director's office	~	Completed	\$3,000.00
32	B) Install two walls for Tax Office	~	Completed	\$4,000.00
33	Bell System Update - MMS	~	Completed	\$2,500.00
34	MMS Bathroom Fixtures	~	Completed	\$6,000.00
35	Daycare backflow preventor	~	Completed	\$4,000.00
36	Backflow Preventors for Senior Center and Town Hall	~	Completed	\$2,800.00
37	Painting in Town and school buildings	~	Completed	\$5,815.00
38	Boiler repair at Goodwin School	~	Completed	\$1,000.00
39	Air Conditioning at Daycare	~	Completed	\$3,000.00

*C = Completed; R=Received

Town of Mansfield
YTD Revenue Summary by Source
Fiscal Year: 2006

Account Description	Estimated Revenue	Debits	Credits	Remaining	Pct Used
General Fund - Town					
Taxes and Related Items					
40101 Current Year Levy	18,746,740.00	24,803.75	18,634,260.70	137,283.05	99.27
40102 Prior Year Levy	150,000.00	2,024.93	177,597.05	-25,572.12	117.05
40103 Interest & Lien Fees	110,000.00	406.81	98,108.07	12,298.74	88.82
40104 Motor Vehicle Supplement	235,000.00	12,472.62	173,531.18	73,941.44	68.54
40105 Susp. Coll. Taxes - Trnsc.	6,000.00	.00	3,869.35	2,130.65	64.49
40106 Susp. Coll. Int. - Trnsc.	4,000.00	.00	3,376.09	623.91	84.40
40108 Motor Vehicle Penalty	300.00	.00	.00	300.00	.00
Total Taxes and Related Items	19,252,040.00	39,708.11	19,090,742.44	201,005.67	98.96
Licenses and Permits					
40201 Misc Licenses & Permits	2,100.00	.00	2,163.00	-63.00	103.00
40202 Sport Licenses	700.00	.00	331.75	368.25	47.39
40203 Dog Licenses	8,500.00	987.00	3,595.40	5,891.60	30.69
40204 Conveyance Tax	240,000.00	.00	134,255.84	105,744.16	55.94
40210 Trailer & Subdivision Permits	5,000.00	.00	3,950.00	1,050.00	79.00
40211 Zoning Permits	18,000.00	.00	11,327.00	6,673.00	62.93
40212 Zba Applications	1,500.00	.00	650.00	850.00	43.33
40214 Iwa Permits	4,000.00	.00	2,280.00	1,720.00	57.00
40223 Sewer Permits	50.00	.00	.00	50.00	.00
40224 Road Permits	2,200.00	.00	2,100.00	100.00	95.45
40230 Building Permits	270,000.00	170.00	196,291.15	73,878.85	72.64
40231 Adm Cost Reimb-permits	100.00	52.00	136.00	16.00	84.00
Total Licenses and Permits	552,150.00	1,209.00	357,080.14	196,278.86	64.45
Fed. Support Gov					
40352 Payment In Lieu Of Taxes	1,850.00	.00	.00	1,850.00	.00
40357 Social Serv Block Grant	3,720.00	36,602.80	36,602.80	3,720.00	.00
Total Fed. Support Gov	5,570.00	36,602.80	36,602.80	5,570.00	.00
State Support Education					
40401 Education Assistance	8,767,310.00	.00	4,390,280.00	4,377,030.00	50.08
40402 School Transportation	242,120.00	.00	.00	242,120.00	.00
Total State Support Education	9,009,430.00	.00	4,390,280.00	4,619,150.00	48.73
State Support Gov					
40451 Pilot - State Property	7,680,420.00	.00	7,703,004.14	-22,584.14	100.29
40454 Circuit Crt-parking Fines	.00	.00	224.00	-224.00	.00
40455 Circuit Breaker	32,000.00	.00	39,451.28	-7,451.28	123.29
40456 Tax Relief For Elderly	2,770.00	.00	1,839.62	930.38	66.41
40457 Library - Connecticut/ill	11,000.00	.00	.00	11,000.00	.00
40458 Library - Basic Grant	2,000.00	.00	.00	2,000.00	.00
40459 Tax Credit New Mfg Equipment	6,200.00	.00	4,130.20	2,069.80	66.62
40460 Boat Reimbursement	2,500.00	.00	2,502.91	-2.91	100.12
40462 Disability Exempt Reimb	800.00	.00	948.25	-148.25	118.53

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Town of Mansfield
 YTD Revenue Summary by Source
 Fiscal Year: 2006

Account Description	Estimated Revenue	Debits	Credits	Remaining	Pct Used
40465 Civil Preparedness	6,850.00	.00	753.58	6,096.42	11.00
40469 Veterans Reimb	4,000.00	.00	5,760.86	-1,760.86	144.02
40496 Pilot-holinko Estates	18,500.00	.00	.00	18,500.00	.00
Total State Support Gov	7,767,040.00	.00	7,758,614.84	8,425.16	99.89
Charge for Services					
40604 Data Process Serv-reg 19	9,790.00	.00	4,895.00	4,895.00	50.00
40605 Region 19 Financial Serv	68,730.00	.00	34,365.00	34,365.00	50.00
40606 Health District Services	5,300.00	.00	5,300.00	.00	100.00
40610 Recording	87,000.00	.00	67,673.00	19,327.00	77.79
40611 Copies Of Records	14,900.00	.00	10,617.11	4,282.89	71.26
40612 Vital Statistics	4,000.00	.00	3,722.00	278.00	93.05
40613 Sale Of Maps/regs	.00	.00	54.00	-54.00	.00
40620 Police Service	60,000.00	22,018.32	55,546.89	26,471.43	55.88
40622 Redemption/Release Fees	2,300.00	.00	2,224.00	76.00	96.70
40625 Animal Adoption Fees	2,000.00	.00	1,005.00	995.00	50.25
40627 Feline Fees	600.00	.00	.00	600.00	.00
40628 Redemption Fees-Hampton/Scot	.00	.00	260.00	-260.00	.00
40629 Adoption Fees-Hampton Scotland	.00	.00	10.00	-10.00	.00
40632 Health District Reimb	5,500.00	.00	2,750.00	2,750.00	50.00
40641 Postage On Overdue Books	16,000.00	.00	12,195.83	3,804.17	76.32
40650 Blue Prints	50.00	.00	62.50	-12.50	125.00
40656 Reg Dist 19 Grnds Mntnce	69,200.00	.00	34,600.00	34,600.00	50.00
40663 Zoning Regulations	500.00	.00	164.00	336.00	32.80
40671 Day Care Grounds Maintenance	9,600.00	.00	9,600.00	.00	100.00
40678 Celeron Sq Assoc Bikepath Main	2,700.00	2,700.00	5,400.00	.00	100.00
Total Charge for Services	358,170.00	24,718.32	250,444.33	132,443.99	63.02
Fines and Forfeitures					
40702 Parking Tickets - Town	5,000.00	.00	3,515.00	1,485.00	70.30
40710 Building Fines	250.00	.00	.00	250.00	.00
Total Fines and Forfeitures	5,250.00	.00	3,515.00	1,735.00	66.95
Miscellaneous					
40801 Rent	5,590.00	1,398.00	5,126.00	1,862.00	66.69
40804 Rent - Historical Soc	1,200.00	.00	2,350.00	-1,150.00	195.83
40807 Rent - Town Hall	400.00	.00	500.00	-100.00	125.00
40808 Rent - Senior Center	250.00	.00	.00	250.00	.00
40813 General Assistance - Indiv.	100.00	.00	.00	100.00	.00
40817 Telecom Services Payment	130,000.00	.00	33,170.30	96,829.70	25.52
40820 Interest Income	400,000.00	18,708.84	363,090.09	55,618.75	86.10
40825 Rent - R19 Maintenance	2,660.00	.00	2,660.00	.00	100.00
40890 Other	5,300.00	305.00	1,608.34	3,996.66	24.59
Total Miscellaneous	545,500.00	20,411.84	408,504.73	157,407.11	71.14

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Town of Mansfield
 YTD Revenue Summary by Source
 Fiscal Year: 2006

Account Description	Estimated Revenue	Debits	Credits	Remaining	Pct Used
Operating Transfers In					
40925 Chr	150,000.00	.00	150,000.00	.00	100.00
40928 School Cafeteria	2,500.00	.00	2,500.00	.00	100.00
Total Operating Transfers In	152,500.00	.00	152,500.00	.00	100.00
al 111 General Fund - Town	37,647,650.00	122,650.07	32,448,284.28	5,322,015.79	85.86
GRAND TOTAL *****	37,647,650.00	122,650.07	32,448,284.28	5,322,015.79	85.86

Total Number of Accounts: 73

- SELECTION LEGEND -----
 it Type: R
 111 TO 111

Town of Mansfield
 YTD Expenditure Summary by Activity
 Fiscal Year: 2006

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
General Fund - Town					
General Government					
11100 Legislative	60,000.00	.00	.00	63,740.89	-3,740.89
12100 Municipal Management	204,860.00	.00	322.00	145,471.67	59,066.33
12200 Human Resources	67,400.00	.00	15.00	51,894.74	15,490.26
13100 Town Attorney	20,000.00	.00	.00	2,846.10	17,153.90
13200 Probate	2,025.00	.00	1,482.57	2,295.24	-1,752.81
14200 Registrars	30,250.00	.00	.00	15,270.35	14,979.75
15100 Town Clerk	175,110.00	.00	777.59	129,293.72	45,038.69
15200 General Elections	9,300.00	.00	.00	8,837.29	462.71
16100 Finance Administration	64,580.00	.00	.00	59,046.26	5,533.74
16200 Accounting & Disbursements	246,030.00	.00	.00	175,145.79	70,884.21
16300 Revenue Collections	132,340.00	.00	203.58	123,821.39	8,315.03
16401 Board Of Assessment Appeals	.00	.00	188.77	.00	-188.77
16402 Property Assessment	162,100.00	.00	.00	113,196.69	48,903.31
16510 Central Copying	40,000.00	.00	.00	36,563.97	3,436.03
16511 Central Services	35,300.00	.00	83.21	34,874.17	342.62
16600 Information Technology	99,170.00	.00	1,330.60	83,834.89	14,004.51
Total General Government	1,348,465.00	.00	4,403.32	1,046,133.06	297,928.62
Public Safety					
21200 Police Services	766,240.00	.00	338.30	323,402.77	442,498.93
21300 Animal Control	76,420.00	.00	90.97	55,831.10	20,497.93
22101 Fire Marshal	105,120.00	.00	3,655.12	78,678.42	22,786.46
22155 Fire & Emerg Services Admin	139,770.00	.00	.00	110,733.32	29,036.68
22160 Fire & Emergency Services	1,252,240.00	.00	39,106.13	914,288.87	298,845.00
22200 Mansfield Vol Fire Dept Inc	.00	.00	.00	-1,200.00	1,200.00
22300 Eagleville Fire Dept Inc	.00	.00	.00	.00	.00
23100 Emergency Management	30,730.00	.00	612.00	20,566.95	9,551.05
Total Public Safety	2,370,520.00	.00	43,802.52	1,502,301.43	824,416.05
Public Works					
30100 Public Works Administration	158,760.00	.00	.00	114,418.98	44,341.02
30200 Supervision & Operations	77,990.00	.00	636.00	54,758.07	22,595.93
30300 Road Services	642,470.00	.00	.00	473,904.62	168,565.38
30400 Grounds Maintenance	277,575.00	.00	4,593.88	190,306.63	82,674.49
30600 Equipment Maintenance	338,650.00	.00	376.19	365,320.20	-27,046.39
30700 Engineering	197,200.00	.00	150.00	136,923.01	60,126.99
30800 Building Inspection	129,040.00	.00	213.06	89,619.87	39,207.07
30900 Maintenance Of Buildings	578,400.00	.00	11,675.06	485,705.94	81,019.00
Total Public Works	2,400,085.00	.00	17,644.19	1,910,957.32	471,483.49
Community Services					
42100 Social Service Administration	232,910.00	.00	175.00	178,991.64	53,743.36
42202 Mansfield Challenge - Winter	2,470.00	.00	.00	1,365.00	1,105.00
42203 Peer Outreach	360.00	.00	.00	.00	360.00
42204 Youth Employment - Middle Sch	4,000.00	.00	.00	2,700.00	1,300.00

Town of Mansfield
 YTD Expenditure Summary by Activity
 Fiscal Year: 2006

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
42210 Youth Services	120,310.00	.00	.00	76,534.22	43,775.78
42300 Senior Services	186,810.00	.00	55.56	130,109.07	56,645.37
43100 Library Administration	547,320.00	.00	11,284.90	378,923.32	157,111.78
44100 Recreation Administration	144,330.00	.00	.00	105,862.93	38,467.07
45000 Contributions To Area Agency	284,830.00	.00	26,409.00	227,423.50	30,997.50
Total Community Services	1,523,340.00	.00	37,924.46	1,101,909.68	383,505.86
Community Development					
51100 Planning Administration	222,310.00	.00	.00	150,333.72	71,976.28
52100 Planning/Zoning Inland/Wetlnd	20,350.00	.00	974.41	5,415.99	13,959.60
58000 Boards and Commissions	9,200.00	.00	6,300.00	2,093.86	806.14
Total Community Development	251,860.00	.00	7,274.41	157,843.57	86,742.02
Town-Wide Expenditures					
71000 Employee Benefits	2,459,890.00	.00	.00	2,076,660.53	383,229.47
72000 Insurance	113,190.00	.00	25,641.00	84,086.07	3,462.93
73000 Contingency	-13,460.00	.00	.00	27,649.16	-41,109.16
Total Town-Wide Expenditures	2,559,620.00	.00	25,641.00	2,188,395.76	345,583.24
Other Financing					
92000 Other Financing Uses	783,000.00	.00	.00	783,000.00	.00
Total Other Financing	783,000.00	.00	.00	783,000.00	.00
Total 111 General Fund - Town	11,236,890.00	.00	136,689.90	8,690,540.82	2,409,659.28
GRAND TOTAL *****	11,236,890.00	.00	136,689.90	8,690,540.82	2,409,659.28

SELECTION LEGEND -----
 it Type: E
 111 TO 111

Mansfield Board of Education
 YTD Expenditure Summary by Activity
 Fiscal Year: 2006

Account Description	Appropriations	Pre-encumbrance	Encumbrance	Expenditures	Remaining Balance
112 General Fund - Board					
61101 Regular Instruction	6,792,780.00	.00	.00	4,197,720.03	2,595,059.97
61102 English	58,850.00	.00	546.10	45,651.72	12,652.18
61104 World Languages	11,600.00	.00	8.39	8,196.84	3,394.77
61105 Health & Safety	8,870.00	.00	55.84	4,437.53	4,376.63
61106 Physical Education	14,790.00	.00	299.00	8,473.26	6,017.74
61107 Art	12,970.00	.00	97.41	10,578.98	2,293.61
61108 Mathematics	27,290.00	.00	112.45	17,835.32	9,342.23
61109 Music	26,970.00	.00	4,062.67	20,913.71	1,993.62
61110 Science	28,970.00	.00	1,230.37	23,682.12	4,057.51
61111 Social Studies	19,860.00	.00	867.65	16,675.31	2,317.04
61115 Information Technology	139,060.00	.00	13,443.29	119,417.45	6,199.26
61122 Family & Consumer Science	8,150.00	.00	2,091.11	4,321.77	1,737.12
61123 Technology Education	11,650.00	.00	474.91	10,704.34	470.75
61201 Special Ed Instruction	1,394,480.00	.00	717.40	913,929.57	479,833.03
61202 Enrichment	249,090.00	.00	751.25	124,592.51	123,746.24
61204 Preschool	289,190.00	.00	117.62	188,153.28	100,919.10
61310 Remedial Education	307,010.00	.00	292.85	67,613.46	239,103.69
61400 Summer School Free Only-ED001	29,680.00	.00	.00	31,429.00	-1,749.00
61600 Tuition Payments	170,000.00	.00	155,080.66	197,786.08	-182,866.74
61900 Central Service-Instr Suppl.	157,620.00	.00	1,714.98	133,765.21	22,139.81
62102 Guidance Services	135,660.00	.00	.00	74,078.30	61,581.70
62103 Health Services	193,140.00	.00	47.46	144,990.38	48,102.16
62104 Occupational & Phys Therapy	171,000.00	.00	56,545.00	73,482.08	40,972.92
62105 Speech And Hearing Services	92,020.00	.00	165.20	872.69	90,982.11
62106 Pupil Services - Testing	11,570.00	.00	.00	.00	11,570.00
62108 Psychological Services	304,550.00	.00	183.98	196,657.68	107,708.34
62201 Curriculum Development	220,820.00	.00	1,035.00	160,457.15	59,327.85
62202 Professional Development	37,580.00	.00	3,639.00	13,794.80	20,146.20
62302 Media Services	23,740.00	.00	1,575.20	16,028.11	6,136.69
62310 Library	244,370.00	.00	4,971.05	153,438.77	85,960.18
62401 Board Of Education	410,470.00	.00	.00	215,050.81	195,419.19
62402 Superintendent's Office	316,140.00	.00	1,349.94	218,979.49	95,810.57
62404 Special Education Admin	240,940.00	.00	4,230.72	168,686.54	68,022.74
62520 Principals' Office Services	826,400.00	.00	1,440.35	592,518.86	232,440.79
62521 Support Services - Central	32,620.00	.00	1,435.00	22,204.16	8,980.84
62523 Field Studies	13,500.00	.00	4,832.00	5,905.25	2,762.75
62601 Business Management	267,470.00	.00	13,626.00	214,683.71	39,160.29
62710 Plant Operations - Building	1,377,610.00	.00	42,481.01	1,134,511.97	200,617.02
62801 Regular Transportation	611,970.00	.00	246,202.38	475,926.43	-110,158.81
62802 Spec Ed Transportation	101,780.00	.00	55,908.37	86,797.41	-40,925.78
63430 After School Program	30,330.00	.00	989.75	16,105.28	13,234.97
63440 Athletic Program	30,220.00	.00	1,260.00	16,839.48	12,120.52
68000 Employee Benefits	2,809,570.00	.00	.00	2,141,326.80	668,243.20
69000 Transfers Out To Other Funds	36,000.00	.00	.00	36,000.00	.00
Total 112 General Fund - Board	19,298,350.00	.00	623,881.36	12,325,213.64	5,349,255.00

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PAGE
BREAK



**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin Berliner*
Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Lon Hultgren, Director of Public Works
Date: May 22, 2006
Re: Safe Roads to Schools Plan for the Goodwin School District

Subject Matter/Background

The Safe Roads to School Grant Application for completing the Birch Road Bikeway in the vicinity of the Goodwin School filed by the Town with Town Council approval at its meeting on April 24, 2006 also requires a Safe Roads to School Plan for the district. Staff has prepared a plan to put the proposed improvements in the context of the entire Goodwin district (see attached). The plan has been reviewed and approved by the Town's Traffic Authority and Board of Education.

Financial Impact

Most of the work outlined in the plan is already on the Town's walkway priority listing. As the SR2S funding is 100% (no local match), we do not expect any additional impact from the grant or the plan for the district.

Recommendation

Council's action to approve the plan in support of the original grant application is respectfully requested.

If the Council concurs with this recommendation, the following motion is in order:

Move, effective May 22, 2006, to approve the Safe Roads to School Plan for the Goodwin School District.

Attachments

- 1) Safe Roads to School Plan for the Goodwin School District

Dorothy C. Goodwin School

Safe Roads to School Plan

Town of Mansfield, CT

May, 2006

Introduction

For a myriad of reasons, it is timely to make walking and cycling to neighborhood schools safer and more attractive. The new Federal Transportation law earmarked funds specifically for this purpose. Coincidentally, the Town of Mansfield has designed a bikeway/walkway for the section of Birch Road that will connect the existing bikeways along Route 44 and Hunting Lodge Road and will bring this bikeway within 300 feet of the Goodwin school. This bikeway/walkway is already designed and waiting construction funding. Additionally, the Town plans to construct a roundabout in 2006 at the intersection of Birch Road and Hunting Lodge Road – immediately adjacent to this bikeway. The combination of the bikeway and the roundabout will bring safe walking/cycling to within 300 feet of the school – a short walkway from the roundabout to the school is all that will remain to connect the school grounds to this extensive bikeway system.

In accordance with the Federal “Safe Roads to School” program, this plan has been developed for the Goodwin School district to place the above improvements in the context of a larger plan.

The School and District

Goodwin school is located on Hunting Lodge Road in northwestern Mansfield approximately 300’ north of the Birch Road/Hunting Lodge Road intersection. It serves about 205 children in the grades K through 4.

The school district is shown in Figure 1, and includes approximately 50 miles of public roadways under the control of the Town and the State of CT. The district also serves 11 multi-family complexes (apartments and mobile home parks), 6 of which are located on the Town’s bikeway system which will connect to the school grounds.

Street Classifications in the District

Roads within the district range from secondary arterials with average daily traffic (ADT’s) over 15,000 vehicles per day (vpd) to local roads with less than 100 vpd. Town roads in the district are either collector or local roads as summarized in Table 1.

FIG 1

Town of Mansfield - Goodwin School District

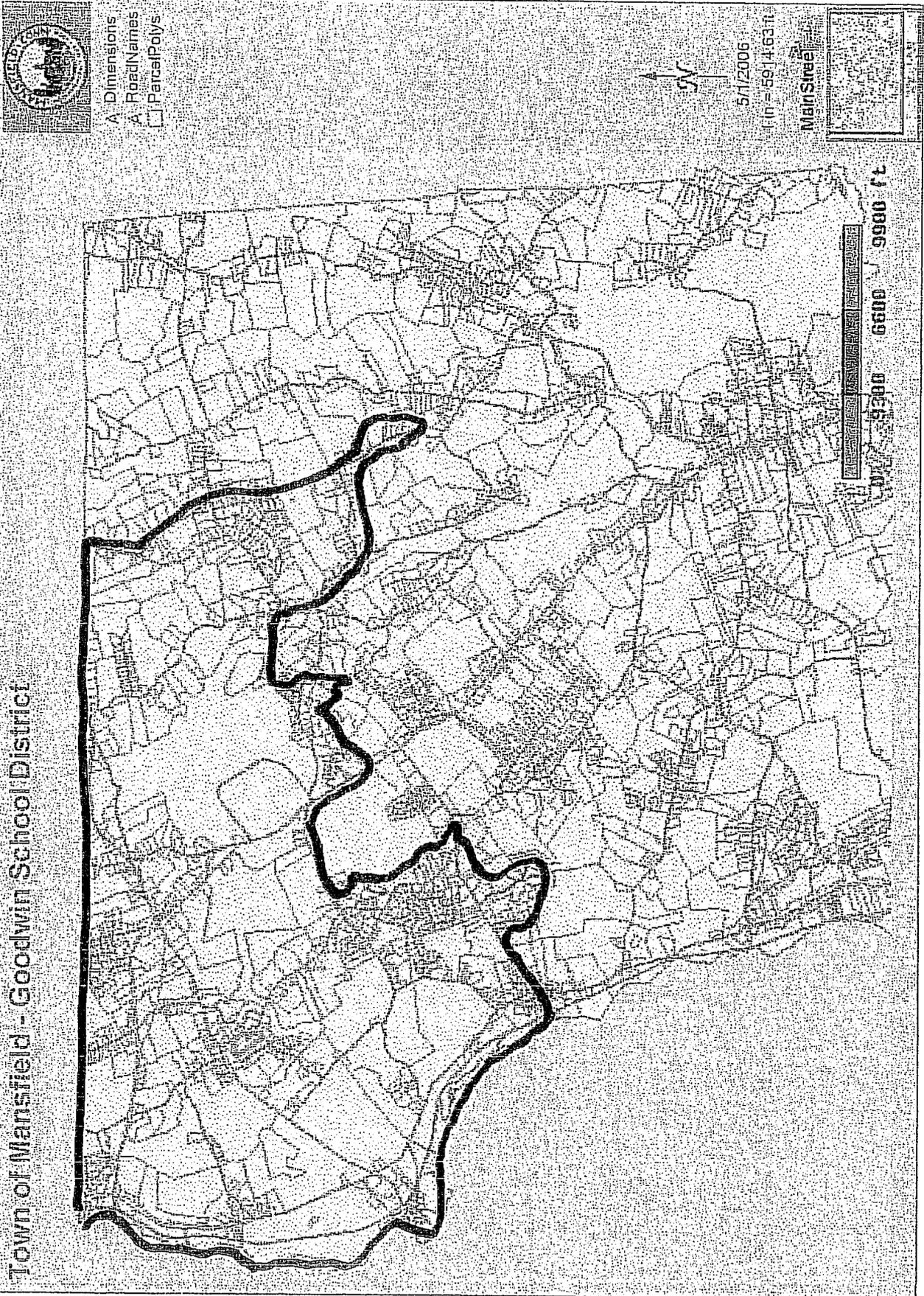


Table 1
Road Classifications in the Goodwin School District

<u>Description</u>	<u>ADT Range</u>	<u>Examples</u>	<u>Total Miles</u>
State Hwys (2ndary Art's)	1,000 to 15,000 vpd	Rte 195, 44	14.5
Town Collector Roads	1,000 to 6,000 vpd	Gurleyville, Chaffeeville	8.7
Town Local Roads	100 to 1,000 vpd	Hillyndale, Timber	26.1
Totals			49.3

Priorities for Safe Roads to School Planning

- Highest priority to improvements closest to the school
- Use roads with low traffic (local) or roads that have active traffic calming measures
- Priority to roads serving the highest populations
- Use existing bikeways/walkways if possible
- Minimize state highway crossings

Focus Areas

Using the above priority guidelines, there are 4 distinct residential areas that lend themselves to separate analysis:

- 1) Immediate School Area
(Hunting Lodge Road, Birch Road, Route 44, Baxter Road, Cedar Swamp Road, Westgate Lane, Russett Lane, Silver Falls Road, Club House Circle, Hunting Heights Drive)
- 2) Southern District Residential Area
(Meadowood Road, Northwood Road, Hillyndale Road, Little Lane, Costello Circle, Thompson Drive, Ridge Road, Lynwood Road, Separatist Road, Farmstead Road, Southwood Road)
- 3) Northern District Residential Area
(Timber Drive, Thomas Drive, Sumner Drive, Cedar Swamp Road, Willington Hill Road (Route 320), Greenfield Lane)
- 4) Eastern District Residential Area
(Gurleyville Road, Lorraine Drive, Lorraine Drive East, Lorraine Circle, Charles Lane, Summit Road, Woodland Road, Farrell Road, Bundy Lane, Codfish Falls Road)

The Eastern residential area involves the longest distance along narrow Town collector roads (Gurleyville and Chaffeville) as well as State routes 44 and 195. Town bikeway and walkway plans do not include these roads as candidates for the foreseeable future.

The Northern residential area (Timber Drive subdivision) does lie at the end of the planned bikeway/walkway extension from the Route 195/44 "4 Corners" to the Holiday Mall across from Timber Drive. Even so, a pedestrian crossing of 195 at Timber Drive was recently requested from the Conn DOT and denied due to the higher speed traffic on Route 195 in this area. Baxter and Cedar Swamp Roads also carry significant traffic, but have speed humps to calm traffic on them. Both are on the north side of Route 44, however.

The immediate and southern residential areas are now very nearly connected to the school by existing or planned bikeway/walkways:

1. The Lynnwood and Hillyndale subdivisions are connected by the Separatist Road bikeway, which is now under construction and should be completed in the summer of 2006. The sections of bikeway/walkway on Hunting Lodge Road between Separatist and North Eagleville Road and Hunting Lodge Road and Carriage House Drive will have to be completed for this connection to be realized. These sections are on the Town's priority walkway plan, and design of the section between North Eagleville and Carriage House has actually begun (construction is slated for 2007).
2. With the completion of the Birch Road bikeway/walkway and a short connector from the Birch Road/Hunting Lodge Road intersection to the school (which was designed as part of a recent Federal Transportation Enhancement grant), the immediated area to the south and east of the school (including 6 multi-family complexes) would be connected to the school.
3. Westgate Lane and Silver Falls Lane are a short distance to the east of the school on Birch Road. A short section of walkway (.3 mi) along Birch Road would connect both of these areas to the school.
4. While Cedar Swamp Road's south end is at the Route 44 bikeway/walkway, it is on the north side of the street and Route 44 would have to be crossed to reach it. Similarly, Baxter Road and Russett Lane are both on the north side of Route 44 and west of the existing bikeway so that no easy connection to the school is available.

Recommendations (See Figure 2)

1. Connect the immediate school area to the school grounds as follows:
 - A. Construct a 300' walkway from the roundabout at Birch Road and Hunting Lodge Road to the school.
 - B. Complete the Birch Road bikeway (from Hunting Lodge Road to Route 44)
 - C. Construct approximately .3 mi of walkway along Birch Road to Westgate Lane and Silver Falls Road
 - D. Complete the Hunting Lodge walkway between Carriage House Drive and North Eagleville Road (approximately .55 miles)
 - E. Construct a bikeway/walkway connection between Separatist Road and North Eagleville Road (approximately .3 miles)
2. Begin discussions with the Conn DOT regarding safer pedestrian crossings for Route 44 at Cedar Swamp Road , Baxter Road and Russett Lane. If such crossings can be established, consider extending the Route 44 bikeway/walkway west to Russett Lane (approximately .6 miles)
3. Request a signalized/light-delineated pedestrian crossing at Route 195/Timber Drive, and extend the bikeway along 195 north to the Holiday Mall (approximately .4 miles)
4. As per the Town's priority walkway plan, construct a walkway along North Eagleville Road from Hunting Lodge Road to Northwood, Meadowood and Southwood Roads (approximately .5 miles)

Approvals:

This plan has been reviewed and approved as a planning document for bikeway and walkway related improvements in the Goodwin School District by the following:

Town of Mansfield Traffic Authority

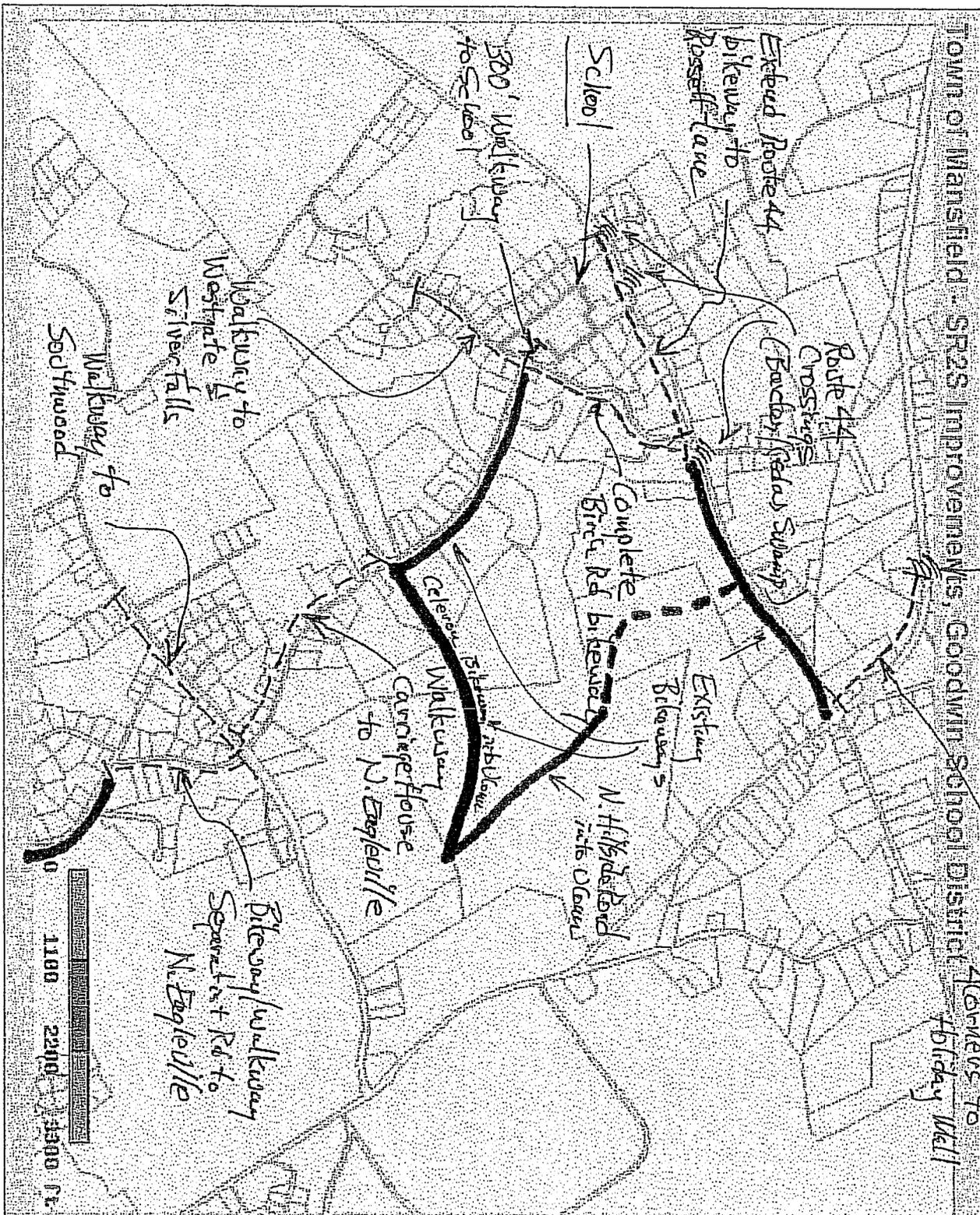
Date: _____

Town of Mansfield Board of Education

Date: _____

Town of Mansfield Town Council

Date: _____



Route 95 Crossing
(Truilver Dr)

Extend Bikeway

Figure 2



Dimensions:
A: Road Name
□: Parcel Poly

5/22/2006
11/10 = 11/15/93
Main Street



THE PUBLIC SCHOOLS OF MANSFIELD, CONNECTICUT

FREDERICK A. BARUZZI, ASSISTANT SUPERINTENDENT

FOUR SOUTH EAGLEVILLE ROAD
STORRS, CONNECTICUT 06268
TEL: (860) 429-3349
FAX: (860) 429-3379

May 12, 2006

Sharon Okoye, Safe Roads to School Coordinator
Connecticut Department of Transportation
Transportation Safety Section
2800 Berlin Turnpike
Newington, CT 06111

Re: Town of Mansfield SR2S grant application

Dear Ms. Okoye:

At its meeting last evening, the Mansfield Board of Education voted unanimously to endorse the Town's grant application under the new "Safe Roads to Schools" program. The Board approved the request for funds to complete the Birch Road bikeway and a walkway connection to the Goodwin Elementary School.

In addition, the Board endorsed the SR2S plan for the Goodwin District. We look forward to the improvements that will make it easier to bike and walk to the school, as well as provide safe passage for the children in the event that they need to walk to an emergency shelter.

Thank you for the consideration of the Town's application and please do not hesitate to contact me if you need additional information.

Sincerely,

Gordon Schimmel, Ed.D.
Superintendent
Mansfield Public Schools

cc: Barbara Buddington, Exec. Director, WINCOG
Lon Hultgren, Director of Public Works



THE DOROTHY C. GOODWIN
ELEMENTARY SCHOOL

Debra H. Adamczyk, *Principal*

321 Hunting Lodge Road • Storrs, Connecticut 06268 • (860) 429-4630 • (860) 429-6316 • Fax (860) 487-5641

www.mansfieldct.org/schools/goodwin/external

Goodwin_lab@mansfieldct.org

May 11, 2006

Sharon Okoye, Safe Roads to School Coordinator
Connecticut Department of Transportation
Transportation Safety Section
2800 Berlin Turnpike
Newington, CT 06111

Dear Ms. Okoye:

Re: Town of Mansfield SR2S grant application

We are pleased to endorse the Town's grant application to complete the bikeway/walkway on Birch Road and a connecting walkway to the school grounds under the DOT's Safe Roads to Schools program.

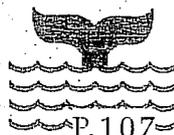
We are aware of the bikeway system that has been constructed along Hunting Lodge Road and Route 44 in our school district – the completion of this link will enable walking and biking to the school from as far away as the University of Connecticut and the Mansfield four corners at Routes 195 and 44.

Thank you for the consideration of the Town's application. In this time of higher energy costs, we look forward to the opportunity for the community to access our school safely on foot or by bike.

Sincerely,


Debra Adamczyk, Principal
Dorothy C. Goodwin School

cc: Barbara Buddington, Exec. Director, WINCOG
Lon Hultgren, Director of Public Works



"A Whale of a School"

PAGE
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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: *Martin Berliner*
 Martin Berliner, Town Manager
CC: Matt Hart, Assistant Town Manager; Kevin Grunwald, Director of Social Services
Date: May 22, 2006
Re: FY 06-07 School Readiness Grant

Subject Matter/Background

The Town of Mansfield is eligible once again to apply for school readiness funds from the State of Connecticut Department of Education. The purpose of the school readiness program is as follows:

1. To significantly increase the number of spaces in accredited and/or approved programs for young children to provide greater access to high-quality school readiness programs;
2. To significantly increase the number of spaces for young children to receive full-day, full-year school readiness and child day care to meet family needs and enable parents to become employed; and
3. To establish a shared cost for such school readiness and child day care programs among the state and its various agencies, the communities and families.

Financial Impact

This grant provides the state's contribution for financial support for the establishment of school readiness programs for young children ages 3 and 4 years to eligible local and regional communities with one or more severe need schools. Through the grant, subsidies will be provided to approximately 16 families for both full and part-time early care slots at one of four accredited Centers in our community. Of the total anticipated grant award of \$107,000, approximately 7% is allocated for administrative expenses to manage the program, with the balance of the funds going directly to the Centers to subsidize the cost of these slots and to provide professional development opportunities for early care and education professionals in Mansfield.

Recommendation

I recommend that we submit this grant application. This program has operated successfully for eight years with the strong support of Mansfield Advocates for Children. It provides affordable, high quality early care and education to children whose families are unable to afford such programs, and supports educational achievement and success in later school years.

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

Resolved, effective May 22, 2006, to authorize Martin H. Berliner, Town Manager, to submit an application to the Connecticut Department of Education seeking \$107,000 in school readiness funding, and to execute any related grant documents and materials.

Attachments

1) Proposed Budget

STATE BUDGET, ED 114 BUDGET FORM:
FISCAL YEAR 2007

GRANTEE NAME:	Town of Mansfield	TOWN CODE:	078
GRANT TITLE:	School Readiness Grant Program Competitive Grant Municipalities		
PROJECT TITLE:	School Readiness Grant Program Competitive Grant Municipalities		
ACCOUNTING CLASSIFICATION:	FUND: 11000 SPID: 12113 Budget Reference 2007 Program Number: 82079 Chartfield 1: 170003		
GRANT PERIOD: 07/01/2006 -06/30/2007	AUTHORIZED AMOUNT: \$107,000		
AUTHORIZED AMOUNT BY SOURCE:	CURRENT DUE:		
LOCAL BALANCE:	CARRY-OVER DUE:		

CODES	DESCRIPTIONS	BUDGET AMOUNT
111A	Administrators / Supervisors Salaries	\$6882
111B	Teachers	
112A	Education Aides	
112B	Clerical	\$1990
119	Other	
200	Personal Services – Employees Benefits	\$2128
322	Inservice (Professional Development)	\$2000
323	Pupil Services	
324	Field Trips	
325	Parent Activities	
330	Other Professional Technical Services	
331	Audit	\$500
400	Purchased Property Services	
510	Pupil Transportation	
530	Communications	
580	Travel	
590	Other Purchased Services	\$93,500
611	Instructional Supplies	
612	Administrative Supplies	
690	Other Supplies	
700	Property	
890	Other Objects	
	TOTAL	\$107,000

_____ Original Request Date

_____ Revised Request Date

*State Department of Education
Program Manager Authorization*

PAGE
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MINUTES

Mansfield Advisory Committee on Persons with Disabilities

Tuesday, April 25, 2006

2:30 PM - Conference Room C - Audrey P. Beck Building

- I. Recording Attendance: Present: K. Grunwald (staff), J. Sidney, T. Miller, W. Gibbs. Regrets: S. Thompson (staff)
- II. Approval of the Minutes for the Meeting, Mar. 28, 2006: the minutes were approved as written.
- III. New Business (other added by majority vote): none.
- IV. Old Business
 - a. Discussion of programs/presentations for future meetings:
 - K. Grunwald suggested that part of the implementation of the new ADA policy could be for this group to inventory resources that the Town currently has to support this policy. Examples include sign language interpretation services, and available materials in an alternate format (e.g. large font, etc.). T. Miller suggested identifying and removing the word "handicapped" from all signage. An alternate suggestion was to use the universal symbol. The group also questioned what services are available for people with developmental disabilities. There was some

discussion about the Town's emergency response plan, and the general feeling was that we should have a "practice" event scheduled.

- b. "Other": K. Grunwald reported that the Town has received notification that we have received a grant from the State to support transportation for seniors and people with disabilities. The specifics of the service are still being developed.

V. Adjournment: the meeting adjourned at 3:30 PM

Next Meeting: May 23, 2006. Presentation on the progress of the Downtown Partnership project.

Respectfully submitted,
Kevin Grunwald

Animal Control Activity Report

REPORT PERIOD 2005 / 2006

PERFORMANCE DATA	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	This FY to date	Last FY to date
Complaints investigated:														
phone calls	236	242	300	203	146	148	153	152	255	187			2022	2158
road calls	21	33	22	18	18	15	23	10	15	19			194	160
dog calls	43	47	39	114	64	64	89	70	97	87			714	515
cat calls	29	32	23	76	57	70	50	62	54	66			519	350
wildlife calls	9	9	3	3	7	7	3	4	3	2			50	64
Notices to license issued	4	12	11	4	8	13	3	1	2	7			65	68
Warnings issued	6	4	6	7	141	10	5	5	9	6			199	214
Warning letters issued	2	1	56	0	3	2	12	2	1	0			79	11
Infractions issued	1	0	1	0	0	0	2	2	3	3			12	11
Misdemeanors issued	0	0	0	0	0	0	0	0	0	1			1	1
Dog bite quarantines	0	0	1	1	0	2	0	1	3	1			9	7
Dog strict confinement	0	0	0	0	0	0	0	0	0	0			0	0
Cat bite quarantines	2	2	0	0	0	0	1	0	0	1			6	7
Cat strict confinement	0	0	0	0	0	0	0	0	0	0			0	1
Dogs on hand at start of month	8	7	6	3	5	1	5	6	4	7			52	48
Cats on hand at start of month	6	9	18	11	11	6	5	7	9	12			94	125
Impoundments	33	45	36	37	16	31	21	20	24	24			287	277
Dispositions:														
Owner redeemed	5	5	3	9	3	7	6	9	8	3			58	49
Sold as pets-dogs	10	10	12	3	6	2	4	5	5	3			60	66
Sold as pets-cats	12	16	30	19	14	19	6	5	4	14			139	150
Sold as pets-other	0	0	0	0	0	0	0	0	0	0			0	0
Total destroyed	4	6	1	4	2	0	2	1	1	4			25	33
Road kills taken for incineration	1	0	1	1	2	0	0	0	0	0			5	7
Euthanized as sick/unplaceable	3	6	0	3	0	0	2	1	1	4			20	26
Total dispositions	31	37	46	35	25	28	18	20	18	24			282	299
Dogs on hand at end of month	7	6	3	5	1	5	6	4	7	9			53	45
Cats on hand at end of month	9	18	11	11	6	5	7	9	12	10			98	106
Total fees collected	1,225	1,299	1,882	1,215	836	1,044	435	435	451	697			\$ 9,519	\$ 11,058

P.115

Scotland dogs FY 05/06 to date 7 Total 11
 Hampton dogs FY 05/06 to date 4

Mansfield Board of Education Meeting

April 6, 2006

Minutes

Attendees: William Simpson, Chair, Mary Feathers, Vice Chair, Gary Bent, Martha Kelly, Min Lin, Shamim Patwa, Superintendent Gordon Schimmel, Board Clerk, Celeste Griffin
Absent: Dudley Hamlin, Chris Kueffner, John Thacher

- I. Call to Order
The meeting was called to order at 7:35 p.m. by Mr. Simpson, Chair.
- II. Approval of Minutes - **MOTION** by Dr. Bent, seconded Dr. Patwa to approve the minutes of the 3/9/06 meeting. **VOTE:** Unanimous in favor.
- III. Hearing for Visitors - None.
- IV. Communications - Dr. Schimmel distributed two articles, *Standardized Tests Face a Crisis Over Standards, New York Times, March 22, 2006* and *Mediocrity: Deplorable, Yes. Until We Consider the Alternative, Education Week, March 22, 2006*.
- V. Additions to Present Agenda - An Executive Session to discuss negotiations was requested.
- VI. Committee Reports - Ms Feathers reported that the Personnel Committee is participating in negotiations with the Nurses' Association. Ms Lin reported that she attended the EASTCONN Directors' Meeting. Mrs. Kelly attended the Teacher of the Year Committee meeting.
- VII. Report of the Superintendent
 - A. **Food Service Update-** Mrs. Beth Gankofskie reported on the success of March Nutrition Month and the district's policy on vending machines. She also asked the Board to approve a price increase for the 2006-2007 school year. **MOTION** by Dr. Patwa, seconded by Ms Feathers to approve the price increase for school meals. **VOTE:** Unanimous in favor.
 - B. **Budget Discussion with Town Council** - Board members who attended the budget discussion with the Town Council on April 5, 2006 shared their views on the meeting.
 - C. **Homework Policy and Practice** - Mr. Jeff Cryan, Principal Mansfield Middle School discussed homework at the middle school, as reflected in Board policy and the Parent Handbook and research.
 - D. **Class Size/Enrollment** - The building principals reported no significant change in enrollment.
 - E. **Personnel-** **MOTION** by Ms Feathers, seconded by Dr. Bent to support the employment of Karen Despres, Guidance Counselor, Grades 5 & 6 effective July 1, 2006 and the resignation of Sarah Brooks, Social Studies Teacher, Grade 8 effective the end of the 2005-2006 school year. **VOTE:** Unanimous in favor.
- VIII. Hearing for Visitors - None.
- IX. Suggestions for Future Agenda - Ms Lin asked for a discussion on World Language. Dr. Patwa requested information on how the elementary schools are preparing for the Connecticut Mastery Test addition of a Science test in 2008.
- X. Executive Session
MOTION by Dr. Patwa, seconded by Ms Feathers to go into executive session at 9:20 p.m. **VOTE:** Unanimous in favor.

MOTION by Dr. Patwa, seconded by Ms Feathers to return to open session at 10:00 p.m. **VOTE:** Unanimous in favor.

XI. Adjournment - **MOTION** by Dr. Patwa, seconded by Dr. Bent to adjourn at 10:01 p.m.
VOTE: Unanimous

Celeste N. Griffin

Celeste N. Griffin, Board Clerk

Mansfield Commission on Aging Minutes

2:30 PM – Senior Center

Monday, April 10, 2006

Present: S. Thomas (Chair), W. Bigl (guest), C. McMillan, T. Quinn, E. Norris, S. Gordon (guest), M. Thatcher, R. Fowler (guest), C. Phillips, B. Acebo, D. Mercier, J. Brubacher, K. Grunwald (staff), J. Kenny (staff)

Regrets: P. Hope, K. Doeg

- I. **Call to Order** - Chair S. Thomas formally called the meeting to order at 3:05 PM, following a presentation by Rose Fowler.
- II. **Appointment of Recording Secretary:** K. Grunwald was appointed recording secretary.
- III. **Acceptance of Minutes** of the March 13, 2006 meeting: the minutes of the March 13 meeting were accepted as written.
- IV. **Correspondence** – Chair and Staff: K. Grunwald presented a copy of a letter from Town Manager Martin Berliner to Tom Callahan, Special Assistant to the President of UConn. The letter requested the sale of a piece of land to the Town for purposes of building an independent/assisted living facility. There was some discussion about this, and questions were raised as to whether or not this property would be adequate.
- V. **Optional Reports on Services/Needs of Town Aging Populations**
 - A. **Health Care Services**

Wellness Center and Wellness Program – J. Kenny distributed copies of her monthly report for March. She states that there have been many questions re: housing needs and nursing home beds. She is involved in a local case management group, which has recently focused on the need for licensing of homecare agencies. She distributed an email from Nancy Trawick-Smith regarding how background checks would be done under this bill. This group is currently in the process of conducting a survey with homecare agencies. Personal care attendants are not licensed, and there is no monitoring of the services provided. Licensing will raise the cost of services.

Mansfield Center for Nursing and Rehabilitation –D. Mercier reported that they will meet in May. J. Kenny stated that they are interested in being involved with the assisted living project.
 - B. **Social, Recreational and Educational**

Senior Center – Patty Hope was out ill; K. Grunwald distributed copies of her monthly report. TVCCA has requested an additional \$100 in funding for the Meals on Wheels program.

Senior Center Assoc. – J. Brubacher reported that the annual Volunteer Recognition Luncheon is on Wed., 4/12, and all volunteers will have their lunch paid for by the Association. The Executive Committee and the full Association will also meet on that day. There has been a delay in receiving the shed due to zoning regulations. The Association's Spring Bazaar will be on May 6. E.O. Smith High School recently sponsored the annual intergenerational dinner at the high school. Tim Quinn was one of the entertainers at the dinner. Chris Chasen and his family worked on the Eagle Scout project for landscaping last Spring. He is now graduating from E.O. Smith, and will be receiving his Eagle Scout badge this Saturday.

C. Housing

Assisted Living Project: see letter under correspondence from Martin Berliner.

Juniper Hill: B. Acebo reported that the conversion of apartments to assisted living units is currently taking place. The 12 cottages that were rebuilt after the fire may be completed by June.

Jensen's Park: Wilfred (Will) Bigl has joined the Commission as a representative of Jensen's Park. He reported that the rent at Jensen's is increasing to \$347/mo.; mostly attributed to the increase in property taxes. There is some question as to how the value of manufactured homes is determined. T. Quinn pointed out that there is a Board of Assessment Appeals, and taxpayers can always appeal an assessment. There are standards that are used to determine the value of a home.

D. Related Town and Regional Organizations such as:

Com. on Physically and Sensorily Impaired (MACPD): K. Grunwald requested new members.

Town Community Center: no report.

Town Plan of Conservation and Development: K. Grunwald reported that there will be a public hearing on May 1 to review proposed changes to zoning regulations.

Senior Resources of Eastern CT: no report.

VI. Old Business

Nominations by Town Council – Nomination Com, Carol Phillips reported that she has been in touch with Mary Stanton, Town Clerk, and is attempting to clarify the terms of all existing members. Wilfred (Will) Bigl has joined the Commission as a representative of Jensen's Park. Sam Gordon has been appointed as a new member until 2008.

Preparation of The Long Range Plan and Survey - K. Grunwald distributed copies of the latest version of the survey. He will be meeting with Waldo Klein to develop a plan for distribution

J. Kenny and W. Bigl reported that UConn students recently conducted a survey/focus group at Jensen's as part of a class project.

Requests from Agencies for Town funds – up-date of process: K. Grunwald reported that the recommendations have gone to the Town Manager, and will be reviewed by the Town Council on April 19 at 6:30 in the Town Council Chambers. T. Quinn requested that the agencies be informed of what the process is. Minutes should reflect that funding is recommended but not agreed to. Transportation Grant: K. Grunwald reported briefly on the status of the elderly and disabled transportation grant.

VII. New Business

Rose Fowler, Executive Director of McSweeney Regional Senior Center
Role of the Task Force on a CT Commission on Aging”: Rose recently served on the statewide Task Force to reestablish a Department of Aging. She felt that decision-makers knew ahead of time where the support was and how the decision would be made. After four meetings they decided to postpone the development of a Department of Aging until July 1 of 2007 to conduct a needs analysis to determine what the role of the Department will be. As the functions of the previous department were allocated, new departments took on ownership for these functions (DSS, DOT, Elder Abuse, etc.). Cost estimates were that it would take millions of dollars to recreate this department. The legislature has already decided to reestablish this agency, and they have allocated \$450,000 towards this. Rose feels that progress is being made slowly, and she is exploring whether or not the funding for the needs assessment will be included in this year’s budget. She requested that this Commission write a letter to our State legislators to ask about progress towards the recreation of the Department, including appropriating funds and contracting for the needs assessment. She feels strongly that we need a Department of Aging to have a central agency that will advocate for the needs of seniors in the future.

Several suggestions were made for contacting legislators to pursue this. Rose also reported that SB 44, which is intended to regulate homemaker/companion agencies is being considered. Rose is part of a group that provided input on this bill. Rose can be reached at mcsweeney@snet.net.

IX. Adjournment

The meeting was adjourned at 4:15 PM. The next meeting is scheduled for Monday, May 8, at 2:30 pm at the Senior Center.

Respectfully submitted,

Kevin Grunwald

DRAFT
TOWN OF MANSFIELD
CONSERVATION COMMISSION
Minutes of the April 19, 2006 Meeting
Conference Room B, Audrey P. Beck Building

Present: Peter Drzewiecki, Quentin Kessel, and Scott Lehmann (acting chair).
Absent: Robert Dahn, Jennifer Kaufman, John Silander, and Frank Trainor.
Town Staff: Grant Meitzler

1. The meeting was called to order at 7:35 PM.
2. The minutes of the March 16, 2006 meeting were approved unanimously.
3. Fenton River: Kessel reported that the levels were normal for this time of year. He further reviewed the Study Report on the Fenton River produced by the Technical Advisory Group - Fenton River Study. The recommendations in this report include the recommendation that the University limit its pumping from the Fenton River when the river flow drops below 6 cfs and stops pumping completely when the river flow drops below 3 cfs. The CC members were in agreement that this restriction was appropriate and hoped that the University would act upon it. In answer to the question as to whether the University had sufficient water for future years, Kessel reported that they probably do. Their need to pump their maximum allowed diversion in the Fall of 2006, was due to their lack of maintenance of the system intended to provide water from the Willimantic River. This river has approximately ten times the flow of the Fenton River. He noted that the last time the University pumped the Fenton River dry, during the 1990s, it was also due to equipment problems with the Willimantic River system and remarked that it appeared that the University appeared not to have made the appropriate repairs during the intervening decade.
4. Open Space Issues: Kessel reported on the April 18, 2006 OSPC meeting and their discussion of the proposed bond issue for the funding of open space. The OSPC is discussing, with the Agriculture Committee, ways to inform Mansfield voters on the value of open space and farmland preservation. One member remarked that when voting at the last referendum, the placement of the text on the voting machine he used made it difficult to vote correctly. He questioned the validity of the results.
5. IWA Referrals.
IWA 1343 - Oliver - 521 Storrs Road (Route 195). Map date: 3/27/06. This application is for a single family home on 4.07 acres for which some work will take place within 150 feet of a wetland as well as some work on steep slopes. Kessel moved, and Drzewiecki seconded, that there should be no significant negative effect on the wetlands from this project as long as the erosion and sedimentation controls shown on the map are in place during the construction and removed after the site is stabilized. Additionally the motion was made conditional to the applicant being able to provide a satisfactory plan for the long-term stabilization of the large areas of steep slopes that will be disturbed during the construction phase, especially in the area disturbed by the driveway construction. The motion passed unanimously.

6. PZC file #907-27. Proposed Zone Changes and Revisions to a Number of Sections of the Zoning and Subdivision Regulations. The CC reviewed the material at hand and expressed approval of the concept of clustering houses in order to preserve more land as farmland and open space. However the CC had difficulty in understanding how certain details of the plan would serve to do this without having the complete current zoning regulations to refer to. However, the CC was gratified to see the reference to the protection of stratified drift aquifer areas that may be required for public water supply well fields in the future. It is the CC's recommendation that the regulations, as a minimum, incorporate a 500 foot regulated area surrounding stratified drift aquifers analogous to the 150 regulated areas currently utilized in the IWA regulations.

Two editorial-type comments: On the color map provided, a portion of Route 32 is labeled as Route 31. On page 1 of the text provided, Section F - 1 could be read to mean that only one single-family dwelling was permitted in the R-90 Zone when the intent is one house per lot.

7. Communications: The March 3, 2006 Stonewall Memo from Robert Thorson, Coordinator of the Stonewall Initiative was reviewed, together with an article he wrote for "Connecticut Woodlands" (Winter 2005, Volume 69) and other stonewall references. It was agreed that former Conservation Commission member should be complimented for his fine efforts to preserve the stonewall portion of our heritage.

8. The meeting adjourned at 8:40 P.M.

Respectfully submitted,

Quentin Kessel
Secretary

MINUTES

MANSFIELD INLAND WETLAND AGENCY

Regular Meeting, Monday, April 3, 2006
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante,
B. Ryan, G. Zimmer
Alternates present: C. Kusmer, V. Stearns (arr. 7:50 p.m.)
Alternates absent: B. Pociask
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:08 p.m., appointing Alternate Kusmer to act as a voting member in case of member disqualifications.

Minutes – 3/6/06 - Plante MOVED, Holt seconding, to approve the Minutes as amended (minor computer error on p. 2); MOTION PASSED unanimously. Zimmer noted he had heard the tapes of the meeting.

3/13/06 – These were not included in packets.

Communications: Conservation Commission 3/15/06 Minutes with comments on W1341 (Leta/Costello) and W1342 (Miner); Wetlands Agent's Monthly Business report (3/31/06).

Old Business

W1338, Tolis, Hickory Ln./Elizabeth Rd., single-family house in buffer area – The Wetlands Agent's 3/29/06 memo was noted. After discussion, Gardner MOVED, Holt seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Paul and Susan Tolis (W1338) for a single-family house and a separate garage/studio building with associated improvements, on property owned by the applicants located at the northeasterly corner of the intersection of Hickory Lane and Elizabeth Road, as shown on plans dated January 30, 2006 and as described in other application submissions. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. All required approvals from other agencies shall be obtained before this approval becomes effective;
3. Subject to approval by the Eastern Highlands Health District, final plans shall be submitted to this agency for review and approval as a modification to the present approval, including all soil-testing locations, all changes to the site plan, and all notes and conditions that may be required by such other agencies;
4. This approval is valid for a period of five years (until April 3, 2011), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment.

MOTION CARRIED, all in favor except Goodwin and Hall (opposed).

W1339, Shifrin, Mansfield Hollow Rd., hydropower facility – Kochenburger MOVED, Holt seconding, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Sam and Michelle Shifrin (file W1339) for a hydropower project at the Kirby Mill in Mansfield Hollow on property owned by the applicant located at 114 Mansfield Hollow Road, as shown on plans dated January 31, 2006 revised to 3/6/06, and as described in other application submissions, and as heard at Public Hearings on 3/6/06. This action is based on a finding of no anticipated significant anticipated impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. All required approvals from other agencies shall be obtained before this approval becomes effective;

3. Final plans, including all changes required by such other agencies, shall be submitted to the Inland Wetland Agency for review and approval as a modification to the present approval;
4. The final plans shall include definition of tree removal and preservation areas to insure appropriate stabilization of the riverbank areas;
5. This approval is valid for a period of five years (until April 3, 2011), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment.

MOTION PASSED unanimously.

W1341. Leta/Costello, single-family house within buffer area, Brown/Candide Ln. – The Wetlands Agent's 3/29/06 memo and the 3/15/06 Conservation Commission were noted. At the meeting, the Chairman noted concerns regarding the proposal expressed in the memos, after which Holt MOVED, Zimmer seconding, that the Agency schedule a Public Hearing on this proposal for May 1, 2006, in the best interests of the town. MOTION PASSED unanimously.

W1342. Miner/Halle, Coventry Rd., swimming pool, and barn in buffer area - The Wetlands Agent's 3/29/06 memo and the Conservation Commission's expressed concern with the proximity of the proposed barn to wetlands (3/15/06) were noted. Engineer Michael Dilaj and the Wetlands Agent confirmed that the applicants would like to be able to construct the swimming pool this spring. Mr. Dilaj stated that they would withdraw the request for construction of the barn as part of this application and reapply for it at a later date. Mr. Dilaj noted that, under current Zoning Regulations, one or more horses may be kept on the property. He noted that the grazing area would be fenced all along the conservation area. He explained, using a plan of the property, the applicant's contention that there is no other feasible place inside the approved design area envelope on which to locate the barn/garage. He also stated that placing the structure 35 feet from the wetlands would have little detrimental impact. Many members felt that there are a number of issues related to the barn construction that would have to be satisfactorily addressed before it could be approved. After further discussion, Holt MOVED, Ryan seconding, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Frank Halle, representing Spring Hill Properties (file W1342), for construction of a swimming pool, but to deny the construction of an accessory building to be used as a horse barn. This property, owned by James and Nancy Miner and located at 92 Coventry Road (Lot 5, Smith Farms subdivision), is shown on a map with the date revised through 2/8/06, and is described in other application submissions, including a letter from Mr. Miner dated 3/21/06 requesting approval of the pool and withdrawal of the barn. This action is based on a finding of no anticipated significant impact on the wetlands and is conditioned upon the following provisions being met:

1. Appropriate erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized;
2. Any change in the pool location that moves it closer to wetlands shall necessitate additional review and approval by this agency;
3. This approval for swimming pool construction is valid for a period of five years (until April 3, 2011), unless additional time is requested by the applicant and granted by the Inland Wetland Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this agency for further review and comment.

MOTION CARRIED, all in favor except Goodwin (opposed)

New Business – The Wetlands Agent's 3/30/06 memo, with comments on these items, was noted.

W650. Mansfield Cooperative Inc., request for bond release – Noting the Wetlands Agent's 3/29/06 memo with attachments, Holt MOVED, Hall seconding, to release the \$5,000 wetlands bond held by Mansfield Cooperative, Inc. for the development of Glen Ridge Cooperative (file W650). This action is taken because the site work has been completed. MOTION PASSED unanimously.

W1343. Oliver, 521 Storrs Rd., work within buffer zone – Hall MOVED, Holt seconding, to receive the application submitted by Michael Oliver (file W1343) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for the construction of a single-family residence with efficiency unit on 4.07 acres at 521 Storrs Road, on property owned by Deborah Oliver, as shown on a map dated 3/27/06 and as described in other

application submissions, and to refer the application to the staff and Conservation Commission for review and comment. MOTION PASSED unanimously.

At this time, 7:50 p.m., Miss Stearns arrived.

Communications and Bills – As noted on the Agenda. Mr. Meitzler explained that the two DEP permit application advisories were longstanding renewal requests for pond-cleaning activity.

Field trip – By consensus, scheduled for Monday, April 17th, at 1 p.m.

The meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

Town of Mansfield
Open Space Preservation Committee
Minutes of the April 18, 2006 meeting

Members present: Evangeline Abbott, Ken Feathers, Steve Lowrey, Jim Morrow, Vicky Wetherell, Quentin Kessel. Also, Al Cyr (agriculture committee).

1. Meeting called to order at 7:40.
2. Minutes of the March 21, 2006 meeting were approved on a motion by Lowrey/Morrow.
3. Open Space Initiatives: Review and discussion of elements of Action Plan. Agreement to meet with Agriculture Committee in August.
4. Report from Town Staff: None.
5. PZC Referrals: Discussion of committee members' notes and thoughts on PZC file #907-27 proposed changes to regulations. Stated support of movement toward cluster zoning on a motion by Morrow/Lowrey.
6. Meeting adjourned at 9:20.

Respectfully submitted
Evangeline Abbott

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, April 17, 2006
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Plante, B. Ryan, G. Zimmer
Members absent: J. Goodwin, P. Kochenburger
Alternates present: C. Kusmer, V. Stearns
Alternates absent: B. Pociask
Staff present: C. Hirsch (Zoning Agent), G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:05 p.m., appointing Alternates Kusmer and Stearns to act as voting members.

Minutes: 4/3/06 – Hall MOVED, Gardner seconding, to approve the Minutes as submitted; MOTION PASSED unanimously.

4/17/06 field trip – Holt MOVED, Ryan seconding, to approve the Minutes as submitted; MOTION CARRIED, Holt and Ryan in favor, all else disqualified.

Zoning Agent's Report - The March Monthly Enforcement Report was noted. Mr. Hirsch and Mr. Favretti approved an additional storage shed at the Senior Center. Mr. Hirsch noted that neighbors have voiced concern over the continuing open grading at the Eric Hall house addition site on Mansfield Hollow Rd. Ext. Mr. Hirsch is awaiting additional information from Towne Engineering and plans to write to Edward Hall regarding completion of the project.

Old Business

Design Review Panel, election of new member - After review and brief discussion of the credentials of architect Lee Forrest Cox, presently with the firm of Tai Soo Kim Partners, in Hartford, Holt MOVED, Plante seconding, to appoint Mr. Cox as a member of the Design Review Panel for a term of two years, retroactive to December 1, 2005 and ending November 30, 2007. MOTION PASSED unanimously.

Downtown Storrs Center project – Mr. Padick reported that rezoning and special permit applications will soon be presented to rezone land to the east of 13 Dog Lane for construction of the first building in the project. The 3 or 4-storey building is intended to house tenants of the present University-owned “Marketplace” building. It is hoped that construction of the building can be completed by the end of 2006. Applications for subdivision and revisions to the Zoning Regulations will follow as the Downtown project continues.

2006 Plan of Conservation and Development – A complete copy of the Plan and accompanying maps was filed with Mansfield's Town Clerk on April 12, 2006. The Plan will soon be accessible on the web and, ultimately, in other forms, to the public. Until then, the public may review copies in the Planning and Town Clerk's Offices. PZC members will receive complete copies after they are printed. Arrangements for duplicating the Plan and maps are now being reviewed, and members were asked to pass along any helpful suggestions to Mr. Padick's office.

Upcoming Public Hearings

1. PZC-proposed revisions to the Zoning Map, Zoning Regulations and Subdivision Regulations, file 907-27 (Public Hearing scheduled for May 1, 2006)
2. Special permit application, proposed efficiency unit and fill activity, property of M. & V. Oliver, 521 Storrs Rd., file 1244 (Public Hearing scheduled for 5/15/06)
3. New application to amend the Zoning Regulations, Article X, Section D.5.o, parking requirements for retail and personal service uses, U.S. Properties, applicant, file 1245 (Public Hearing scheduled for 5/15/06)

New Business

New application to amend the Zoning Regulations, Article X, Section D.5.o, parking requirements for retail and personal service uses, U.S. Properties, applicant, file 1245 - The applicant is the new owner of a shopping plaza across Rt. 195 from the East Brook Mall. Hall MOVED, Holt seconding, to receive the application of U.S. Properties to amend Article X, Section D.5.o of the Zoning Regulations (file 1245), regarding parking requirements for retail and personal service uses, as submitted to the Commission, to refer it to staff, the Town Attorney, Windham Regional Planning Commission and the Town Clerks of Windham and Coventry for review and comment, and to set a Public Hearing for May 15, 2006. MOTION PASSED unanimously.

Regulatory Review Committee – A meeting date will be determined this week. Members to date are Gardner, Favretti, Plante, Holt and Stearns. Other PZC members were encouraged to attend.

Communications and Bills – As listed on the Agenda.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION Regular Meeting, Monday, May 1, 2006 Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Ryan, G. Zimmer
Alternates present: B. Pociask
Alternates absent: C. Kusmer, V. Stearns
Staff present: C. Hirsch (Zoning Agent), G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:41 p.m. Alternate Pociask was designated to act in case of member disqualifications.

Minutes: 4/17/06 – Gardner MOVED, Holt seconded,, to approve the Minutes as submitted; MOTION CARRIED, all in favor except Goodwin and Kochenburger (disqualified).

Zoning Agent's Report

- A. The monthly activity report was received without comment.
- B. Proposed storage shed, 791 Mansfield City Rd., PZC file #1199. A 4/20/06 letter from Andrew and Kelly Bourquin and a 4/24/06 report from the Zoning Agent were noted. After discussion, Holt MOVED and Gardner seconded, that the Planning and Zoning Commission authorize the location of a 12' x 16' storage shed as depicted on the submitted plan submitted by property owners Andrew and Kelly Bourquin. This authorization is subject to confirmation that the height provisions of Article VIII, Section B.1.d are met. MOTION PASSED UNANIMOUSLY.
- C. Proposed tree removal, Smith Farms Lot 6, Coventry Road, PZC file #1214 A 4/24/06 letter from F. Halle, Spring Hill Properties, LLC and a 4/27/06 report from the Zoning Agent were noted. After discussing with the Zoning Agent the location and condition of the subject tree, Holt MOVED and Hall seconded, that the Planning and Zoning Commission approve the request of Francis Halle for the removal of a 32-inch Ash tree on Lot 6 of the Smith Farms subdivision. This action is taken because the condition of the tree does not warrant preservation. MOTION PASSED UNANIMOUSLY.
- D. Other The Zoning Agent noted that notices have been sent out that current gravel permits need to be completed or renewed by July 1st. Mr. Hirsch also updated members about the Hall property and site work on the lot formerly owned by Eleanor Hall. The Agent was asked to pursue a report that Starbucks was planning to have live music.

Other Old Business

Chairman Favretti noted that the three items listed on the Agenda are tabled pending 5/15/06 Public Hearings and staff research.

New Business

1. Application to rezone property on the northerly side of Dog Lane from RAR-90 Planned to Business-2, Mansfield Downtown Partnership/Storrs Center Alliance, LLC, appl., PZC file #1246 Goodwin MOVED, Hall seconded, to receive the application of Mansfield Downtown Partnership, Inc. and Storrs Center Alliance, LLC (file P. 129) to change the zone classification of a 1.16 acre

parcel of land owned by the State of Connecticut located on Dog Lane from RAR-90 zone to PB-2 zone, as shown on plans dated 4/26/06; to refer said application to the staff for review and comments, and to set a Public Hearing for June 5, 2006. MOTION PASSED UNANIMOUSLY.

2. Application to amend Articles VII and VIII of the Zoning Regulations. Mansfield Downtown Partnership/Storrs Center Alliance, LLC, appl., file #1246-2 Goodwin MOVED, Ryan seconded, to receive the application of Mansfield Downtown Partnership, Inc. and Storrs Center Alliance, LLC, to amend Article VII, Section M and Article VIII, Section A of the Zoning Regulations (file #1246-2), regarding permitted uses and building heights in the Planned Business 2 zone, as submitted to the Commission, to refer it to staff and the Town Attorney for review and comment, and to set a Public Hearing for June 5, 2006. MOTION PASSED UNANIMOUSLY.
3. Special permit application, proposed commercial building and related site work on property on Dog Lane. Storrs Center Alliance, LLC, appl, file #1246-3 Kochenburger related that the submittal does not appear to appropriately address potential traffic impacts. He asked staff to communicate to the applicants the need to comprehensively address potential traffic impacts associated with the proposed new commercial building. Goodwin MOVED, Hall seconded, to receive the special permit application (file #1246-3) submitted by Storrs Center Alliance LLC, for a mixed use commercial and residential building and related site work on property located on Dog Lane, owned by the State of Connecticut, as shown on plans dated 4/26/06 and as described in other application submissions and to refer said application to the staff, Design Review Panel and Committee on the Needs of Persons with Disabilities, for review and comments, and to set a Public Hearing for June 5, 2006. MOTION PASSED UNANIMOUSLY.
4. Subdivision application, proposed new lot on Dog Lane. Storrs Center Alliance, LLC, appl., file #1246-4 Goodwin MOVED, Holt seconded, to receive the subdivision application (file #1246-4), submitted by Storrs Center Alliance, LLC, for a subdivision to create one new lot on property located on Dog Lane, owned by the State of Connecticut, as shown on plans dated 4/26/06 and as described in other application submissions, and to refer said application to the staff for review and comments and to set a Public Hearing for June 5, 2006. MOTION PASSED UNANIMOUSLY.
5. Item 5 was tabled until the end of the meeting.
6. Subdivision application, proposed new lot on Mt. Hope Road. F. Spakoski, appl., C. Harakaly, owner - file #1247 Holt MOVED, Hall seconded, to receive the subdivision application (file #1247) submitted by Frank Spakoski for a 2-lot subdivision, Mt. Hope Farm, on property located at the northwest corner of Mt. Hope Road and Warrenville Road, owned by Charles and Lorraine Harakaly, as shown on plans dated 4/26/06 and as described in other application submissions and to refer said application to the staff for review and comments. MOTION PASSED UNANIMOUSLY.
7. Proposed lot-line revision, lots 9B and 10, Jarnoval Bay subdivision, file #831-6 A 4/26/06 letter from Alexandra and Norma Bredbury and a 4/28/06 memo from the Director of Planning were noted. After a brief discussion, Kochenburger MOVED and Holt seconded, that the Planning and Zoning Commission approve a lot line revision between lots 9B and 10 in the Jarnoval Bay subdivision, file 831-6, as depicted on a 4/13/06 map prepared by Towne Engineering, Inc., subject to the following conditions:

1. No zoning permits for Lot 9B shall be issued until the new lot line map as prepared by Towne Engineering and all depicted driveway and utility easements have been approved by the PZC Chairman, with staff assistance, and filed on the Land Records;
2. No Certificate of Compliance for Lot 9B shall be issued until all driveway work, including pull-offs and turnarounds depicted on the plans, have been completed and found acceptable by staff.

MOTION PASSED UNANIMOUSLY.

8. Field Trip

Chairman Favretti noted that the sites of the new business applications received will be visited at a May 9th field trip, previously scheduled by the Inland Wetland Agency.

Reports of Officers and Committees

There was no discussion.

Communications and Bills

There was no discussion.

Public Hearing: PZC-proposed revisions to the Zoning Map, Zoning Regulations and Subdivision Regulations, PZC file #907-27

The Public Hearing was called to order at 8:05 p.m. Members and alternates present were Favretti, Gardner, Goodwin, Hall, Holt, Kochenburger, Plante, Ryan, Zimmer and Pociask. The legal notice, as it appeared in the Willimantic Chronicle on April 18th and April 26th 2006, was read and communications were noted from: The WINCOG Regional Planning Commission (4/6/06) (comments were read by Padick as per statutory requirements); Open Space Preservation Committee (4/18/06), Town Attorney (4/26/06); Conservation Commission (4/19/06); Fire Marshal (4/27/06); Zoning Agent (4/26/06); Director of Planning (4/26/06); Director of Health (4/28/06); and Francis Pickering, 23 Hillside Circle (4/25/06). Padick noted that all communications received were copied and distributed to Commission members. He also related that mapping of the proposed zoning map revisions and copies of the proposed zoning and subdivision regulation revisions were available near the entry door to the Council Chambers. He related that the proposals had been referred to abutting Towns, filed with the Mansfield Town Clerk and posted on the Town's web site.

At the request of Chairman Favretti, Planning Director Padick provided information on the history and rationale for the proposed zoning map amendments and proposed regulation revisions. He noted that after about five years of work, involving many citizens, Mansfield's Plan of Conservation and Development update was approved in January and became effective April 15, 2006. He noted that the 2006 Plan is the primary basis for most of the proposed revisions. Following the PZC's adoption of the Plan, the PZC Regulatory Review Committee identified priority revisions for the PZC to consider prior to the June 1, 2006 end of a current subdivision moratorium.

After providing information on a number of procedural issues, Padick then briefly reviewed the proposed mapping revisions. He pointed out the existing R-40, RAR-40 and RAR-40/MF zones on a larger scale map of Mansfield's existing zones and explained that the proposed rezoning to R-90 and RAR-90 is to promote goals, objectives and recommendations contained in the Plan of Conservation and Development. He summarized that from his perspective, the primary reasons are to protect rural character of these areas which involve natural

resources, historic resources, agricultural resources, etc., and to encourage future development into those areas with public sewer and water services. The proposed re-zoning will tend to reduce the number of potential lots on undeveloped property in the current R-40, RAR-40 and RAR-40/MF zones.

Padick provided information about the draft regulations that would allow the PZC to approve reduced lot sizes such as 40,000 sq. ft. lots in the R-90 and RAR-90 zones. Subdivision changes include alterations to yield plan requirements, specific references to "cluster development" as provided for in sections 8-18 and 8-25 and open space revisions that would authorize the PZC to require forty (40) percent open space dedications in cluster developments. Other related revisions include amendments to the permitted use and dimensional requirement provisions of the Zoning Regulations and other administrative alterations.

Padick noted that another important proposed revision was in Article VIII, Section B.6.a. This proposed revision would change from 30,000 to 40,000 sq. ft. the minimum area needed (within a uniform area as currently defined) for new lots that do not include wetlands and watercourses, steep slopes (15%), exposed ledge or easements that restrict or prevent usage for a house, septic system, accessory buildings, driveway and related site activity. He noted that the current regulations use 20% as the slope threshold. Padick explained that this proposed revision is a specific recommendation contained in the new Plan of Conservation and Development and is designed to provide necessary room for new development with on-site sanitary systems without inappropriate encroachments on natural resources, historic resources, agricultural resources and other features documented in the Town's updated plan.

Padick noted that the proposed zoning revisions would require 40,000 sq. ft. lots for new efficiency units and 90,000 sq. ft. for potential conversions of certain single-family units. Existing standards for approving efficiency units and conversions would not be changed. Padick concluded his comments by referring to his report to the PZC which provides more detail on the proposals and basis for considering adoption. He offered to address any technical questions from the Commission or audience.

Leanne Brown asked for a clarification of the term cluster development and the use of forty percent as the open space dedication requirement. Padick read the statutory definition (Section 8-18 and noted that the draft regulations are considered to be consistent with this definition. In response to a follow-up question, Padick related that the current subdivision moratorium will end on June 1st and that a further subdivision moratorium is not expected.

Michael Dilaj asked about item j on Page 8 (new subsection B.7) and reference to 8.26.a. of the State Statutes. Padick replied that this section is designed to reference a new statutory provision that gave dimensional protections to subdivision lots that were previously approved but not developed. He related that he understood that the dimensional provisions in effect at the time the subdivision was approved would remain in effect. Mr. Dilaj suggested that consideration should be given to moving this provision to the non-conformity section.

Mr. Dilaj also asked if the cluster development definition in the State Statutes addressed character of land details as currently incorporated into Mansfield's subdivision open space requirements. Padick replied that he had read the entire state definition of cluster development. He added that the proposed changes to the open space provisions of the subdivision regulations do not include any changes to "character of land" provisions of the existing regulations.

Chairman Favretti then asked for comments from the audience.

Attorney Matthew Willis for the Glastonbury firm of Branse, Willis and Napp, representing Randy Bobb, testified that he would provide information regarding the proposed zoning map revision to change the R-40 zone adjacent to UConn to R-90. He displayed a 1999 aerial photograph depicting the subject R-40 zone area.

He emphasized the developed nature of the area and pointed out Mr. Bobb's parcel. He related that the proposed change would make most of the lots in this R-40 area non-conforming. He noted that Mansfield's Plan of Conservation and Development provides information that can be used to justify retention of the existing zoning. He mentioned the existence of nearby sewer and water lines, the location of nearby apartments, the location of a bus stop and the new Separatist Road bikeway. He felt that keeping the existing density is more appropriate to the goals of the Plan due to the R-40 zones' location and existing infrastructure. He reiterated that keeping the R-40 zone would prevent the creation of new non-conformities. He related that retention of existing zoning will promote Plan Policy goal #4 regarding Neighborhoods.

Attorney Willis asked the PZC to relook at the proposed rezoning of this area. He felt the existing zone is compatible with the Town's Plan and would create a transitional zone adjacent to the higher density institutional University area and would provide diversity. He asked the Commission to keep this area R-40.

Aline Booth, 451 Wormwood Hill Road. Ms. Booth noted her past experience with the PZC (33 years on PZC) and complemented the Commission on the amount of work spent on these issues. Specific comments were raised regarding group homes (pg. 3, G.7) and maintaining buffering; farm stands (pg. 4, g.14.d.2) and off-street parking requirements; the use of "proper" for defining stormwater runoff (pg. 5., G.13.d.3); the use of "should" rather than "shall" in Section 7.2.d (pg. 11). She also asked for and received clarification regarding proposal B.6.a. on page 7.

Ms. Booth expressed support for clustering but does not support rezoning most of the western portion of Town to R-90 or RAR-90. She related that this would make many lots non-conforming. She felt RAR-90 zone was designed to protect the watershed of the Willimantic Reservoir. The proposed changes would allow 40,000 square foot lots in RAR-90 zones which she feels is a significant change and not in the best interests of the Town. She asked the PZC to consider other ways to promote clustering.

Michael Dilaj, Professional Engineer, Land Surveyor for Datum Engineering, explained that he has 35 years of experience and background in subdivision design and site development and related that he felt qualified to comment. He related that the proposal will reduce the number of potential lots and therefore reduce opportunities for future residents.

He stated that existing zoning and regulations essentially achieve an overall housing density of 90,000 square feet per lot without any revisions. He asked that the Hearing be continued so he would have time to document this point. He noted that he sees no need to change existing provisions for 30,000 minimum development areas or the 20% slope standard for this regulation. He felt the proposed revisions to this section are arbitrary and not substantiated. He based this comment on his design experience and Health Code requirements. He added that steeper slopes facilitate design options for walk-out basements. He concluded by stating that in his opinion, the proposed 40,000 sq. ft. requirement is excessive for siting a house, accessory structure, driveway, septic system, reserve area wells, etc. He felt land is a limited resource and this regulation has no engineering basis. He felt that the existing 30,000 square feet are more appropriate for encouraging cluster development. He cited Truman Meadows, a subdivision he designed in Coventry, as an award-winning cluster development with 25,000 square feet of contiguous development area.

Padick responded that the proposed 40,000 square foot development area requirement is recommended in Mansfield's Plan of Conservation and Development and was established after meeting with Eastern Highlands Health District's Director, Robert Miller. Padick related that Mr. Miller has recommended to the Regulatory Review Committee that a minimum of 40,000 square feet of useable land be available for new lots with on-site systems. Padick noted that he did not recall if Mr. Miller has passed on a recommendation regarding the maximum slope for this recommended 40,000 sq. ft. area. He emphasized that all information in the plan was carefully considered.

Mr. Dilaj replied that it is hard to come up with a precise number to cover all circumstances. He added that there are soils in Mansfield that lend themselves to clustering on 30,000 sq. ft. He emphasized that each site should determine the necessary area based on soil types.

No one else in the audience wished to speak.

No Commission member had any comments to add. After a brief discussion, Kochenburger MOVED and Gardner seconded, that the Public Hearing be closed. Plante related that these are important issues and the Commission should provide additional opportunity for public comment. The MOTION PASSED with Kochenburger, Gardner, Favretti, Hall, Zimmer and Goodwin in favor and Plante, Holt and Ryan opposed.

Kochenburger and Favretti volunteered to work with staff on potential motions.

New Business Item #5

Site modification request, proposed deck and increase in seating, Mansfield Restaurant Pizzeria & Pub, 466 Storrs Road, P. Gitsis, o/a, PZC file #651-2 A 4/24/06 memo from the Zoning Agent was noted. Mr. Mark Perkins, 471 Storrs Road, raised concern that the proposed deck could raise noise and neighborhood impact issues for him and for residents of two other homes situated across Storrs Road from the restaurant site. He noted that voices travel at night and the deck's location at the front of the building could be problematic, particularly due to the restaurant's 1:00 a.m. closing time. He asked that these impacts be considered and that the restricted hours and fencing may help reduce impacts. Commissioner Hall noted that similar issues arose with the Coyote Flaco Restaurant on Route 31 and that the PZC's action regarding that site should be reviewed. After further discussion, Gardner MOVED, Holt seconded, that the PZC receive the modification request for an outdoor deck and seating area at the Mansfield Restaurant Pizzeria and Pub and refer the application to the staff for review and comment. MOTION PASSED UNANIMOUSLY.

Adjournment

Chairman Favretti declared the meeting adjourned at 9:30 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary

Town of Mansfield
Transportation Advisory Committee
Minutes of the Meeting
February 14, 2005

Present: Stephens (chair), Nash, Zimmer, Koehn, Hall, Hultgren (staff)

The meeting was called to order at 7:32 p.m. by Chair Stephens.

The minutes of the May 24th and November 22, 2005 meetings were approved on a motion by Nash/Koehn.

Hultgren circulated the latest Storrs-Willi bus ridership figures noting that this year's ridership is running 40% higher than last year's. This can be attributed to UConn's participation in the fare-free program again, the price of gas and the early publicity for the program by WRTD.

The fare-free PowerPoint presentation was circulated. It has been presented to the UConn Parking Advisory Committee and the Town-University relations committee so far. Dates to show it to the Undergraduate Student Government and the Graduate students are trying to be arranged now. Nash said he would help get a date with USG. Improving the slide on peer university community transportation efforts was discussed. Hultgren will try to get a better list of UConn's peer universities for this research. In the next few weeks, staff will contact the UConn Administration about extending their support of the program through the '06-'07 year. A press release on the 40% increase in ridership will be drafted as well.

Hultgren updated members on current transportation-related projects in Town.

The walkway priority listing (spreadsheet) as revised by the Traffic Authority was reviewed and discussed. The top nine priorities were accepted with the proviso that #4 (Flaherty Road) and #9 (Rt. 195 to Liberty Bank plaza) should be looked at carefully to see if they could be combined into one project.

Hultgren showed members the schedule holders he had researched for the 20 Mansfield bus stops. He will try to get financial support from WRTD in purchasing and installing them at the stops. (Costs are about \$100 each).

Koehn reported that the Town had received a grant to assist with transportation services for the elderly and disabled and thanked the Social Services Director for his work in securing these funds.

The next meeting will most likely be in April, depending on the business at hand.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,


Lon R. Hultgren
Director of Public Works

cc: Town Manager, Town Clerk, Town Planner, Assist. Town Engineer, Project Engr., Social Services Dir., J. Freniere

Mansfield YSB Advisory Board
Meeting Minutes
Tuesday, April 11, 2006
12 Noon @ UConn
Center for Community Outreach
Storrs, CT 06269

In attendance were: Gina DeVivo-Brazeau, Outreach Coordinator, Center for Community Outreach, UConn; Tom Miller, UConn/Resident; Ethel Mantzaris, Resident/Chairperson; Kevin Grunwald, Director, Department of Social Services, Town of Mansfield; Shawnee Mason, Grade 8, Mansfield Middle School; Jake Hovanic, Grade 7, homeschooled; Brittany Cushman, Grade 7, Mansfield Middle School; Pat Michalak, YSB Counselor; Homework Group Coordinator and UCONN CCO liaison, Janit Romayko, YSB Coordinator..

Regrets: Frank Perrotti, Eileen Griffin, Chris Murphy,

Agenda items included:

1. Presentation at UConn's Center for Community Outreach: Gina DeVivo-Brazeau, Outreach Coordinator for UConn's CCO has been the coordinator for two years. She oversees 8 transport vans and 3 program areas for the 1500 UConn students who elect to do community service. Gina is directly responsible for the Alternative Break Program and the 15 community partners.

These are three ways in which UConn students can perform community service:

- a. The Saturday Programs of which there are 200-400 students currently involved. Students sign up on line each semester and spend 2-4 hours in soup kitchens, playing bingo or working at the Special Olympics events. Usually 30 – 60 sign up for "GO", the Saturday Program, a mini way for students to experience community service.
- b. The Alternative Break Program also has 15 community programs. There are trips planned to Boston, NYC, Philadelphia, DC, New Orleans, and Mississippi. Students pay a small fee and work on issues such as homelessness, HIV etc. There are 400 – 500 students in this program and last year they volunteered 60 – 80 hours a semester each. A typical weekend similar to the one spent in Boston April 3rd was

Arrive at shelter	5pm
Serve dinner	6-8pm
Clean up	8-11pm
Sleep	11pm-5am
Walk Boston to	5am-8am
Count Homeless Individuals	

There were 150 in the Alternative Break Program this past weekend and 100 went to New Orleans to help with Katrina issues over Spring Break.

- c. The Semester Program: There are 30 semester long programs in which students can be involved and each program has a student leader. The Homework Group which Pat Michalak coordinates, has 15 UConn students from this #3 program. Ben Albert is the Student Coordinator. Ben recruits and trains the students and is the liaison to Pat. Each UConn Student helps a Mansfield student with homework on Tuesday evenings and then meets with the entire group of UConn students after each session. The YSB is hosting an appreciation Dinner for the UConn students and the Homework Group parents are cooking the meal. It is planned for Tuesday, April 18th, 6-730pm.

UConn supports its Community Service Programs with financial backing. Kevin Grunwald asked if UConn had thought about mandated Community Service and Gina said that when Community Service is mandated, it loses the motivation in the process. The students have an Executive Board and these members meet and advise the office about program goals, wish list, trends, etc.

Some professors have a service learning component to their classes. Prof. Ratcliffe has this "twist" in a urban setting and Gina and Tom Miller hope that more faculty would require service learning.

There are other ways in which students can be involved: such as the AIDS walk with WRCC. St. Thomas trips to Haiti and 3 cycle trip to an orphanage in the Dominican Republic. There are summer opportunities the Hole in the Wall Camp, and/or at the Habitat for Humanity. The general consensus was that UConn provides many avenues and opportunities for students for service learning, volunteering and mentoring.

2. Update

The following activities that occurred in March 2006:

- a. PAWS/ERASE: Eleven Mansfield Middle School students attended the 11th Annual Peers Are Wonderful Support Conference at Manchester Community College. Of the eleven, six of the students involved in the "Secret Life of Girls" DVD related their experiences in three workshops. The workshops were informative and entertaining for both the presenters and for the audiences. We rotated the six students in the presentations so that they were able to attend the other 11 workshops.

- b. Juniper Hill: The Intergenerational Bingo activity theme was "Wearing of the Green" for St. Patrick's Day. The attendance was the highest ever with over 60 participants. The breakdown of attendees is usually 1/3 residents, 1/3 parents, 1/3 little friends.
- c. Homework Group continues to be valuable for parents, students (6th, 7th & 8th grades) and UConn tutors. There are 10-15 from each grouping attending every week and the parent group has quite an identity of its own. Parents are able to call each other during the week and offer support/suggestions to each other.
- d. Special Education Parents Group continues to meet on the last Monday evening of each month. Participation is high especially when the 7th & 8th grade students prepare part of the dinner selection! The parents seem to enjoy the experience. We will be concentrating on the nuts and bolts of understanding the PPT (Planning and Placement Team) process for the next two months.
- e. DCF Training: Mandated Reporters Training via DCF (Department of Children & Families) was held. The statutes have been updated to include mandated reporting of children under the age of 12 left in vehicles.

Meeting adjourned at 1pm.
Respectfully submitted,

Janit P. Romayko
Secretary

JR/jr



CONNECTICUT CONFERENCE OF MUNICIPALITIES

900 Chapel St., 9th Floor, New Haven, CT 06510-2807 • Phone (203) 498-3000 • Fax (203) 562-6314 • www.ccm-ct.org

Item #10

May 15, 2006

CCM Analysis:

Adopted State Budget for FY 06-07

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For more information on the scheduled grant increases in the state budget and how it impacts your community, visit the CCM website at www.ccm-ct.org.

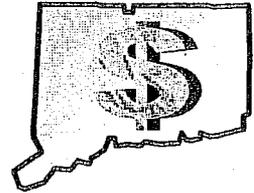
If you have questions, please call Adam Stern, Jim Finley, or Gian-Carl Casa of CCM at (203) 498-3000.

ADOPTED STATE BUDGET FOR FY 06-07:

HEALTHY STATE AID INCREASES: NEW PROPERTY TAX RELIEF GRANT, AND HIKES FOR SPECIAL EDUCATION & PRIORITY SCHOOL DISTRICTS

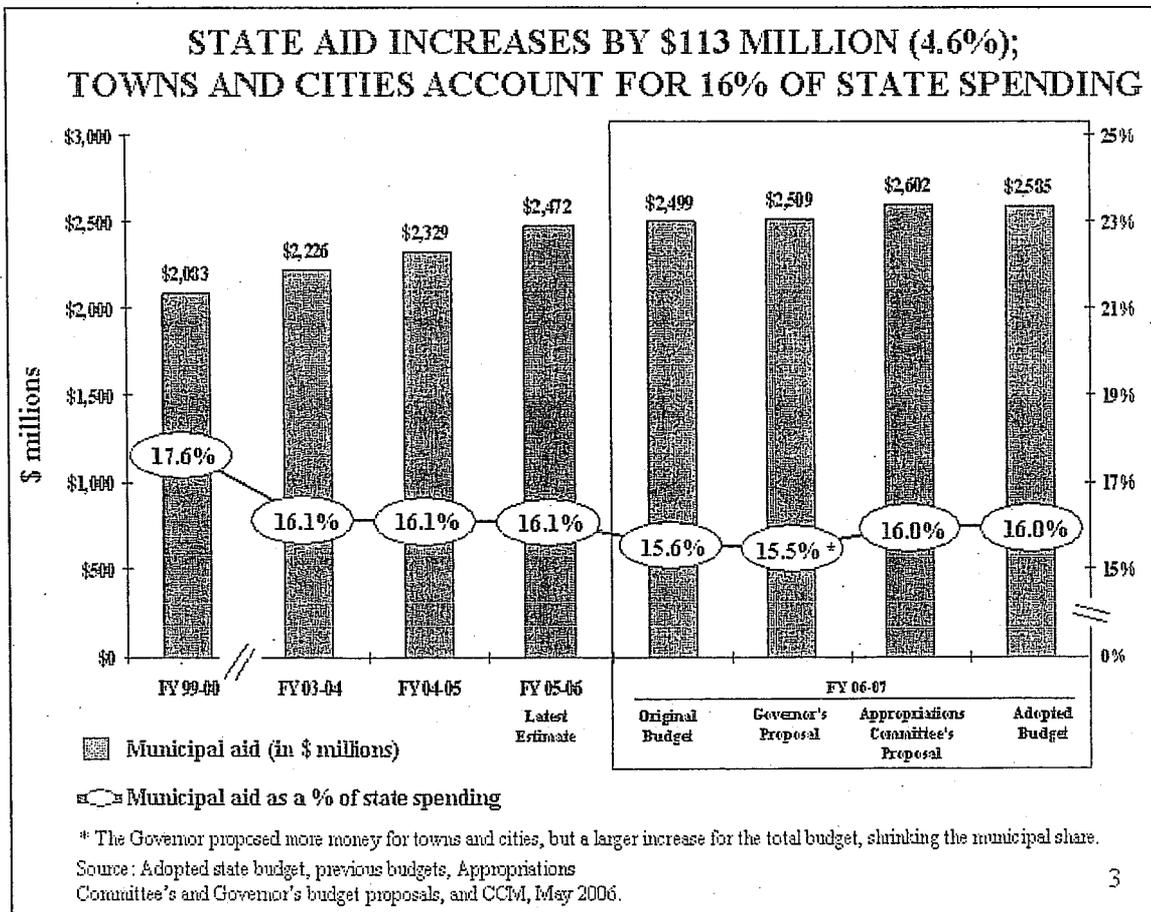
➔ Impact on Municipalities

The Governor and the General Assembly reached an agreement on a revised state budget for next year (FY 06-07). *The budget increases state aid to towns and cities by at least \$113 million (4.6%) over the current year (FY 05-06).* This amount includes a \$52 million (12.1%) increase in general government aid and a \$61 million (3.0%) increase in education aid.



The adopted budget directs *\$92 million more* to towns and cities than the amount proposed by the Governor, and \$15 million less than the amount proposed by the Appropriations Committee.

Towns and cities were among the major winners at the end of the budget process. The increase in state aid was significant given agreements to place \$190 million of the state surplus into the rainy day fund and spend most of the remaining surplus on the Teacher's Retirement Fund, economic recovery notes (ERN's), and Medicaid expenses.



⇒ **Key Items for Municipalities**

Property Tax Relief Grant:

The new \$33 million, needs-based grant is paid to municipalities and is financed with FY 05-06 surplus funds. (see page 4)

Special Education funding:

Municipalities will receive larger special education reimbursements in FY 06-07. The budget increases funding for special education – excess cost grants by \$18.8 million (20%). (see pages 9-10)

Expansion of the Property Tax Credit against State Personal Income Taxes:

The expansion increases the maximum credit from \$350 to \$500. (see page 19)

Phase-out of Property Taxes on Manufacturing Machinery & Equipment (MME):

Starting in FY 07-08 (*the year after next year*), the State will phase-in a property tax-exemption program for MME six years old (or older). The state will reimburse municipalities for 100% of the tax-loss. (see pages 6-7)

Clean Water Fund (CWF):

The not-yet-adopted bond package authorizes \$50 million in CWF general obligation bonds, a \$50 million (150%) increase over the original FY 06-07 budget. However, it is still not clear if the General Assembly will go into special session to adopt a bond package. If not, authorizations will return to \$20 million. (see pages 13-14)

School Nutrition:

The General Assembly and Governor agreed to (1) ban the sale of soda in schools and (2) offer financial incentives to school districts that adhere to yet-to-be-determined State Department of Education nutrition guidelines. The budget includes \$4.7 million in general fund money for the incentive program. (see page 15)

⇒ **Key Items Excluded From the Budget**

Governor's Car Tax Proposal:

The Governor's proposal to eliminate property taxes on most passenger cars did not pass. Towns and cities retain the car tax in its current form.

Earned Income Tax Credit/Refundable Property Tax Credit:

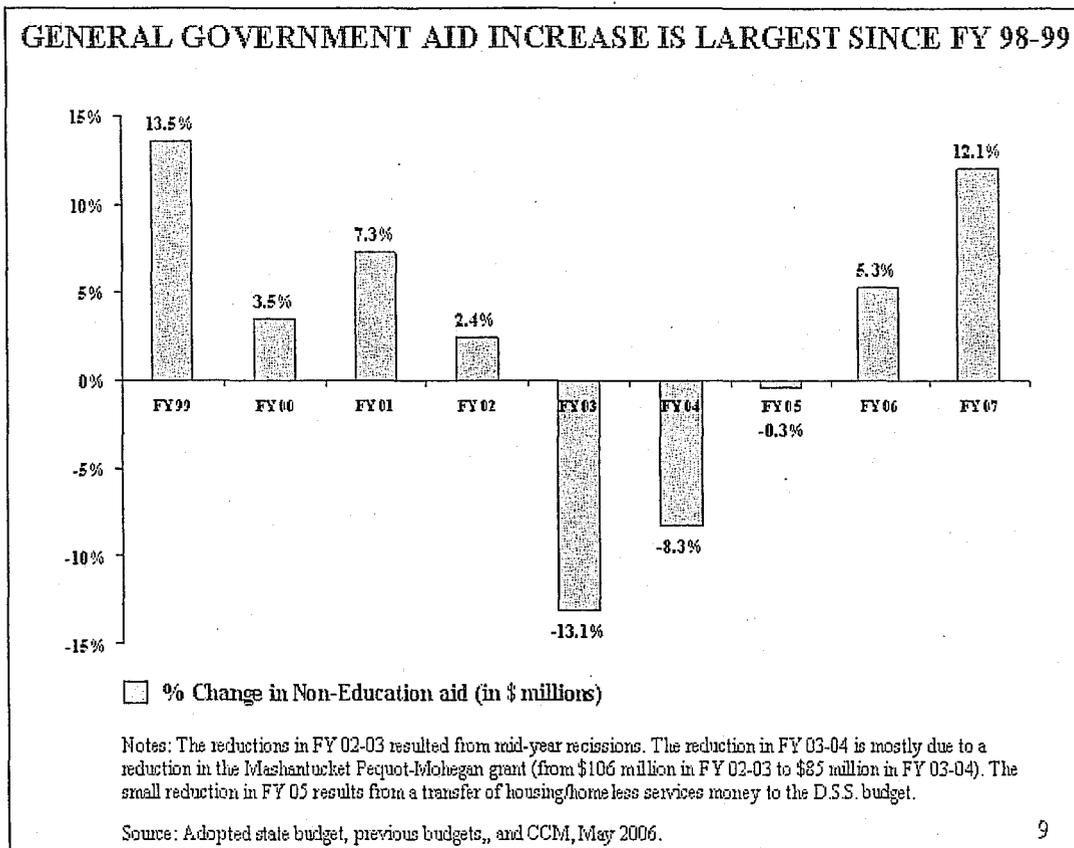
The Finance, Revenue, and Bonding Committee's proposal for a state earned income tax credit did not pass. The credit would have assisted taxpayers who qualify for, and claim, the federal earned income tax credit. The Committee's proposal for a "refundable" property tax credit for people who do not earn enough to pay income tax also did not pass.

Energy Assistance Grant for School Districts:

The Appropriations Committee's proposal for a \$35 million energy assistance grant for school districts did not pass. Instead, \$33 million of this funding was used to establish a new property tax relief grant to towns and cities.

➔ Summary of General Government Aid

The adopted budget increases general government aid by \$52 million (12.1%) over the current year (FY 05-06). The increase is the largest since FY 98-99.



Property Tax Relief Grant

- The adopted budget includes a new, \$33 million needs-based property tax relief grant for towns and cities in FY 06-07. The grant is distributed to municipalities based on the Property Tax Relief Fund formula outlined in a C.G.S. §7-528. The formula is used to calculate a portion of each municipality's Pequot-Mohegan grant.
 - The Governor proposed no such grant.
 - The Appropriations Committee had proposed a \$35 million grant for school districts' energy costs. The Property Tax Relief grant is in-lieu of that proposal.

Town Aid Road (TAR) Grant

- The adopted budget provides \$30 million for the Town Aid Road program in FY 06-07, an increase of \$2 million (7%) over the current year (FY 05-06).

Even with the increase in funding, the Town Aid Road grant is less than its FY 01-02 funding level of \$35 million.

- The Governor's proposal was for \$28 million, no increase over the current year (FY 05-06).
- The Appropriations Committee's proposal was for \$35 million, a \$7 million (25%) increase over the current year (FY 05-06).

PILOT for Private Colleges and Hospitals

- The adopted budget provides \$120 million for the PILOT for private colleges and hospitals in FY 06-07, a \$9 million (8%) increase over the current year (FY 05-06). Under the adopted budget, the reimbursement rate for this PILOT is 60% of lost *real estate* property tax revenue, less than the 77% minimum specified in statutes.

The 60% reimbursement is up (slightly) from 59% this year. There is no PILOT reimbursement to municipalities for lost *personal* property taxes.

- The Governor's proposal was for \$111 million, no increase over the current year (FY 05-06).
- The Appropriations Committee's proposal was also for \$120 million, a \$9 million (8%) increase over the current year (FY 05-06).

PILOT for State-Owned Property

- The adopted budget provides \$81 million for the PILOT for State-owned property in FY 06-07, an increase of \$3 million (4%) over the current year (FY 05-06).

Under the adopted budget, the reimbursement rate for this PILOT is 36% of lost *real estate* property tax revenue, less than the 45% minimum (for most property) specified in statutes.

The 36% reimbursement is down (slightly) from 37% this year. There is no PILOT reimbursement to municipalities for lost *personal* property taxes.

- The Governor's proposal was for \$78 million, a \$239,000 (0.3%) increase over the current year (FY 05-06).
- The Appropriations Committee's proposal was also for \$81 million, a \$3.2 million (4.2%) increase over the current year (FY 05-06).

PILOT for Manufacturing Machinery and Equipment (MME)

- The adopted budget provides \$52 million for the PILOT for manufacturing machinery and equipment (MME) property in FY 06-07, a \$0.4 million (1%) cut over the current year (FY 05-06).

This year (FY 05-06), all grants were made at the 80% level and no towns received a pro rata reduction. Next year (FY 06-07), the value of exempt machinery and equipment will fall, and OPM anticipates lower required reimbursements.

- The Governor's and Appropriations Committee's proposals were also for \$52 million, a \$0.4 cut (1%) over the current year (FY 05-06).

- **Phase-out of (and reimbursement program for) property taxes on MME**

SB 702 phases-out the property tax on MME and reimburses municipalities for the resulting tax-loss. *The phase-out begins the year after next year, FY 07-08.*

What property is affected?

“Old” MME: MME that is six years old – or older.

Isn't MME already exempt?

All *new* MME is eligible for an exemption for five years. The State's PILOT program currently reimburses municipalities for 80% of the lost tax revenue during these years. At present, municipalities may tax MME at its residual value, after five (5) years. This post-five (5) year property is now exempt, also.

How does the phase-out work?

SB 702 calls for the gradual exemption of “old” MME between FY 07-08 and FY 11-12. In FY 07-08, 20% of the “old” property will be exempt, in FY 08-09, 40% will be exempt, then 60%, then 80%, and by FY 11-12, 100% would be exempt.

Each year, the State will reimburse municipalities for the property taxes lost as a result of the phase-out. And for every year after FY 11-12, municipalities will receive the same reimbursement that they received in FY 11-12.

Are there any foreseeable problems?

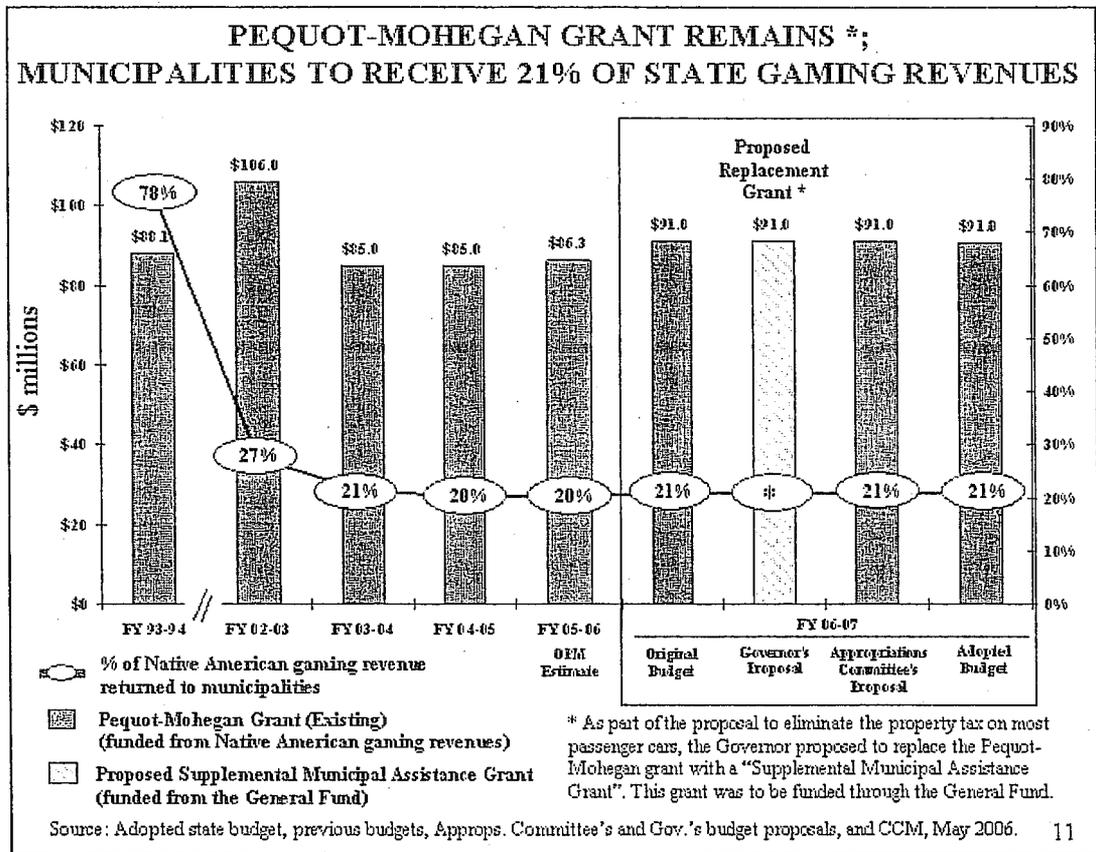
Some municipalities may lose under the plan, even though the State will supposedly reimburse them for the revenue loss.

- The bill makes the statutory depreciation schedule for valuing MME for property tax purposes mandatory instead of optional for towns. It also makes the residual value of MME equal to 20% after eight years. Municipalities that depreciate equipment more slowly or require a residual value greater than 20% will receive a reimbursement that is less than their current collections.
- Municipalities will lose the revenue-growth resulting from any increase in the post- FY 11-12 manufacturing equipment tax-base.
- Municipalities will not have the option of taxing the portion of property that is tax exempt but for which reimbursement is inadequate.

Mashantucket Pequot-Mohegan Grant

- The adopted budget provides \$91 million for the Pequot-Mohegan grant in FY 06-07, a \$4.8 million (6%) increase over the current year (FY 05-06).

Under the adopted budget (and under the Appropriations Committee’s and Governor’s proposals), the distribution of the \$4.8 million increase will not change from last year’s FY 06-07 budget plan. The increase is weighted toward towns that are members of the Southeastern Connecticut Council of Governments and to distressed municipalities that are members of the Northeastern Connecticut Council of Governments or the Windham Area Council of Governments.



The adopted budget for FY 06-07 provides municipalities with 21% of the State’s Native American gaming revenue. As initially proposed, the Pequot-Mohegan grant was to provide municipalities with 100% of the State’s Native American gaming revenue. In its first year (FY 93-94), municipalities received 78% of the gaming revenue.

- The Governor’s proposal was also for \$91 million, but under the Governor’s proposal, the grant would have been funded through the State’s general fund and the name of the grant would change to the “Supplemental Municipal Assistance Grant”. The funding source change and name change were required as part of the Governor’s proposal to eliminate the property tax on most passenger cars.

- The Appropriations Committee's proposal was also for \$91 million, a \$4.8 million (6%) increase over the current year (FY 05-06).

DECD Housing PILOT and Tax Abatement Programs

- The adopted budget provides \$2.2 million for the PILOT and \$1.7 million for the Tax Abatement program in FY 06-07, no increase over the current year (FY 05-06).

These programs are presently financed through FY 06-07 with FY 04-05 surplus dollars.

- The Governor's and Appropriations Committee's proposals were for the same amounts.



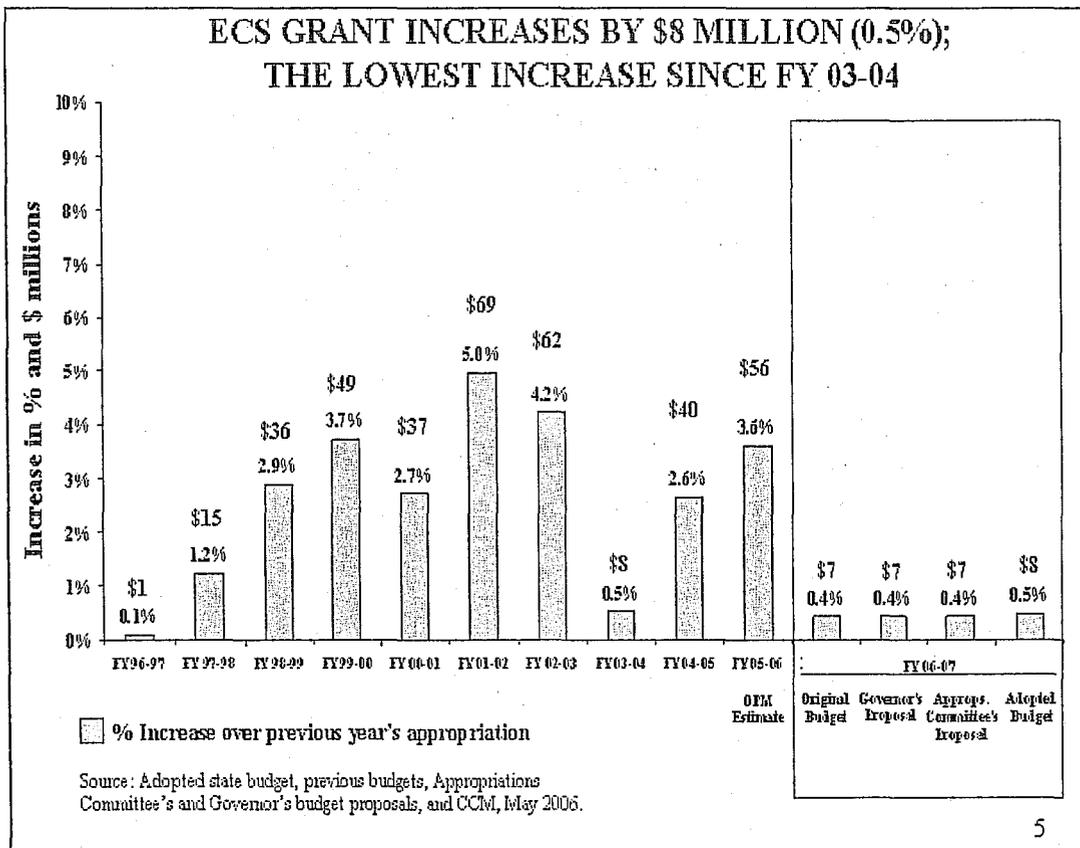
Summary of Education Aid

ECS Grant

- The adopted budget provides \$1.627 billion for ECS in FY 06-07. This is an **\$8 million (0.5%) increase** over the current year (FY 05-06).

The adopted increase matches the *lowest ECS increase in the last 10 years*. In FY 05-06, ECS aid increased by \$56 million (3.6%).

- The Governor's and Appropriations Committee's proposals were for \$1.626 billion, a \$7 million (0.4%) increase over the current year (FY 05-06).



Special Education

Excess Cost Grant – Student-based:

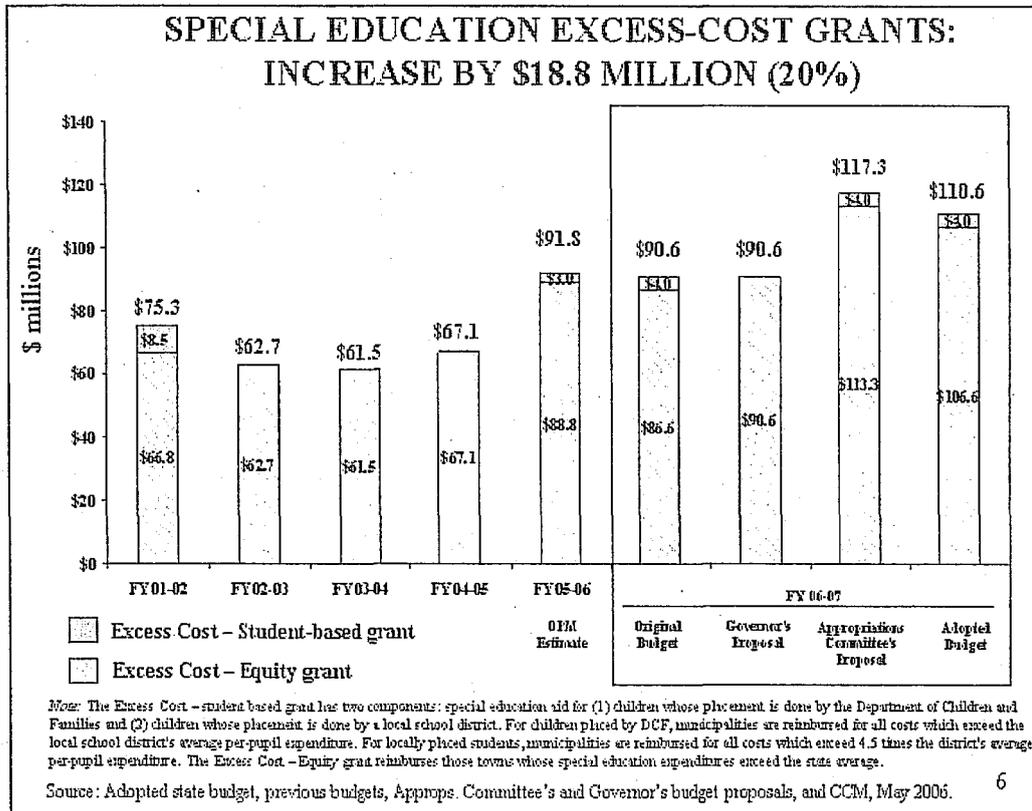
- The adopted budget provides \$106.6 million for the student-based grant in FY 06-07. This is a **\$17.8 million (20%) increase** over the current year (FY 05-06).

Municipalities will now receive larger reimbursements for special education costs that exceed 4.5 times the per student costs in their town. (Under current statutes, municipalities are supposed to be reimbursed for a special education student's costs once those costs exceed 4.5 times the average per student costs in that town, but such reimbursements have been capped at the appropriations level).

- The Governor's proposal was for \$90.6 million, a \$1.8 million (2%) increase over the current year (FY 05-06).
- The Appropriations Committee's proposal was for \$113.3 million, a \$24.5 million (28%) increase over the current year (FY 05-06).

Excess Cost Grant – Equity:

- The adopted budget provides \$4 million for the equity grant in FY 06-07. This is a **\$1 million (33%) increase** over the current year (FY 05-06).
- The Governor's proposal would have eliminated funding for the equity grant in FY 06-07, a cut of \$3 million.
- The Appropriations Committee's proposal was also for \$4 million, a \$1 million (33%) increase over the current year (FY 05-06).



Magnet Schools

- The adopted budget provides \$95.9 million for magnet schools in FY 06-07, a **\$10.8 million (12.7%) increase** over the current year (FY 05-06).

Magnet schools are now the fourth largest education aid program. Only the ECS grant, the priority school district grant programs, and the special education excess costs grants are larger.

- The Governor's proposal was for \$94.9 million for magnet schools, a \$10 million (11.5%) increase over the current year (FY 05-06).
- The Appropriations Committee's proposal was for \$95.4 million for magnet schools, a \$10.3 million (12.1%) increase over the current year (FY 05-06).

Public School Transportation

- The adopted budget provides \$48 million for public school transportation in FY 06-07, *no increase* over the current year (FY 05-06).
 - The Governor's and Appropriations Committee's proposals were also for \$48 million in FY 06-07.

Priority School District Programs

- The adopted budget provides \$125 million for priority school district programs in FY 06-07, an *increase of \$15.8 million (15%)* over the current year (FY 05-06).

The five (5) Priority School District programs include: the Priority School District grant, the School Readiness program, Early Reading Success, Extended School Hours, and the School Year Accountability program.

- The Governor's proposal was for \$113.1 million, a \$3.8 million (4%) increase over the current year (FY 05-06).
- The Appropriations Committee's proposal was for \$126.6 million, a \$17.3 million (16%) increase over the current year (FY 05-06).



Bonding

The State bond package is incomplete. The much-publicized transportation package includes \$1 billion in general obligation bond authorizations, but SB 52, which includes an additional \$451 million for a variety of purposes, did not pass.

It is unclear whether or not the Governor or General Assembly will call a special session to pass a bond package for FY 06-07. Key areas of the bond bills include:

Transportation

The General Assembly passed, and the Governor signed, HB 5844, which invests over \$2 billion in Connecticut's transportation infrastructure. Transportation bonding authorization is included in the bill. HB 5844 includes the Governor's major proposal and other projects. The bill:

Authorizes \$1 billion in general obligation bonds for transportation projects, and another \$1.3 billion in revenue bonds that are "securitized" by the expectation of future Federal transportation funds.

Requires DOT to implement certain transportation projects, including:

- Commuter rail service on the New Haven-Hartford-Springfield line, including shuttle bus service from the line to Bradley airport;
- The New Britain-Hartford Busway, contingent on receipt of federal funds;
- Rehabilitation of railroad cars for use on Shore Line East, New Haven-Hartford-Springfield, and branch lines off of the New Haven line;
- One new rail station between New Haven and Milford;
- Paying for the costs of capital improvements to the branch lines off the New Haven line as well as parking and rail station improvements on the New Haven line, its branches and Shore Line East;
- Paying for the local share of the Southeast Area Transit (SEAT) federal project;
- Completing of the Norwich Intermodal Transit Hub Roadway project;
- Doing environmental planning and assessment for expansion of I-95 between Branford and Rhode Island;
- Paying for capital costs of highway infrastructure "in support of economic development" in the greater Hartford region;
- Evaluating and planning for (i) improvements to Routes 2, 2A, and 32 in Ledyard and Norwich, (ii) an upgrade of the Pequot Bridge in Montville, (iii) a rail link for the port of

New Haven and other ports, (iv) the dredging of the ports, and (v) the development of a second passenger rail line between New Haven and New Milford; and

- Studying the feasibility of a variety of projects, including commuter rail between New London and Worcester, and improved rail freight in Southeastern, CT.

It also (1) requires the State work with neighboring states to explore opportunities for “regional commuter and freight mobility”, **(2) provides three sources of grant and loan funding** for which municipalities can apply for “transit oriented development” projects, and **(3) makes OPM responsible for coordination** of state and regional transportation planning, including coordination between state agencies, and move the Transportation Strategy Board from DOT to OPM.

Funding for the bonding would come from the increases in petroleum products gross receipts tax that are already scheduled to go into effect – the bill anticipates that the tax will continue to generate more revenue than was anticipated when the increases were established last year (due to increased prices for petroleum products). Previously, “surplus” revenue from the tax would have been transferred to the state’s General Fund. It is now dedicated to the purposes of the bill.

- The Finance, Revenue, and Bonding proposal comprised the Governor’s proposal and the recommendations of the Transportation Strategy Board (TSB).
- The Governor’s proposal was for \$344 million in additional capital improvements over the next seven fiscal years. A centerpiece of that proposal was a \$146 million commuter rail project for service between New Haven, Hartford, and Springfield, including transit-oriented development along the corridor.

School Construction

SB 52 authorizes an additional \$50 million for school construction bonding, which would bring total school construction authorizations to \$700 million for FY 06-07.

If passed, the authorization in SB 52 would be \$120 million more than the authorization for the current year (FY 05-06).

- The Governor proposed \$650 million for school construction in FY 06-07, and the Finance, Revenue, and Bonding Committee proposed \$768 million.

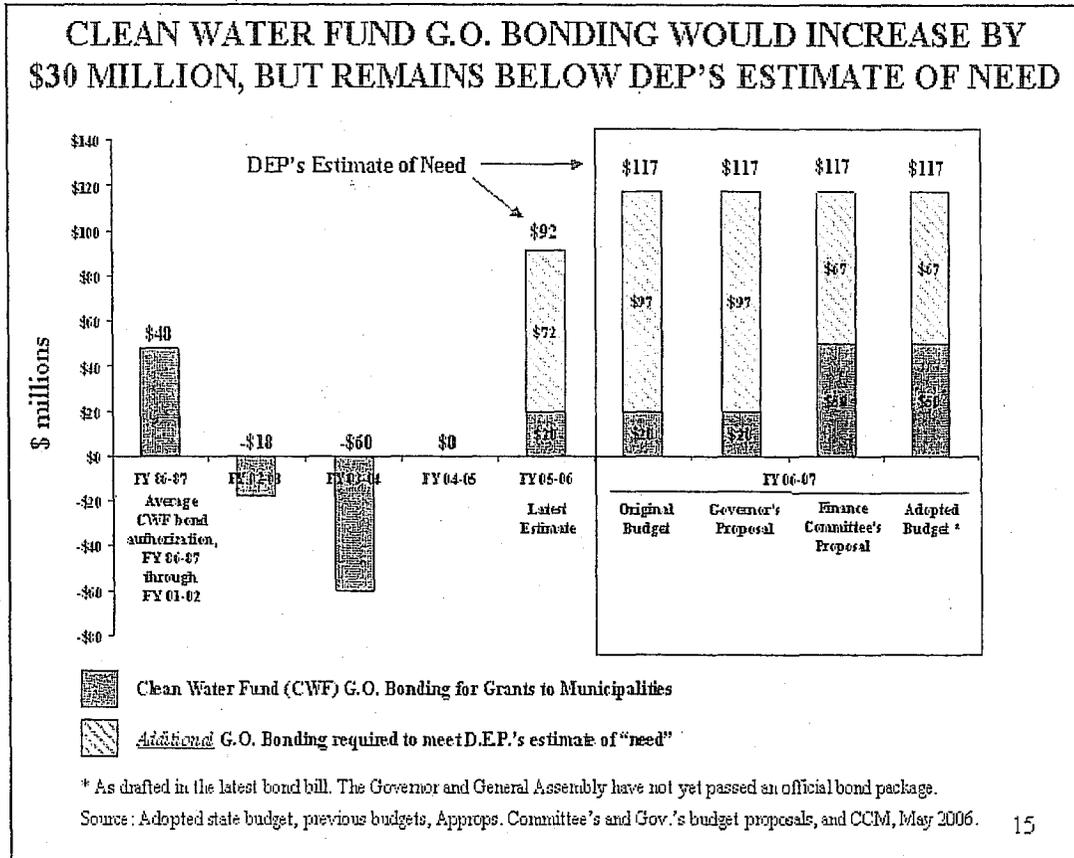
Clean Water Fund (CWF)

SB 52 would authorize \$50 million in g.o. bonding for the CWF in FY 06-07.

If passed, the authorization in SB 52 would represent a \$30 million (150%) increase over the amount in FY 05-06. Still, this amount is short of the State’s estimate of need: \$117 million

Between 1987 and 2002, general obligation bonding for the CWF averaged \$47.9 million each year. From 2003 to 2007, general obligation bonding for CWF averaged (-\$7.6) million. This average includes rescissions of \$18 million in '03 and \$60 million in '04. There was no general obligation bonding for the CWF in '05.

- o The Governor proposed \$20 million for the Clean Water Fund in FY 06-07, and the Finance, Revenue, and Bonding Committee proposed \$50 million.



Other Bond Programs of Note – (that were not enacted):

Urban Act: \$65 million, \$20 million less than in FY 05-06.

LoCIP: \$30 million, no increase over the FY 05-06 authorization.

STEAP: \$20 million, no increase over the FY 05-06 authorization.

Fire Training Schools: \$10 million, in addition to a prior authorization of \$10 million.

[Note: None of these bond proposals have been enacted, as SB 52 has not passed. As discussed above, there would now have to be a special session to enact a bond package, and the prospects of such a session are presently unclear.]

➔ **Other Legislation of Interest to Municipalities**

Discretionary Funds for the Governor and Legislative Leaders

Almost \$9 million has been placed in discretionary accounts for the Governor and legislative leaders. In the past, this practice has been used to direct funding to projects in legislators' districts or to expedite funding for projects favored by legislative leaders. Approximately \$3.5 million each has been earmarked for the House Speaker and Senate President. Another \$2 million has been earmarked for the Governor.

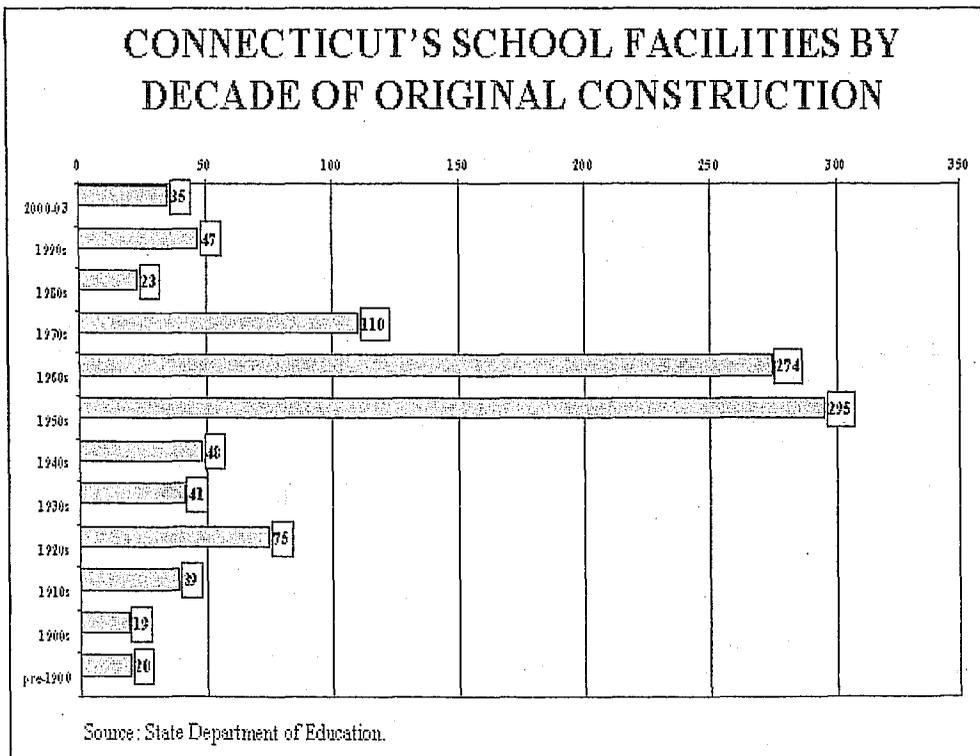
Governor Rell has pledged to place the discretionary money in the Rainy Day Fund. It is unclear whether or not the Governor will release the \$7 million earmarked for legislative leaders. All state spending requires the assistance of the Executive Branch, which controls the implementation of the budget.

School Nutrition (SB 373)

Among other requirements, SB 373 bans the sale of soft drinks in schools and offers financial incentives for schools to meet yet-to-be-determined nutrition requirements. The requirements will be established by the State Department of Education. In FY 06-07, \$4.7 million has been set-aside for the incentive program, which pays 10 cents to a school district for each lunch served (in the prior school year) that meets the nutrition requirements.

New School Construction Requirements (SB 636)

SB 636 contains a number of administrative measures to slow the increase in school construction bonding. SB 636 places new burdens on school districts, the State Department of Education, and architects/construction managers.



Changes for School Districts

- Limits the number of legislative reauthorizations a project can receive for changes in scope or cost to two and bars inter-district magnet schools from receiving higher state reimbursement rates through reauthorizations.
- Halves state reimbursement rates for orders on school projects costing more than \$10 million, if the change orders total more than 5% of the project's authorized cost.
- Imposes a 10% penalty against a project's state reimbursement grant if a school district's architectural services contract fails to comply with these standards.

Changes for the Department of Education

- Requires the State Department of Education (SDE) to approve plans and specifications for turn-key projects, under which a school district agrees to buy a completed building built by a third party.
- Requires SDE to develop a standard series of school construction contracts that districts may use as the basis for their own project contracts.
- Requires SDE to provide guidance and information to school districts in carrying out school construction projects.

Changes for Architects/Construction Managers

- Establishes standards for architectural services contracts used on state-reimbursed school projects, bars contracts from shifting liability for architectural errors and omissions away from architects, requires architects to keep confidential any information they obtain from a school district through a project, and gives the school district and the state ownership of a project's architectural plans, reports, and documents.
- Requires that architects and construction managers or construction administrators who work on vocational-technical school projects together have no controlling financial interest in one another nor be controlled by the same parent.

Jobs Initiative (SB 702)

General Assembly passed, and the Governor signed, SB 702 "An Act Concerning Jobs for the 21st Century". The act includes 13 different initiatives aimed at promoting job growth in Connecticut. SB 702's initiatives include new economic development programs, education-related incentive programs, organizational changes, and various tax breaks.

Economic Development Programs

- The bill establishes an "Early Stage Venture Capital" program to provide venture capital to newly established or expanding businesses in the early stages of developing new products and processes. CT Innovations will administer the program, which will offer pre-seed, seed, start-up, first-stage, and expansion financing.

- It creates a “Small Business Incubator Program”. It requires the DECD commissioner to award the grants, which can be used for operating funds.
- It authorizes matching assistance for micro businesses that receive federal funds under the Phase II Small Business Innovation Research or Business Technology Transfer programs.

Education-related Programs

- The bill requires UConn’s trustees to establish a program for recruiting eminent faculty and their research staffs to the University. Among other things, the faculty must be interested in finding ways to commercialize their research.
- The bill establishes a “Center for Entrepreneurism” at UConn. Part of the center’s charge would be to help the state’s businesses by training faculty and student inventors in commercialization.
- It creates a student loan reimbursement program for certain engineers. Eligible engineers must have begun work in Connecticut after December 31, 2005.
- It creates a similar student loan reimbursement program for people with doctorate degrees in designated fields, typically science-related.
- It creates a pilot program that avails business-sponsored job shadowing to high school students and externship experiences to public school teachers.
- It requires the Department of Education to establish, within available appropriations, a “Future Scholars” pilot matching grant program under which supplemental math and science instruction would be made to qualifying high school students.

Organizational Changes

- It creates an office for a “business advocate” within the Office of Policy and Management.

Tax Breaks

- It provides tax credits to corporations that produce qualified films or other types of media entertainment content in Connecticut.
- It exempts all manufacturing, machinery, and equipment from property taxes (see page 4 for description).

Changing the Revaluation Process (SB 668)

SB 668 makes several important changes to the revaluation process. Among other things, the bill (1) allows assessors to use a questionnaire in the revaluation of certain properties, (2) creates a new penalty for non-compliance with the new methods, (3) changes requirements for notifying taxpayers about a revaluation, (4) extends the phase-in period for revaluations, and (5) establishes a working group to study the revaluation process and recommend improvements to it.

Questionnaire

- Assessors must inspect each property at least once every 10 years, but during any year when inspections are due, the assessor can update and verify existing data by sending questionnaires to each owner. After checking the responses to the questionnaire for accuracy, the assessor can limit his/her inspections only to those properties for which he/she received no response.

New Penalty

- Currently, when a municipality fails to conduct a timely revaluation, the law imposes a fine equal to 10% of the total annual grants a town receives under statutory formulae. SB 668 changes this penalty to 50% of the municipality's Mashantucket Pequot-Mohegan grant.

Notification of Taxpayers

- The bill specifies that the assessor must send the revaluation notice to each owner's last known address and indicate the property's value before and after the revaluation. The notification must also state that the owner has a legal right to appeal the new assessment and explain the process for doing so.

Phase-in Period

- In conjunction with another bill (HB 5093), SB 668 extends the phase-in period for revaluations from four to five years, allows towns to end the phase-in prior to the end-date of the phase-in, and allows for a new phase-in method whereby towns can phase-in different types of property at different rates. Under the new approach, each class of eligible property (residential, commercial, and vacant land) can be phased-in at the rate at which the assessment increased for that class. The new method works if there are sales records for each class or enough sales within each class to extrapolate a rate of increase.

Revaluation Working Group

- The bill establishes a 13-member working group to study the revaluation process and make recommendations toward its improvement. At a minimum, the group must study: (a) the development of a master contract municipalities can use to hire revaluation companies, (b) the development of a region-wide schedule for conducting revaluations and recommendations on how to implement it, and (c) consideration of the rules for implementing revaluations.

Pension Obligation Bonds and Other Post-employment Benefits (SB 533)

SB 533 makes changes (and additions) to existing rules for managing municipal retirees' benefits. The new rules affect communities that have issued (or plan to issue) pension obligation bonds or are searching for new ways to manage OPEB (other post-employment benefits). The rules mix increased investment flexibility for municipalities with restrictions and new reporting requirements. The changes:

- Allow municipalities to invest a larger portion of retiree benefit reserve fund assets in higher yield securities.

- Allow the transfer of assets in a municipal retiree benefit reserve fund to an OPEB trust fund (which yield higher returns, and thereby reduce annual funding requirements).
- Require municipalities issuing pension obligation bonds to meet their ARC (annual required contribution).
- Revise the definition of the ARC to reduce its year-to-year volatility, thereby making budgeting and ARC-compliance easier.
- Require municipalities issuing pension obligation bonds to submit information to OPM prior to the issuance of such bonds.
- Eliminate municipal authority to fund retiree benefit reserve funds with bond proceeds.

Expansion of the Property Tax Credit Program (in budget bill)

The adopted budget includes an expansion of the property tax credit program against the state personal income tax. The expansion increases the maximum credit from \$350 (this year) to \$500 in FY 06-07. Any taxpayer who currently qualifies for the credit program will receive some benefit – no matter his/her income level. Taxpayers who currently qualify for the program earn incomes below \$125,000 per year (for single filers), \$100,250 per year (for separate filers), and \$190,500 per year (for joint filers).

The cost of the program expansion will be \$70 million in FY 06-07.

- The Governor made no proposal regarding the property tax credit against state the personal income tax, and instead, proposed elimination of the property tax on most passenger cars.
- The Finance, Revenue, and Bonding Committee had proposed that the credit be refundable and that persons with higher adjusted gross incomes be eligible. These proposals did not pass.

Urban Youth and Violence (in budget bill)

As part of the budget agreement, the General Assembly and Governor approved \$4 million for an Urban Youth Employment program. In addition, the budget agreement appropriates \$300,000 for an urban violence task force (operated out of the Department of Public Safety).

- The Governor's FY 06-07 proposal would have provided \$5.9 million in FY 06-07 for an over-arching urban violence initiative, with \$4.3 million allocated to the Office of Policy and Management to provide grants to eligible municipalities to help prevent violent criminal activity involving young people in urban areas.
- The Appropriations Committee's proposal would have provided limited funding for the Governor's Urban Violence Initiative. The Committee would have funded \$750,000 of the \$5.9 million initiative, through two of the Governor's five proposed programs. However, the Committee also proposed the eventually adopted \$4 million Urban Youth Employment program.

Energy (in budget bill)

As proposed by the Governor in her initial budget, the General Assembly agreed not to transfer \$12 million from the Energy Conservation and Load Management Fund. An additional \$30 million was appropriated to various state agencies for FY 06-07 energy costs.

The Governor's proposal for FY 06-07 would have created a new State Department of Energy to help formulate and implement a statewide energy policy. The Governor's proposed budget called for implementing a Public Utilities Tax cut, and adding \$40 million to her Midterm Budget for state agencies with rising energy-related costs.

The Appropriations Committee's proposals would have provided no funding for the creation of a new State Department of Energy in FY 06-07. The Energy and Technology Committee had proposed creating a new Department of Energy Policy & Development and an Energy Authority, but movement on this bill never occurred.

Motor Vehicle Violation Surcharge for Municipalities (SB 537)

SB 537 imposes \$10 per ticket surcharge for certain motor vehicle violations. The Superior Court's centralized infractions bureau will collect the surcharge and the State will remit the additional dollars the municipalities in which the violations occurred. The surcharge is expected to yield \$1.5 million in revenue for towns and cities.



For more information on the scheduled grant increases in the state budget and how it impacts your community, visit the CCM website at www.ccm-ct.org.

If you have questions, please call Jim Finley, Gian-Carl Casa of, or Adam Stern of CCM at (203) 498-3000.

CCM 05/06/2006



CONNECTICUT CONFERENCE OF MUNICIPALITIES

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Item #11

Update: May 15, 2006

LEGISLATIVE RECAP *GENERAL ASSEMBLY SESSION 2006* DRAFT

The following is a select list of key bills affecting municipalities that were tracked by CCM staff during the regular legislative session that ended on Wednesday, May 3, 2006.

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Please call Jim Finley, Gian-Carl Casa, or Ron Thomas at (203) 498-3000 if you have any questions.

KEY BILLS PASSED BY THE GENERAL ASSEMBLY OF BENEFIT TO MUNICIPALITIES

HB 5093	<p><u>FIVE-YEAR REVALUATION</u> Allows municipalities to (1) phase-in revaluations over a period of up to five years, (2) freeze property taxes on homes owned by certain elderly people, and (3) impose asset limits for eligibility and to put a lien on the property to recover tax revenue lost due to the freeze.</p>
HB 5605	<p><u>TAX ASSESSMENT OF TELECOMMUNICATIONS COMPANIES</u> Treats telecommunications companies that get their taxes assessed by the State the same as all other property taxpayers by making them subject to an 18% annual penalty for delinquent payment.</p>
HB 5685	<p><u>BROWNFIELD REMEDIATION</u> Among other things, (1) establishes an Office of Brownfield Remediation within the Department of Economic and Community Development; (2) allows municipalities and other parties who undertake the clean-up and remediation of contaminated property, to seek reimbursement for the costs associated with such clean-up from the party responsible for the contamination; and (3) provides greater protection from liability for those parties who undertake such clean-up and remediation and who did not have any responsibility toward the contamination.</p>
HB 5844	<p><u>STATEWIDE TRANSPORTATION IMPROVEMENTS</u> Makes significant state investments in transportation improvements. Such an investment is critically needed to protect Connecticut's economy and quality of life.</p>
SB 212	<p><u>DISPOSAL OF CONSTRUCTION & DEMOLITION DEBRIS</u> Allows for the disposal of in-state construction and demolition ("C&D") wood at biomass gasification plants in Connecticut.</p>
SB 389	<p><u>MUNICIPAL LIENS</u> (1) Increases fines and grants lien status to municipalities for unpaid assessments for violations of health, housing, zoning and safety laws; (2) allows municipalities that expend funds to mitigate such violations to roll the assessment for these costs into the owners' tax bills, including subjecting them to delinquency penalties; and (3) increases, from \$100 to \$250, the maximum penalty for violation of municipal ordinances.</p>
SB 537	<p><u>TICKET SURCHARGE</u> Establishes a new surcharge of ten dollars on certain motor vehicle violations and provides that it be forwarded to the municipalities in which the violations occurred. It is estimated that \$1.5 million in revenues would be generated annually under the bill's surcharge and distributed to municipalities.</p>
SB 668	<p><u>PROPERTY REVALUATION</u> Gives municipal assessors more flexibility to conduct revaluations using less costly methods.</p>

KEY BILLS *PASSED* BY THE GENERAL ASSEMBLY
HARMFUL TO MUNICIPALITIES

<p>HB 5290</p>	<p><u>REGISTRY FOR LAND USE HEARINGS – <i>Unfunded Mandate</i></u> Requires municipalities to establish a registry containing the names and addresses of property owners, electors, and federal tax-exempt organizations to receive land use hearing notices by mail or email, depending on the request of the entity. Towns must notify residents of the registry. Such entities must stay on the registry at least 3 years, and may request to be placed on notice for another 3 years.</p>
<p>SB 25</p>	<p><u>SOCIAL SECURITY OFFSETS – <i>Unfunded Mandate</i></u> Allows people to receive full workers' compensation benefits after they have begun receiving social security benefits.</p>
<p>SB 169</p>	<p><u>VETERANS' TAX EXEMPTION – <i>Unfunded Mandate</i></u> Excludes disability payments from the definition of income as used to decide property tax exemptions.</p>

OTHER KEY BILLS *PASSED* BY THE GENERAL ASSEMBLY

HB 5847

EDUCATION BUDGET IMPLEMENTATION

Among other things, this bill:

- Allocates \$3,483,750 (as of July 1, 2006) of *school readiness* grant appropriations for priority school districts for school readiness programs in Bridgeport, Hartford, New Britain, New Haven, New London, Waterbury, and Windham.
- Increases the FY 07 allocation of *priority school district* funds for priority school district and school readiness grants. There is approximately a \$6 million increase for priority school districts and approximately a \$6 million increase for school readiness.
- Eliminates the requirement that state or local costs for complying with the federal No Child Left Behind (NCLB) Act be paid exclusively from federal funds received under that act. It thus allows state funds to be spent on NCLB-related activities.
- Extends the *minimum expenditure requirement* (MER) for towns receiving the Education Cost Sharing (ECS) grant through FY 07. The MER requires towns to spend a minimum amount on regular education programs. Under the bill, as for prior years, the FY 07 MER for each town is the sum of (1) its FY 06 MER; (2) any ECS grant increase it receives in FY 07; and (3) if its enrollment dropped between 2004 and 2005, an amount equal to the decrease multiplied by one-half of the ECS foundation amount. The ECS foundation amount for FY 07 is \$ 5,891 per pupil.
- Establishes minimum ECS grants for all towns. It requires every town's ECS grant to be at least 60% of its full grant entitlement. For FY 08 and each subsequent fiscal year, it requires each town to receive an ECS grant that is at least (1) equal to the grant it received for the previous fiscal year or (2) 60% of its full ECS entitlement. This provision only affects one municipality.
- Establishes a *pilot in-classroom school breakfast* program and permits the State Department of Education (SDE) to provide competitive grants to help up to 10 severe need schools establish them.

<p>SB 16</p>	<p><u>RETIREE HEALTH BENEFITS</u> <i>As originally proposed, an unfunded mandate.</i> Mandates that a municipality may not “diminish or eliminate” a retiree's benefits “in violation of any collective bargaining agreement.” CCM lobbied against the bill, but eventually worked on a compromise with proponents to mitigate its restrictions and protect the local collective bargaining process.</p>
<p>SB 373</p>	<p><u>SCHOOL NUTRITION</u> This bill restricts the types of beverages that may be sold to students by:</p> <ul style="list-style-type: none"> • Requiring the State Department of Education to set nutritional standards for food sold to students in schools • Providing a financial incentive for local and regional school boards, charter school, endowed academy, and interdistrict magnet school governing authorities, and the regional vocational-technical school system to certify that their schools meet the SDE standards. • As incentive to participate in the National School Lunch Program, the bill provides 10 cents in addition to the state match of federal dollars required under this program. \$4.7 million has been allocated as reimbursement for towns that choose to participate in this pilot program. • Allowing schools to sell other beverages if the sale is in connection with an event occurring after the end of the regular school day or on the weekend, the sale is at the event location, and the beverages are not sold from a vending machine or school store.

**KEY BILLS *NOT PASSED* BY THE GENERAL ASSEMBLY
OF BENEFIT TO MUNICIPALITIES**

<p>HB 5048</p>	<p><u>MOTOR VEHICLE REGISTRATION STICKERS</u> For each motor vehicle that has been issued one or two number plates, this bill would have allowed individuals to place their registration sticker inside the windshield, rather than placement on the rear license plate. This would have been helpful to prevent theft of registration stickers off of license plates.</p>
<p>HB 5491</p>	<p><u>MANDATES STUDY</u> Would have required the Connecticut Advisory Commission on Intergovernmental Relations (CACIR) to submit a report to the legislature every four years that (A) "identifies and describes each unfunded or partially funded state mandate," (B) quantifies the actual cost to local governments of such mandates, and (C) analyzes the effect of eliminating or reducing such mandates.</p>
<p>SB 361</p>	<p><u>EVICTED TENANTS' POSSESSIONS</u> Would have relieved municipalities of the unfunded state mandate to remove and store the personal property belonging to evicted residential tenants.</p>
<p>SB 701 SB 542 & SB 390</p>	<p><u>REGIONAL INCENTIVES</u> These bills all would have encouraged regional cooperation either by (a) creating a \$5 million fund to provide financial incentives for joint service provision by municipalities through their Regional Planning Organizations, (b) allowing two or more towns that are members of COGs to enter into an agreement to impose a sales tax of not more than .25%, or (c) allowing regional councils of elected officials to share a portion, .5%, of the state's sales tax for "specific initiatives undertaken jointly by two or more towns to consolidate services and promote cooperation between municipalities to achieve economies and lower costs, except costs of education."</p>

**KEY BILLS *NOT PASSED* BY THE GENERAL ASSEMBLY
HARMFUL TO MUNICIPALITIES**

<p>HB 5273</p>	<p><u>SPECIAL PROPERTY TAX BREAK FOR CERTAIN GOLF COURSES – <i>Unfunded Mandate</i></u> Would have provided a special, unwarranted property tax break for privately owned golf courses open to the public.</p> <p>The bill would have provided a blanket tax break to all privately owned golf courses open to the public– with no distinction between those facing financial hardship and those that are thriving.</p>
<p>HB 5735</p>	<p><u>WORKERS’ COMPENSATION FOR NON-DEPENDENTS</u> Would have provided workers' compensation benefits to non-dependents of an officer killed in the line of duty.</p>
<p>HB 5786</p>	<p><u>DEFIBRILLATORS IN SCHOOLS – <i>Unfunded Mandate</i></u> Requires the presence of a licensed athletic trainer and an emergency medical technician at all athletic practices and events beginning January 1, 2007. An automatic external defibrillator costs between \$1,200 to \$3,000 and school districts would need multiple devices and would need to contract multiple personnel to cover all practices and events.</p>
<p>HB 5038 HB 5810 SB 34 & SB 665</p>	<p><u>EMINENT DOMAIN</u> Would have enacted various measures that would have, among other things, (a) eliminated or substantially reduced municipal authority to exercise the power of ED for economic development purposes, (b) required that local legislative bodies approve the taking of property on a parcel-by-parcel basis, (c) changed the burden of proof process—requiring municipalities to prove that takings property “will” increase tax revenues, the tax base or general economic health, (d) required 2/3 vote of the local legislative body for the purchase of real property for economic development, (e) updated the State Uniform Relocation Assistance Act to ensure that it reflects the varying needs of displaced property owners and fully compensates them for relocation costs, and (f) required more than fair market value to commercial property owners for loss of “good will.”</p>
<p>SB 109</p>	<p><u>TELEPHONE INFRASTRUCTURE – <i>Unfunded Mandate</i></u> Would have mandated, among other things, that municipalities upgrade their “multi-line telephone systems” (MLTS) as well as the facilities that house such infrastructure.</p>
<p>SB 291 & SB 642</p>	<p><u>RETROFIT/REPLACE SCHOOL BUSES – <i>Unfunded Mandate</i></u> Would have required diesel-powered school buses retrofitted or replaced to meet certain emission requirements. This bill would have cost municipalities over \$6 million.</p>
<p>SB 387</p>	<p><u>MANDATED PROPERTY TAX CUT FOR AFFORDABLE HOUSING</u> Would have mandated that just one method be used to calculate the tax assessment of certain low- and moderate-income housing, thereby costing municipalities millions of dollars each year.</p> <p><i>This provision was stricken from the bill as passed.</i></p>

SB 456	<u>RECORDING OF INTERROGATIONS</u> Would have, among other things, required law enforcement agencies to record (via cassette, digital or video equipment) interrogations of persons suspected of a class A or B felony, if feasible. If agencies did not record the interrogation, the bill would have required that information obtained from such interrogations may be presumed inadmissible in court.
SB 620	<u>ROAD LIABILITY</u> Would have weakened the sole proximate cause standards created by judicial interpretation of CGS Section 13a-149, concerning injuries caused by defective roads and bridges.

TOWN OF MANSFIELD
OFFICE OF THE TOWN MANAGER



Sara-Ann Chaine, Management Assistant

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May 17, 2006

Mansfield Town Council
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Council Members:

Mansfield will be holding its Memorial Day Parade on Monday, May 29th, 2006. I cordially invite you to participate in this year's commemoration by marching in the parade.

The parade will form on Bassett's Bridge Road at the intersection of Rt. 195. Parade formation will start at 8:30am and the parade will begin at 9:00am. The route will run from Bassett's Bridge Road, North on Rt. 195, right onto Cemetery Road and will stop at the Mansfield Center Cemetery for a short ceremony honoring those who have served as well as those who have died for our country. The parade will return to Bassett's Bridge Road after honors consisting of three volleys and "taps" are rendered at the Old Mansfield Cemetery. Separate honors will also be held at the Town Hall Veterans' Memorial and in the Storrs Cemetery later in the day.

In the event of inclement weather, an abbreviated ceremony will be held in the Mansfield Middle School Gymnasium. If necessary, an announcement will be made over WILI Radio by 8:00am.

If you have any questions, please feel free to contact me at 429-3336.

Sincerely,


Sara-Ann Chainé
Management Assistant

PAGE
BREAK

4/8/06 Hartford Courant Article

Mansfield Gets Serious About Character

People have asked me why The Courant has gotten interested in sprawl and its ramifications. That's easy. Readers in many suburban towns have called us over the past few years to complain that they are being overrun with poorly planned, low density development, and that this development was changing the feel and character of the town.

The hard part is what to do about it.

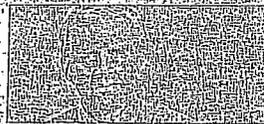
We have minimal state and regional planning, thus it's up to towns to determine their own patterns of development. The relentless need for property tax revenue, lack of transit alternatives and weak local planning and zoning in some towns all conspire to encourage sprawl.

Even your favorite amateur planner can conceptualize a solution. A town should decide where it wants to build and where it doesn't, and then incorporate the plan into its land-use regulations.

This is easily said but difficult to actually do, for reasons ranging from inertia and local politics to lack of expertise and the potential for lawsuits.

That's why a project underway in Mansfield bears watching.

Three years ago, the rural university town was besieged by subdivision applications. Officials and residents wanted to get a handle on development while there was still time. As it happened, it also was time to update the town's plan of conservation



TOM CONDON

and development.

The town engaged University of Connecticut landscape architecture professor Peter Minutti and some of his students. His group, with a local steering committee and a great deal of public participation, embarked on a study called "Lands of Unique Value."

UConn does yeoman's work on land-use issues: The Center for Land Use Education and Research offers education programs and a number of tools for local planning. Minutti took this a step further and provided the town with an actual land-use plan. He and his students began with an inventory of natural and cultural resources — farms, drumlins, forests, wetlands, etc. — and mapped them.

Over many months and many meetings, they looked at the town's geology, hydrology, flora/fauna, cultural artifacts and historic buildings. They used maps when they were available and accurate; otherwise they made their own. For example, the state's wetlands maps were general in nature; Minutti found the town had

twice the amount of wetlands the state maps showed.

They also surveyed residents to ask what scenic views and vistas should be protected.

When the data were all collected, it was combined into a composite map of the town. Then Minutti and his crew did what is called a build-out scenario. By overlaying the town's zoning regulations, they were able to show what the town would look like, and what sensitive areas would be lost if the current development trends under existing zoning continued.

This was sobering. The town has about 3,000 single-family homes, but the study showed there was room for 5,000 more. "Thank God I'll be dead," said one older committee member.

The town would lose 1,700 of 3,700 acres of farmland, 350 of 650 acres of deep or interior forest and 2,000 of 6,600 acres of sand and gravel deposits important for aquifer protection.

Minutti is not against development, but development that works for the owner and the general civic good. He recommended an alternative plan that encourages growth at crossroads or village centers that have the infrastructure, e.g., sewers, to handle growth, and a more flexible kind of zoning to protect sensitive rural areas.

Many of these recommendations were incorporated into the plan of conservation and development, which in turn is used to redraw the

zoning regulations, said town planner Gregory Radick, also a leader of the Lands project.

Last year the town took the unusual step of instituting a nine-month moratorium — now extended to 2 months — on subdivisions of more than two lots to finish the plan and then adjust land-use regulations accordingly.

If all goes well, the new regulations will make it easier to build in the crossroads and town-center areas, and will discourage massive development of rural areas. In the rural areas, the town is going to a flexible variation of two-acre zoning — in which one acre of every two must be preserved and the planning and zoning commission can direct which part of the land to build on — to preserve natural assets.

Town officials hope the regulations, coupled with an open space and farmland preservation program, will protect the town's rural and historic character.

The towns that are being steamrolled by development are those that haven't done rigorous planning. If people move helter-skelter to a town because they like its rural character, it won't have a rural character for long.

Minutti said he's ready to use the "Lands of Unique Value" approach in other towns. I can think of a few that might want to give him a call.

Tom Condon is the editor of Place. He can be reached at tcondon@courant.com.

PAGE
BREAK

TESTIMONY OF THE
**CONNECTICUT COALITION
FOR *JUSTICE*
IN EDUCATION FUNDING**

**BEFORE THE
EDUCATION COMMITTEE**

**Regional Information Meeting
Ansonia High School**

April 18, 2006

My name is Dianne Kaplan deVries, and I am Project Director and founder of the Connecticut Coalition for Justice in Education Funding. I speak tonight on behalf of our many member communities, education organizations, parents, and others who have not had an opportunity to testify themselves over the past several weeks of these informational hearings.

I also come before you this evening to thank you for your efforts to reach out and hear concerns from communities around the state about the state's system of funding the schools. Education Committee members' participation in these regional forums, even in the midst of an especially intense short legislative session, has meant extremely long days for you, lengthy drives from Hartford to the sites without time for dinner, late-night weary drives home, and considerable sacrifice of members' personal family time. From the public's perspective, surely this contribution on the part of Committee members has been greatly appreciated. We all hope that from your own perspectives, the process has been equally productive and personally gratifying.

Having heard much of the public testimony in Meriden, Hartford, Ledyard, Bridgeport, and Stamford, CCJEF would like to take this opportunity to point out just how consistent the testimony you have heard across the state is with our own school finance reform agenda.

You have repeatedly heard that the ECS formula is severely outdated, that the foundation level has no rational relationship to the real cost of educating students even in the most frugal of small school districts, and that its student weightings fall severely short of representing the added costs of meeting the learning needs of educationally disadvantaged students and the state and federally mandated services they are entitled to. Last week in Stamford, you heard compelling evidence of the unfairness of the ECS subformula elements that skew local fiscal capacity, and many have spoken to the inherent unfairness and disequalizing nature of the ECS cap and stoploss provisions.

Everywhere you have heard from school superintendents and board of education members, and concerned citizens that the state's underfunding of education has resulted in dangerously austere budgets and a need to cut essential elements of schools' operating budgets, including teaching positions (i.e., raising rather than lowering class sizes), guidance counselors, nurses, custodians, books, technology, foreign languages, the arts, and other important curricular offerings, as well as after-school and preK programs. They have all said that while the smaller grant programs (e.g., Priority School District grants and those that support reading and early childhood initiatives) and school construction grants are important and very much appreciated, they do little to make up for the school operating costs that ought to be forthcoming from the state via its hugely underfunded ECS formula and its broken equalization mechanism.

Everywhere you heard from municipal leaders about how local communities cannot continue to sustain the steadily rising costs of public education. You heard from the mayors of Connecticut's two poorest cities: Hartford — where over half of all real estate is not taxable and mill rates are now at 60.82, despite median household income being just 46% of the state median — and Bridgeport, whose 40.32 mill rate is only marginally less painful for households whose income is just 64% of the state median. These two cities also educate the largest student populations, approaching 24,000 students each, and in both cities, nearly all children are impoverished and 40-50% are from homes where English is not the spoken language. And you heard from mayors and other leaders of similarly distressed municipalities, known as Priority School Districts, including Meriden, Bloomfield, New London, Windham, and tonight, Ansonia.

But you also heard from leaders of mid-sized cities like Stratford and North Haven and from first selectmen and other officials from small towns in Eastern Connecticut. All of them decried their community's need to rely so heavily upon property taxes — mill rates that seem extraordinary for their taxpayers and often constitute as much as 75% of the town budget, but rates that are nevertheless inadequate for meeting the legitimate needs of their schools if their students are to have any meaningful opportunity to compete successfully in the global marketplace.

Senior citizens also presented poignant testimony, expressing their concerns about being able to afford to remain in the homes in which they had raised their children and had hoped to live out their lives but are now feeling squeezed out because of excessive property tax rates. They also described how the state's school funding system increasingly pits them and others against families with school-aged children, fueling local budget battles that are inconsistent with the high value everyone places on quality schooling as being key to our democratic society and long-term economic well-being.

Little wonder that you heard so much about the over-reliance on property taxes to fund the schools, in that more than a third (36%) of all municipalities have tax rates above 30 mills, including 11 municipalities whose rates exceed 40 mills, despite the market inflation of property values over the past several years.

Everywhere you heard impassioned pleas from elected municipal officials, educators, parents, and local taxpayers for the state to revamp the ECS formula to enable every community to afford high-quality schools and for the state to assume a substantially greater share of education costs.

Over these six regional hearings, you heard from some of the people who live in CCJEF communities and others who represent our growing number of allies. Even those who testified but are unaffiliated with CCJEF expressed viewpoints consistent with our agenda.

I will not here reiterate all that was contained in formal testimony before the Education Committee on March 3 and 13, nor that which was previously offered in the regional forums. Instead, let me just again summarize what it is that CCJEF seeks, lest there remain any doubts about the nature of our agenda:

- **School finance reform:** To put into place a modern, equitable, adequacy-based (student needs-driven) state aid formula that reflects the true cost of educating students to meet state and federal performance standards within each and every community. The revamped ECS formula must fairly equalize the ability of communities to operate high-performing schools while ensuring that every community receives significant state aid. The formula must be far more simple and straightforward than the existing formula (i.e., it must be intelligible to laypersons and otherwise publicly transparent). And the formula must be fully funded without annual legislative tinkering that may be driven by economic fluctuations. Changes in allocations must appropriately reflect changes in student need levels and/or significant changes within the communities themselves.
 - **Purposes:** To provide equal educational opportunity for all, and to close the state's pernicious achievement gaps based on poverty, race, and Grand Lists.
 - **Requirements:** Substantial new state investment in education to fund a revamped/updated ECS formula that reflects what has been learned from the adequacy cost study. Increased investment and the revamped formula also require "accountability for adequacy" (i.e., a greatly improved monitoring/audit/program evaluation system to ensure the resources are utilized efficiently and to improve student learning).

- **Tax restructuring:** To bring about a shift from local property taxes to a mix of progressive tax structures that would, in the aggregate, fund at least 50% of schools' current operating needs.
 - **Purposes:** To ensure education tax equity for citizens and towns and the affordability of high-quality schools in every community.
 - **Requirements:** Systemic reform of Connecticut tax structures, with close attention to tax incidence data to ensure fairness of the tax burden by income level (including the special concerns of middle-class residents living on fixed incomes) and the economic development needs of business/industry. Tax reform must employ a balanced mix of revenue-producing strategies that will also sustain the schools even during periods of economic downturn.

These are, of course, longer-term goals. In the near term, CCJEF's focus for the 2006 legislative session has been on greater ECS aid and increased state investments in early childhood (preschool slots, full-day kindergarten, literacy initiatives), special education (full funding of the

excess cost grant, lowering its reimbursement threshold, and funding the SPED equity grant), English-language programs to accelerate learning for children of immigrants, interdistrict and host-district magnet schools, pupil transportation, and adult education. To the extent that some of these investments will come to fruition at the end of this session, we thank this Committee, without whose support and advocacy little progress on these critical issues could have been achieved.

CCJEF has also sought removal of the 11-year cap on ECS allocations. Just as an immediate increase in special education funding would benefit every Connecticut town and school, so too would eliminating the cap benefit a majority of towns — towns and their school districts of all sizes and demographic makeup that have been severely impacted by the cap since 1995-96. Over those years, all but 11 towns have at one time or another been capped, with 18 of them capped every single year. This year 87 towns are capped, totaling some \$60.6 million in lost state aid for these towns and directly contributing to their local property tax burdens. At the same time, CCJEF has sought to keep in place the long-standing ECS hold harmless provision, whose importance has grown dramatically as the value of ECS dollars have declined, so that removing those above-formula funds would negatively impact school district and town budgets. Indeed, we appreciate the inference that removing the cap would surely cause “total ECS meltdown” for the subsequent fiscal year when the state may have no substantial revenue surplus, the uncapped towns would finally receive formula-level aid, and the 82 hold harmless towns would also expect their above-formula grants. The resulting competition for the too-small “education pie” would certainly become explosive and per pupil allocations for all would decline sharply. Perhaps this is precisely what needs to occur for substantive reforms to come about: i.e., an education funding implosion occurring just as our education adequacy lawsuit reaches trial stage.

Measurable political movement toward an ECS formula revamp and clear evidence of the political will to invest in adequacy funding and to restructure taxes accordingly have appeared elusive since CCJEF came into being less than 18 months ago. Yet we have seen this Committee make good strides in the right direction. Offering these regional informational hearings is one of those important strides. HB 5562 was also a good beginning; SB 434 was not, though the particular inequities it attempted to redress were salient. And there were other, less sweeping Education bills that are introducing good steps forward and may yet be passed into legislation.

We trust that Committee members will proceed over the coming months to employ all that has been learned from these public forums and other contact with constituents in forging your own remedies to the state’s school funding crisis. CCJEF reiterates its willingness to work with the Committee and other legislators to resolve matters outside the courtroom. While we intend to continue to participate in Governor Rell’s ECS commission, we also recognize that in the end, it is neither from that commission nor the courtroom that suitable remedies will be enacted as law.

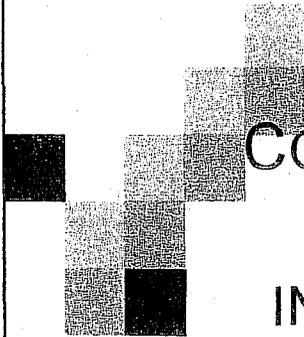
Toward that end, we extend an invitation to members of this Committee, both as individuals and as a Committee, to participate in the workgroups CCJEF intends to launch soon after the close of this session. The workgroups will design a revamped ECS formula that meets the conditions described above, craft tax restructuring proposals that could phase in the cost of adequacy over the coming few years, and devise a suitable accountability system for ensuring that money is spent wisely and that a school funding crisis of such proportions never again occurs in Connecticut. Rather than these workgroups carving out desired CCJEF remedies to lay before

the court. why shouldn't this opportunity be used to jointly carve out mutually satisfactory and politically viable reforms to lay before the 2007 General Assembly?

As we often say, CCJEF prefers to expend our time, effort, and money in classrooms, not in courtrooms. We believe that rather than waste taxpayers' money defending against this lawsuit, the Attorney General should be instructed by the legislature not to waste the state's precious resources on fighting the basic underlying claims of *CCJEF v Rell* — particularly inasmuch as nearly everyone in this state agrees that the present school finance system is broken and outdated and that the state is not carrying its fair share of education funding. Instead, we should all proceed to remedy and work together for the sake of our children, stronger communities, and the long-term prosperity and improved social fabric of Connecticut.

#

Dr. Dianne Kaplan deVries can be reached at (860) 461-0320 or at dkdevries_uk@yahoo.com.



CONNECTICUT COALITION FOR *JUSTICE* IN EDUCATION FUNDING

Update for
Connecticut Conference of
Municipalities
Legislative Committee

www.ccjef.org Sheraton Four Points, Meriden, May 16, 2006

CCJEF Goals

- **School finance reform:** Achieve a modern, equitable, adequacy-based (student needs-driven) state aid formula that is transparent and fully funded
 - Equal educational opportunity
 - Closing of achievement gaps
 - Improved accountability
- **Tax restructuring:** Remove the bulk of adequacy funding from local property taxes by utilizing a mix of progressive tax structures to fund $\geq 50\%$ of schools' current operating needs
 - Shift from regressive to progressive taxes to fund education
 - Tax equity for citizens and towns
 - Systemic reform of CT tax structures



2

Membership Progress

Municipalities and Boards of Education:

Ashford, Bloomfield, Branford, Bridgeport, Coventry, Danbury, East Hartford, Groton, Hamden, Hartford, Mansfield, Middletown, New Britain, New Haven, New London, Newtown, Norwalk, Plainfield, Plainville, Putnam, Shelton, Southington, Stamford, Stratford, Windham, Windsor Locks

Boards of Education (without towns):

Killingly, Manchester, Region #19, Waterford

Others:

American Federation of State, County, and Municipal Employees (AFSCME)
American Federation of Teachers CT (AFT CT)
Bridgeport Child Advocacy Coalition (BCAC)
CT Association of Boards of Education (CABE)
CT Association of Public School Superintendents (CAPSS)
CT Council of Administrators of Special Education (ConnCASE)
CT Education Association (CEA)
CT Employees Union Independent (CEUI)
CT Federation of School Administrators (CFSA)
CT Urban Librarians Caucus
Greater Hartford Interfaith Coalition for Equity and Justice (ICEJ)
Parents of school-aged children from towns across the state
Students ≥ 18 years of age currently enrolled in high school or a GED program³

CCJEF Member Stats

CCJEF member communities ...



- Are home to 1.3M residents — 37% of the state's total population
- Provide public education for more than 200K students — including about 2/3 of all ...
 - students from low-income families
 - minority students
 - students from homes where English is not the primary language

Other Progress

- Filing of *CCJEF v Rell*
- Governor's ECS Commission
- Education Committee actions:
 - Chairs sponsored bills intended as good-faith gestures; much good dialogue with legislators
 - Cmte held 6 regional informational forums to hear viewpoints of towns, BOEs, and taxpayers on the ECS and related funding matters
- SPED excess costs and other small "wins"
- Workgroups (formula revamp, tax restructuring, accountability) to launch soon

5

CCJEF v Rell – Key Claims

- State has failed to adequately and equitably fund its public schools
- As a result, ...
 - Plaintiff schoolchildren have been denied a reasonable opportunity to meet the state's own learning standards
 - Plaintiff schoolchildren have suffered irreparable harm from the limitations that school underfunding has placed on their ability to:
 - Take full advantage of the nation's democratic processes and institutions
 - Secure meaningful employment in the competitive high-skills/ high-wage global marketplace
 - Successfully continue their education beyond high school
 - Reap the monetary and intellectual rewards of the above
 - Minority students have been disproportionately impacted

6

Making the Case

- Education inputs
- Education outputs/student outcomes
- Varying context of education (role of SES, how/why money matters)
- Fiscal context
 - Outdated/flawed/inequitable state aid formula
 - Historic underfunding and distortions
 - ECS cap and hold harmless
 - Mill rates and municipal overburden
 - Adequacy cost study

7

ECS Funding Change Over Time

- | | |
|-------------------|-----------------------|
| ■ \$1,013,676,675 | ECS Grants 1989-90 |
| ■ \$1,619,487,101 | Projected 2005-06 |
| ■ \$ 605,810,336 | 16-Yr Cum. Change |
| ■ 59.76% | 16-Yr Cum. Change |
| ■ 3.74% | Annualized Change |
| ■ 63.31 - 75.4% | Inflation, 1989-2006* |

*Conservative calculation of inflation using Federal Reserve Bank of Minneapolis CPI-U inflation calculator; higher figure from U.S. Dept. of Labor. Education cost inflation is known to be greater than the CPI-U.

Data Source (except inflation rate): Brian Mahoney, CT State Dept. of Education, PPT presentation to Gov's ECS Commission, January 10, 2006

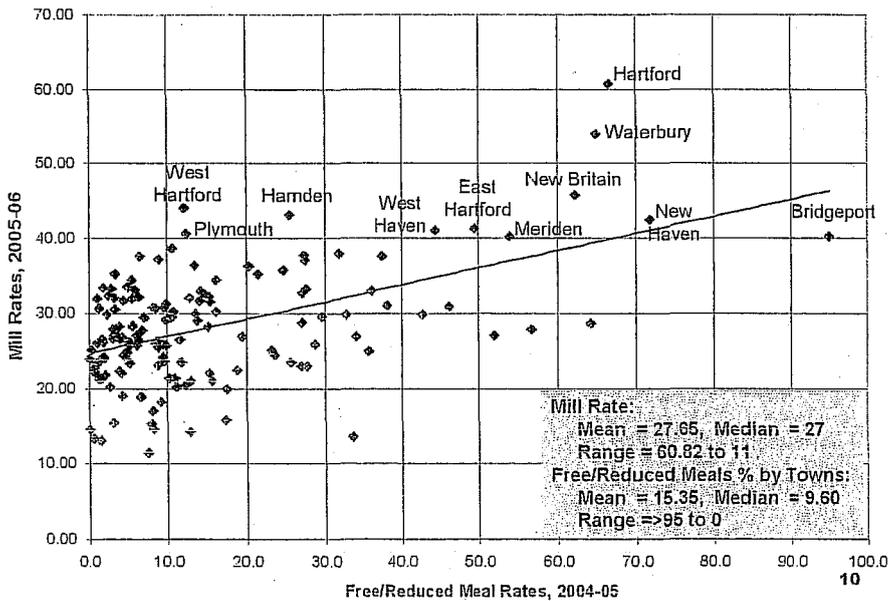
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Impact of ECS Cap and Stoploss

	ECS Cap	Hold Harmless/ Stoploss	Net Effect on ECS Funding	No. of Capped Towns	No. of Stop-loss Towns	Formula Aid Towns
FY96	-67,486,765	53,247,784	-14,238,981	61	95	13
FY97	-113,296,752	40,490,476	-72,806,276	95	74	0
FY98	-147,155,266	31,848,388	-115,306,878	98	62	9
FY99	-151,854,395	29,505,199	-122,349,196	89	61	19
FY00	-159,790,497	26,030,513	-133,759,984	108	38	23
FY01	-120,238,991	31,488,114	-88,750,877	97	63	9
FY02	-87,845,518	37,439,848	-50,405,670	100	65	4
FY03	-52,053,085	43,992,128	-8,060,947	93	63	13
FY04	-57,978,234	46,846,638	-11,131,596	88	54	27
FY05	-93,702,311	57,743,573	-35,958,738	107	62	0
FY06	-60,533,691	101,241,518	-40,707,827	87	82	0
Total FY96-06	-1,111,935,505	499,874,179	-612,061,316	Avg = 93	Avg = 65	Avg = 11

9

Mill Rates and Student Poverty



Membership Fees

- Municipality membership fees automatically include membership for their boards of education, are based on population:
 - 100,000 and over = \$20,000
 - 75,000 - 99,999 = \$15,000
 - 50,000 - 74,999 = \$10,000
 - 10,000 - 49,999 = \$5,000
 - Under 10,000 = \$2,500
 - Associate membership = \$1,500
(for most fiscally distressed towns, first year only)
- Others:
 - Local boards of education (without town) = \$1,500
 - Regional boards of education = \$500 - \$1,500
(depending on regional district size and membership of participating towns)
 - Individuals = \$100

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**Please
Join CCJEF --
Help us draw
the line in
the sand!**

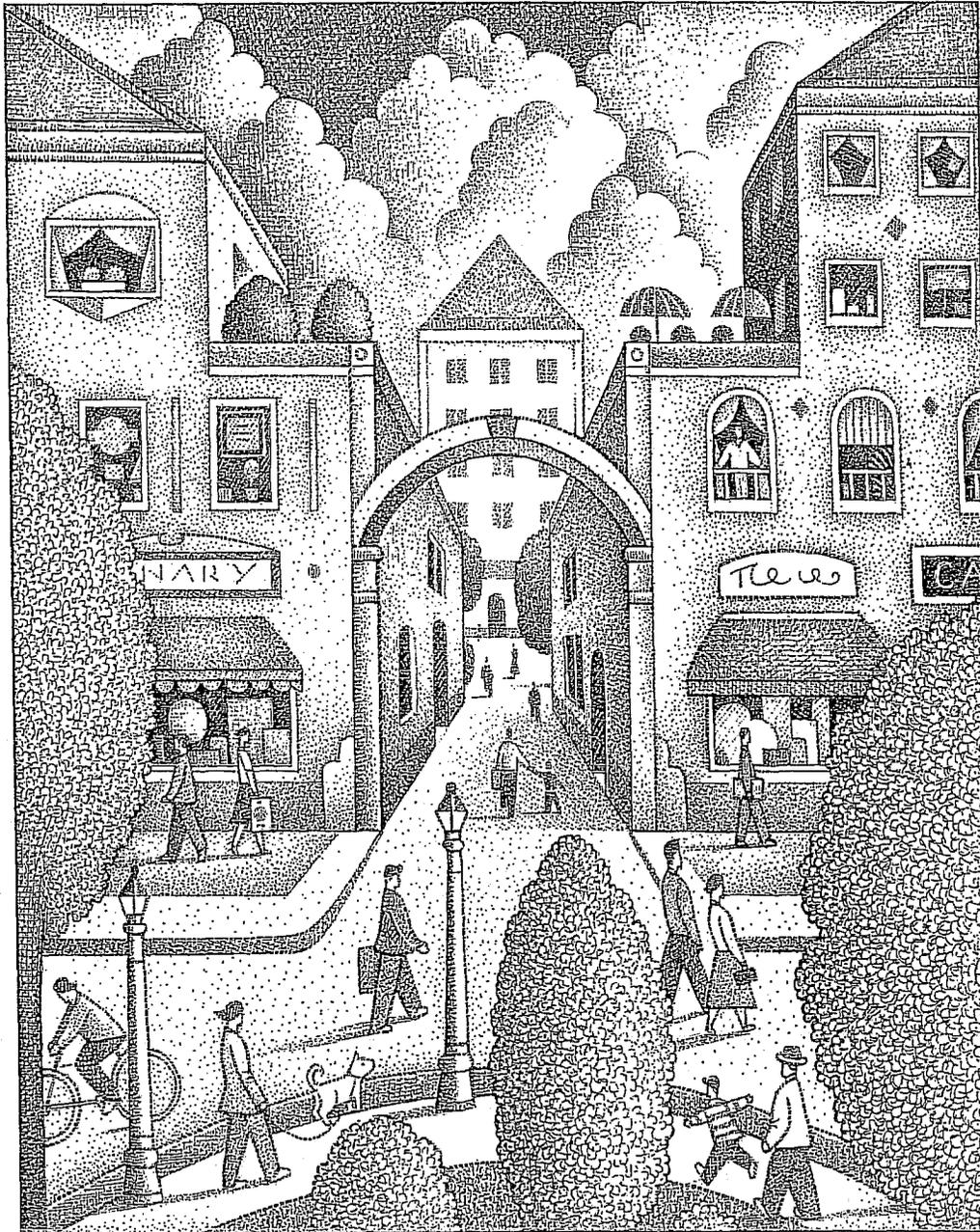
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PAGE
BREAK

Journal

NEWS & INFORMATION FOR CITIZEN PLANNERS

Center Places



Elaine Cogan on ...

What's changed the past 15 years?

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In the Center of Your Town

The growing impact of town center development.

4

Community DNA

Building blocks of individuality in new town centers.

12

Clogged Arteries

Why plan for roadway corridors?

14

More Bright Ideas

Designing public facilities, community agreements, walking into zoning, and health assessments.

17

Town Centers

For much of our country's history, "main streets" or courthouse squares provided the place for people to meet, do business, converse, shop, see a movie, or just watch the passing parade. The post World War II suburban boom, as we know, eroded the lure of our main streets. Fewer people came to live near the center of town; automobiles offered a quick and easy way of getting around; and shopping malls provided sheltered convenience.

Moreover, as planning historian Laurence Gerckens has recounted in the pages of the *Planning Commissioners Journal*, local zoning ordinances often mandated a land use regime that segregated residential, office, and commercial uses from each other. This precluded new development from following the older, mixed use pattern. See "American Zoning & the Physical Isolation of Uses," *PCJ* #15, and "Single-Family-Only Zones," *PCJ* #23.

Yet today, there's renewed interest in providing central places where people can shop, work, and live, and where foot power relates to sidewalks, not just accelerator pedals. In recent issues of the *PCJ* we've highlighted the comeback of downtown main street districts – despite the challenges they face. In this issue, journalist Philip Langdon focuses on a parallel trend, the building of new, mixed-use town centers, often in suburbs which have never had such a hub.

Given the increasingly "virtual" world we live in, governed by the speed of our internet connections, perhaps there's more need than ever to have a place in the 'burbs where we can meet friends and neighbors, indulge in a fresh cup of coffee, pick up the paper, or just take a stroll. But, of course, you can also take your laptop and cellphone along, if you like!



Wayne M. Senville

Wayne M. Senville,
Editor

Creating the Missing Hub: How Today's Suburbs Build Town Centers

by Philip Langdon

A growing number of suburban cities and towns are seeking to create a hub for their community. Journalist Philip Langdon takes a look at some recent efforts, and examines the challenges facing municipalities in developing successful town centers.

More Bright Ideas

by Wayne Senville

The *Planning Commissioners Journal* continues its brief reports on "bright ideas" from around the country. In this issue: better designed public facilities; planners' renewed interest in public health; an introduction to community benefit agreements; and taking a walk to develop a zoning ordinance.

22. Civic Design

23. To Your Health

24. Out of the Pressure Cooker

25. Taking a "Village Walk"

DEPARTMENTS

The Effective Planning Commissioner

What's changed in our lives – and in our communities – in the past fifteen years? Elaine Cogan looks back.

Downtown Matters

Following up on Philip Langdon's article in this issue, *PCJ* columnist Kennedy Smith highlights the importance of building character and individuality into new town centers.

Forward Motion

From the old riverboat world of the Mississippi to the crowded arterials of today's cities and towns, transportation corridors have played a critical role in American life. Hannah Twaddell explains why planning for our corridors makes sense.

Journal

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A Backward Glance

by Elaine Cogan

It will be fifteen years this September since we published our first column for the *Planning Commissioners Journal*. Fifteen years can be a lifetime in planning and more than the tenure of most volunteer planning board members. Harkening back to 1990 takes us back to the last century. In many ways, our lives – and our communities – were different. For better or for worse? Let's see.

Generally, planning solutions had a local flavor: Back then, communities could enjoy discrete identities and confront planning issues from their unique perspectives. For example, one could not have mistaken a New England village for a Midwestern small town. Today, in many ways, we are more alike than different. Mini malls morph into maxi centers with shops and architecture that can be found anywhere, while concepts such as "smart growth," "infill," and "mixed use" sweep the land. Too many planners are tempted to adopt the same solutions as their

neighbor's rather than adapt to their own special circumstances.

Populations were less diverse. We were just beginning to recognize the burgeoning Latino, Southeast Asian, and other ethnic populations and their potential influence on the culture and economics of our communities. Planners rarely took into account differences among people and their needs. Many newer immigrants lacked the language skills or were reluctant to express their concerns. Now, it is not just our big urban centers that are affected by changing demographics – and planners are having to take notice.

Planning commissions were more homogeneous. The good old boys network was alive. Though probably not as strong as earlier in the century, it was still the generally accepted way of doing things. Planning boards were run by a complement of tried and tested civic leaders, well known and respected by others often in the same small leadership core. Nowadays, most communities seek far broader gender, socio-economic,

ethnic, and other representation on their planning commission.

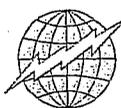
Civil discourse was more civil. We have not only become a more litigious society, we are more rude to each other. People are more prone to disrupt planning commission meetings with loud and intolerant behavior and to contest even the most democratically arrived at decisions.

Communication tools were more limited. How many of us had cell phones? Laptops? Access to and interest in instant communications? The blessings and the curses of this electronic age affect planning in a multitude of direct and indirect ways.

The effects of a global economy were just starting to be felt. Many communities could still revel in isolation from the rest of the country and certainly the world. Industries might have national or international connections, but they most likely derived their base from the local economy and work force. Today, we would be hard pressed to find a business or industry that is not affected by what is happening thousands of miles away. Naturally, this also affects planning.

It is obvious that as the world has changed in the last fifteen years, planning has had to adapt, and in fact, still is. Some prescriptions about what we can do to steer change in our favor will follow in a subsequent column. ♦

Elaine Cogan, principal in the Portland, Oregon, planning and communications firm of Cogan Owens Cogan, LLC, is a consultant to many communities undertaking strategic planning or visioning processes. Her "Effective Planning Commissioner" column regularly appears in the *Planning Commissioners Journal*.



Online Comments

Editor's Note: when we circulated Elaine's draft, we asked our reviewers what changes they've seen over the past 15 years. Here's a sampling of what we heard back.

"I can remember not having GIS; sharing two computers for the entire department; dot matrix printers; slide projectors instead of PowerPoint presentations; no fax, no e-mails, no internet; trying to learn DOS and AutoCAD commands; and having thick non-white hair. ... Being underpaid and unappreciated (has not changed much)."

– Chip Land, Director of Planning, City of Columbia, South Carolina

"Although we have always had our share of angry voices, there does seem to be an increasing trend for people to demand the right of free speech to say anything they darn please,

without any self monitoring or corollary responsibility to be honest, or sincere, or have any foundation for what is said."

– Lec A. Krohn, AICP, Planning Director, Town of Manchester, Vermont

"We are heading into the age of the senior citizen and that will change the forces that influence decisions."

– Ilene Watson, Regional Planner, Kelowna, British Columbia

"The changes listed by Ms. Cogan are certainly out there, but much has remained the same. My experience has been that planning commissions are still: homogenous; weighted heavily to real estate and development interests; and used to enable local governments to say they had public involvement when public involvement was discouraged."

– Carla Mikkelsen, Marion County Planning Commission, Salem, Oregon

Creating the Missing Hub

HOW TODAY'S SUBURBS BUILD TOWN CENTERS

by Philip Langdon

Something is absent from many American suburbs.

Not schools; those are mandatory. Not housing; there's plenty of that. Not gas stations, restaurants, and strip shopping; those abound, especially in suburbs that grew up after the Second World War.

No, the ingredient missing from many suburbs is a "town center," a place people head to for many different purposes – to shop, dine, visit a library, deliver a package to the post office, take in a movie or a concert, or just to enjoy being in an animated public place. Until the 1940s, nearly every sizable community had a center where people could conduct their everyday activities while feeling a buzz of sociability. The development of pedestrian-scale community hubs, however, ground to a halt as cities and suburbs became increasingly oriented to a sprawling, automobile-dominated land use pattern.

Now that's changing.

Since the beginning of Mashpee Commons on Cape Cod in the mid-1980s and the construction of Mizner Park in Boca Raton, Florida, in 1990, mixed-use town centers have become an ever more common type of development.  Mizner Park. They are cropping up in all sorts of localities – from postwar bedroom communities, to new suburban areas, to old

towns whose industries have collapsed, leaving "brownfield" sites that need new uses.

DEFINING A VISION

Town centers vary greatly in size, character, and purpose. To get a center that fits local desires, "the municipality must define its goals," says Macon Toledano, vice president of Warwick, New York-based LeylandAlliance, which is developing a mixed-use center in the

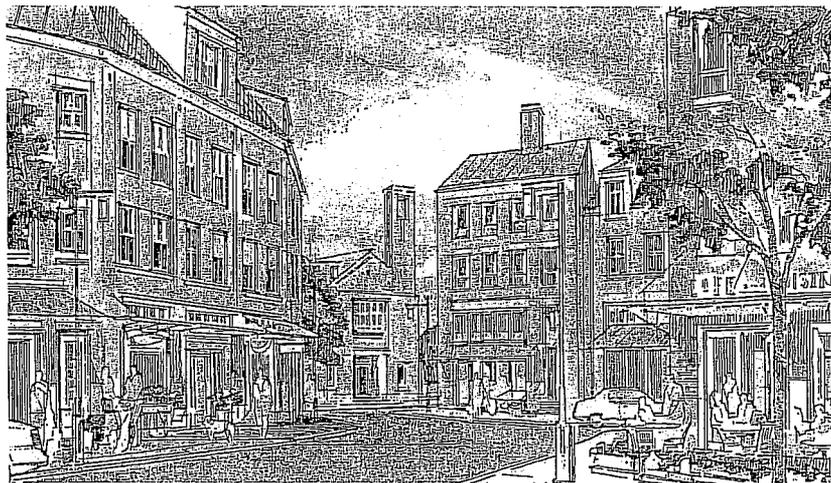
perimeter, not visible from the main street. Only a small percentage of lifestyle centers have housing or office space. Despite their current popularity, some planners and retail experts worry that lifestyle centers, essentially open-air malls, won't fare well in the long run but will lose appeal, as has already happened with many middling-quality enclosed malls.

If the goals of the municipality are those of new urbanism, smart growth, or sustainability, the community will tend to favor "concentrated, pedestrian-oriented, mixed-use environments with a focus on the public realm," Toledano says.¹

St. Louis Park, a postwar suburb of Minneapolis, used a community visioning process to define its objectives. In 1994 the 11-square-mile municipality began its visioning, which revealed people's desire for "a town center, a community focal point," according to Community Development Director Kevin Locke.

"That led to setting up a community-wide charrette," which developed a plan for 125 acres, including a tired-looking 16-acre area containing strip commercial buildings along heavily traveled Excelsior Boulevard, and 17 small single-family houses.

Today the 16 acres, adjacent to a municipal park, are occupied by a town center called Excelsior and Grand. Three stories of housing rise above ground-floor stores, restaurants, and child care facilities. The development has rental apartments, condominium units, inconspicuous mid-block parking garages, and a police substation; plus public spaces where a farmers' market and summer



Rendering of a portion of the proposed 15 acre town center for Mansfield, Connecticut.

Town of Mansfield, Connecticut, near the University of Connecticut's main campus. "The work of the municipality," he says, "is in educating themselves as to the differences and defining their choices in advance" before seeking a developer.

A suburb that's happy with postwar patterns of development may opt for what the real estate industry calls a "lifestyle center." Lifestyle centers tend to arrange their stores and restaurants so that their doors and windows face onto sidewalks and a privately operated Main Street, as at "The Avenue at White Marsh," a lifestyle center off Interstate 95 east of Baltimore. The centers' large parking lots are usually situated on the

¹ Editor's Note: For more on these approaches, see: Greg Dale, "Smart Growth," *PCJ* #50; Edward McMahon, "Smart Growth Trends," *PCJ* #33; Philip Langdon, "New Development, Traditional Patterns," *PCJ* #36; and Sarah James, "Moving Towards Sustainability in Planning and Zoning," *PCJ* #47. All of the above articles are available to order and immediately download from our PlannersWeb site: <www.plannersweb.com>.

events take place. The \$130 million project, which broke ground in October 2001, will have 87,000 square feet of retail and commercial space and 660 housing units by its completion in 2007.

Westlake, Ohio, a 34,000-person suburb 15 miles west of Cleveland, began envisioning a town center – something the community lacked – on 75 acres along a major road, Crocker Boulevard, in 1999. “About the same time,” recalls Westlake Planning and Economic Development Director Robert Parry, “developer Robert Stark arrived, said he had been to Mizner Park, and came in with a design by the same person who had designed Mizner Park, Richard Heapes.” The result was the opening in November 2004 of a town center called Crocker Park.

Before Stark was allowed to start building, several local officials and planning board members visited high-quality recent centers, including Mizner Park; CityPlace in West Palm Beach, Florida; and Santana Row in San Jose, California. “We went to these places, talked with officials, and found out what worked and what didn’t,” Parry notes.

When Stark and the city agreed on the concept, the city included in its approvals a series of requirements to lock in the pedestrian-oriented, mixed-use nature of the center. Among the requirements: that 50 percent of the center’s floor area would be residential and at least half the parking would be in garages or decks.

“Once you’ve got the vision, you have to mandate it in some legislation, but allow yourself some flexibility,” Parry advises. Written guarantees ensure that the developer cannot dilute the concept when difficulties arise. Westlake specified that buildings would have to be at least two stories high so that outdoor spaces would be adequately defined. The city also required housing with an urban character.

The first 162 units built were rental apartments above stores on Main Street. The current phase will include two-story, three-story, and perhaps some

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PHILIP VANICHOV



Mizner Park

One of the most successful centers of the last 20 years – in attracting people and assembling a vibrant mix of housing, offices, stores, restaurants, and outdoor space – is Mizner Park, which came about through the intervention of the Boca Raton Community Redevelopment Agency (CRA). In the latter half of the 1980s, the conventional Boca Raton Mall was failing, so the CRA acquired the mall and its underlying 29 acres, and negotiated to lease 12 of those acres to a developer, Crocker & Company with the understanding that Crocker would build a pedestrian-oriented mixed-use center.

With its pink stucco walls, lush landscape, and packed restaurants, Mizner Park became a stand-out – and an inspiration for other communities interested in getting a town center. The core of Mizner Park is a broad open space offering “some of the qualities of a grand European plaza.” On two sides of the plaza-like space – which is outfitted with benches, gazebos, brick-paved walkways, and banyan and palm trees – the developer constructed shops and restaurants, sheltered beneath awnings and arcades. Several stories of offices and balconied apartments rise directly on top of the retail.

It’s quite a mix. By 1992, the initial 12 acres contained 136 apartments, 106,000 square feet of offices, 156,000 square feet of retail, dining, and entertainment (including an eight-screen cinema), and an amphitheater. Since then, developers have added to the 29-acre tract a museum,

Apartments and offices in Mizner Park are located above storefronts (though most housing is located on nearby streets), while parking garages are carefully located behind the central tree-lined promenade.

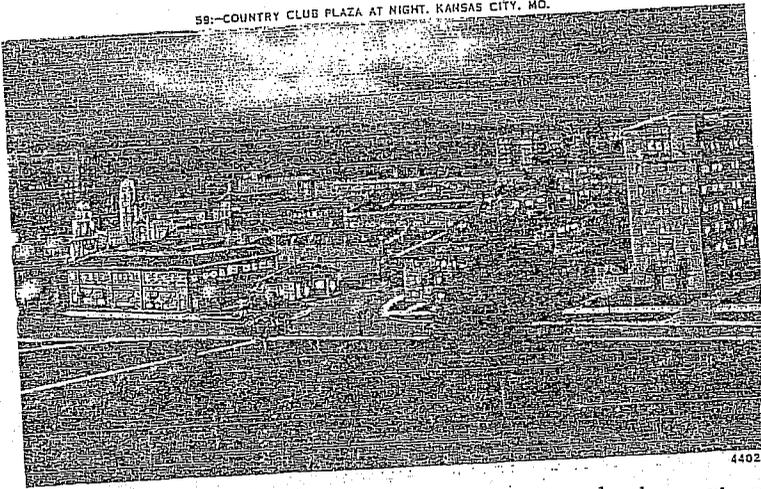


an arts center, an 80,000-square-foot store, a 180,000-square-foot office building, a nine-story apartment building, and 24 townhouses.

Popular though Mizner Park is, it needed public investment before a developer could economically take on such a complicated undertaking. In the late eighties the CRA recommended that the city purchase the property by issuing \$58 million in bonds, which would be repaid through tax-increment financing. Some Boca Raton residents expressed unease, so the bond issue was put up for a citywide referendum. The voters overwhelmingly approved it. More than a decade and a half after opening, Mizner is financially successful and has become Boca Raton’s best known attraction, drawing people from miles around.

2 Charles C. Bohl, *Place Making: Developing Town Centers, Main Streets, and Urban Villages* (Urban Land Institute, 2002). Bohl is Director of the University of Miami’s Knight Program in Community Building.

59--COUNTRY CLUB PLAZA AT NIGHT, KANSAS CITY, MO.



44025



Looking Back: Country Club Plaza

Built by Kansas City businessman J.C. Nichols more than 75 years ago, the still-thriving Country Club Plaza is considered America's first suburban shopping center development. In truth, it is much more akin to the kind of mixed use, town center developments covered in Phil Langdon's article. It combines retail shopping, office space, theaters, and a substantial amount of housing all in close proximity.

When Nichols first planned Country Club Plaza in 1922, many Kansas Citians felt the 55 acre project far too big – and remote from the city's core. In fact, before opening it

estate developer. The Plaza served as an important selling point for nearby subdivisions and apartments built by the J.C. Nichols Company – and these residents became regular patrons of the Plaza's establishments.

Second was the attention Nichols gave to aesthetics, adorning the Plaza with fountains (a Kansas City tradition), murals, decorated tiles, and many pieces of sculpture. Also the buildings, designed in a Spanish style but with distinctive features, don't have the bland, homogeneous feel that sometimes results when a project is controlled by a single developer.

A third key factor was the flexibility of the J.C. Nichols Company in adjusting the mix of businesses to reflect changing market

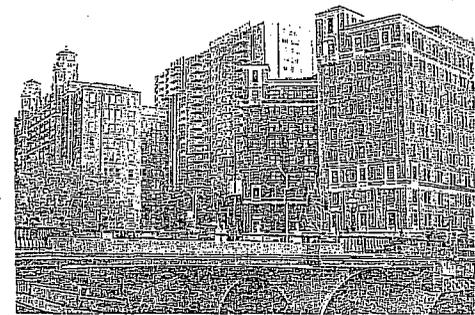
gained the moniker "Nichols' Folly." But the Plaza was an immediate success – and has, if anything, grown more popular over the years.

At least three factors have been integral to this outcome. The first was Nichols' role as a real

demand, while preserving the Plaza's distinct local identity. Not only have many Kansas City-based retailers long been part of the Plaza, but the Plaza has become home to several important events for Kansas City residents, including an annual art show and the seasonal lighting of its buildings.

Interestingly, while the Plaza was designed in the 1920s primarily to attract the new automobile-owning suburbanites (with its ample parking garages), it has evolved into a much more urban, pedestrian-oriented district. In part, this is due to suburban development having far outspread the Plaza's now central location. But the Plaza's design and amenities have made for a delightful area to walk, shop, work, or reside. I can personally attest to this, having worked in the early 1980s for a firm having office space in the Plaza.

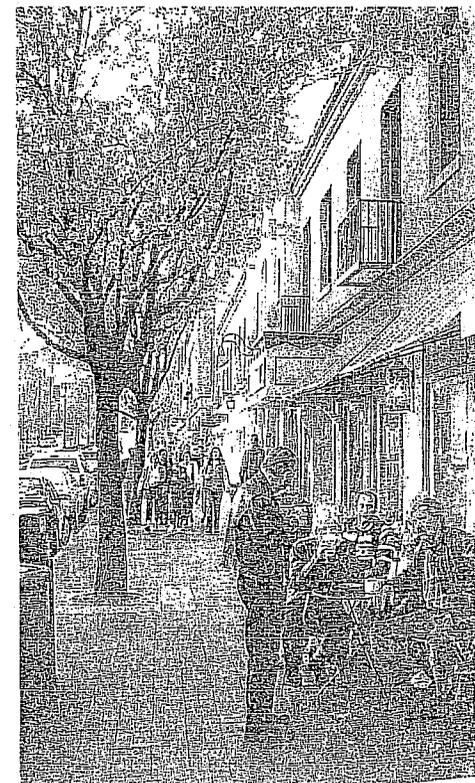
–Wayne Senville, Editor

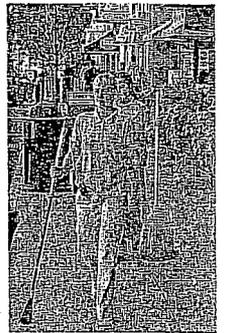
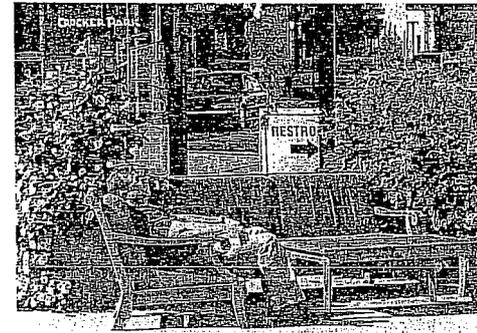
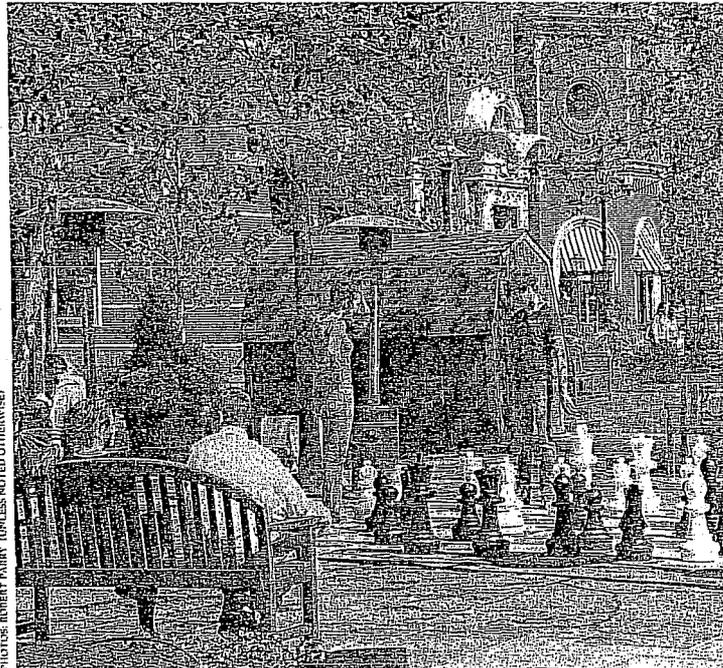
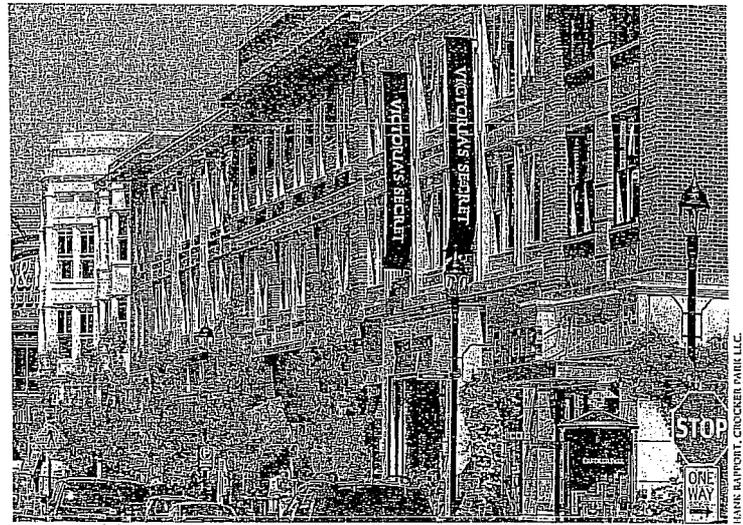


Housing surrounds the Country Club Plaza's commercial core. Even with its through streets, the Plaza offers a relaxing environment enjoyed by residents and visitors.



PHOTOGRAPHY BY JENNIFER THIERSCHEIDT





A Day at Crocker Park

The aerial rendering of Crocker Park in Westlake, Ohio, shows the main streets that bisect the development; garage parking is provided behind the central core. One key to a successful town center project is creating an attractive environment for pedestrians – that includes making sure sidewalks are kept clean and providing comfortable seating for tired walkers!

Creating the Missing Hub...

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narrow four-story townhouses – “close to the street, with stairs and stoops in front and some garden patios in front, *a la* brownstones of Washington, D.C., or Boston,” Parry says. A row of residential lofts will have its back to a parking deck, concealing part of a building that is best put out of sight. “Liner” townhouses will hide two walls of a large, two-story sporting goods store. Two-family houses – side-by-side units of 3,000 square feet

each – will form part of the development’s perimeter, next to an existing neighborhood of detached houses. Urban-style housing options – units that suit young people and empty nesters, who like being able to walk to restaurants and other amenities – are proving popular in town centers because they fill a gap in the suburban housing market.

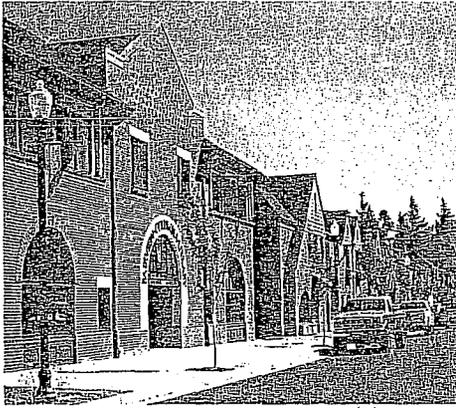
Voters approved the development in 2000, and construction began in 2003. So far, about 750,000 square feet, including a 16-screen cinema, have been built,

and another 300,000 square feet have been approved, including a hotel. At completion, Crocker Park will contain 1.7 million square feet and will be home to approximately 2,000 residents.

DESIGNING FOR PEDESTRIANS

Town centers must strive to be comfortable for pedestrians. Centuries of city and town life have shown that people often enjoy being in an “outdoor room” – an open-air space where the buildings

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In Fairview, Oregon, the new library (above) and city hall (below) are part of a 95-acre mixed use village adjoining the "old town" neighborhood (built between 1890 and 1940). All civic buildings can be spotted by their distinctive arched entryways.



Public Buildings in Town Centers

Part of what makes a town center more valuable and beloved than a shopping center is civic features: public gathering places and buildings such as libraries, municipal offices, museums, post offices, cultural institutions. Civic functions diversify a center, broaden its appeal, and make the center something that people will want to preserve beyond the next fickle retail cycle.

Public buildings do complicate a project. "It is a *lot* more difficult to 'recruit' a town hall, post office, museum, or library than it is to lease space," says Charles Bohl at the University of Miami. "Civic and public institutions require a lot of time and public process; a Starbucks just needs five minutes with a leasing agent if the site is right."

Architect and retail adviser Seth Harry points out that libraries and other institutions



have their own consultants "telling them that they have to think of themselves in the same way that retailers do, in terms of market capture, accessibility, parking, etc. And of course, the retail models they are choosing to emulate are the big-box suburban retail models."

Consequently, some effort may be needed to persuade institutions that they should be in a mixed-use, pedestrian-scale center. Prominent sites should be reserved for them from the outset, with no illusions that institutions will move in quickly. At Mizner Park, Bohl notes, "it took over a dozen years to get the museum and current amphitheater funded and built." Since conventional zoning discourages mixed uses, the community may also have to change the zoning.

The presence of multiple property owners, with varied personalities and outlooks, would make a town center more like a traditional downtown, though this would also complicate its management. In many cases, developers lease space (rather than sell it) to organizations such as the Postal Service or a library.

One mixed-use development that has attracted a range of civic uses is Fairview Village, in Fairview, Oregon, east of Portland. Developer Holt & Haugh built a 7,500-square-foot building and leased it to the Postal Service. It has been "an excellent draw since day one," says its architect, Bill Dennis, adding that "the intercession of a Congressman was needed to change the federal design standards from something that looked like a Burger King to something a bit more civic."

The municipality also constructed a city hall, its council chambers conspicuously situated on the second floor behind a large arched window. "All the civic buildings have an arch of some sort, to encourage citizens to enter," Dennis observes. The center has an elementary school and a day-care center, and the Multnomah County Library system leased a 6,000-square-foot space that has four apartments above. "The younger crowd, ages 7-14, have commandeered the library as their 'third place' after school," notes Rick Holt, of Holt & Haugh.

With perseverance and the right developer, a town center can be much more than a place to eat, drink, and spend.

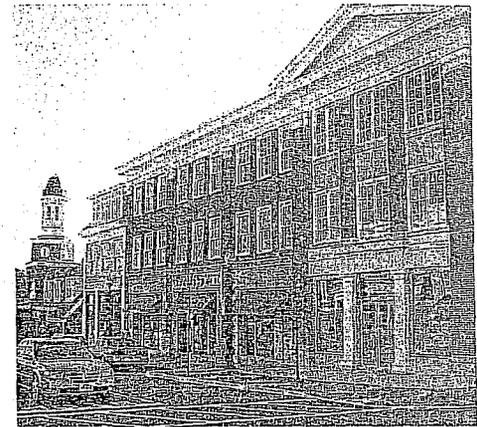
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along the perimeter have walls high enough to produce a sense of enclosure.

Town centers frequently borrow their proportions from streets and squares that have proven popular in old towns and cities. Mizner Park emulates the proportions of Piazza Navona in Rome. When developer Buff Chace and his partner Douglas Storrs set out to transform a small strip shopping center in the Town of Mashpee, near the western end of Cape Cod, into a traditional center, they devised a plan for filling in some of the parking area with a grid of streets lined by sidewalks and attractive building facades — fronts that would have doors, display windows, and other elements that make walking interesting and enjoyable.



Mashpee Commons on Cape Cod has been a successful example of modern town center development.

The buildings that Chace and Storrs have erected at Mashpee Commons in the past 20 years are mostly two or three stories high, the same as in many 19th-century towns. Streets are narrow enough for people to cross easily. Shops and restaurants occupy the ground floors, with offices or apartments up stairs. One of the challenges in designing a pedestrian-oriented center is how to fit large buildings into the mix. At Mashpee Commons, the cinema complex is not a free-standing, big box; instead, it is integrated into the streetscape, with curving front that opens onto a plaza with retail space along its street frontage, subtly encouraging moviegoers to circulate throughout the center.

Parking at Mashpee Commons comes in two forms: dispersed parking lots around the periphery, and on-street parking. Curbside parking is important. It appeals to motorists thinking they might be able to park in front of their destination, and it creates a buffer zone that shields pedestrians – physically and psychologically – from traffic. In larger centers, structured parking, preferably partly hidden behind stores, housing, or offices, is often necessary.

Housing and offices strengthen a center. “Adding more residential density should be part of any town center proposal, both as a way to help support goods and services and as a means to enhance a sense of community,” says Seth Harry, an architect and retail consultant based in Woodbine, Maryland. Housing will accomplish the most if it’s placed right over the shops or adjacent to them, conveniently connected by streets and sidewalks. Developers have also provided space for post offices, public libraries, and other civic and cultural functions, which help bring in residents from the surrounding area on a regular basis.  **Public Buildings**

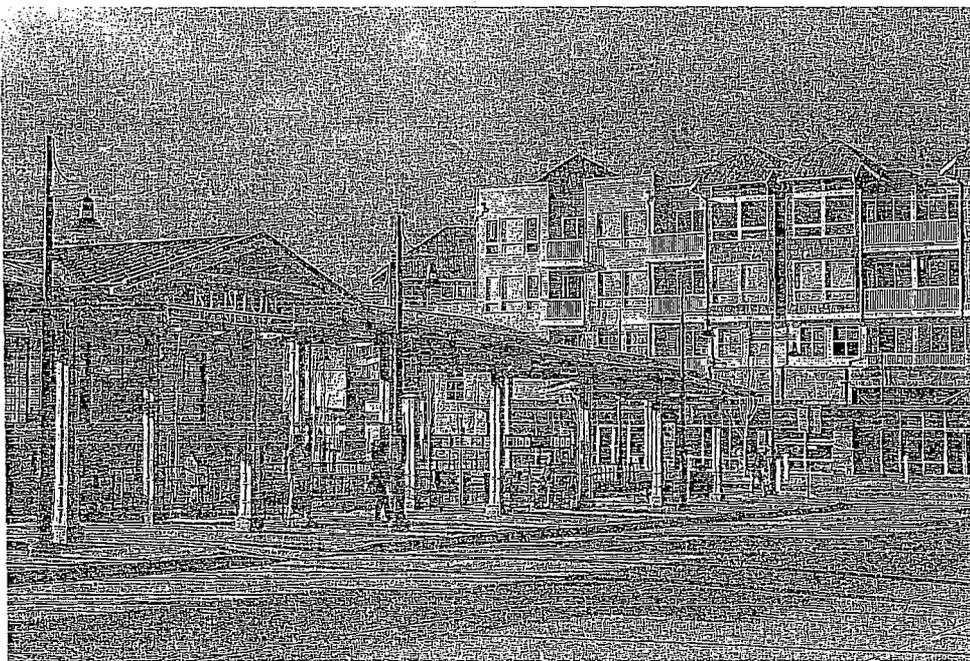
A growing number of centers are being built at light rail or commuter rail stations, like Orenco Station, a mixed-use center in Hillsboro, Oregon, served by metropolitan Portland’s MAX light rail

line. There are efforts as well to create mixed-use centers around bus stations. The introduction of quieter, more comfortable buses with faster service – and with engines that don’t emit thick plumes of diesel exhaust – is helping to make this kind of development more feasible than it once was.

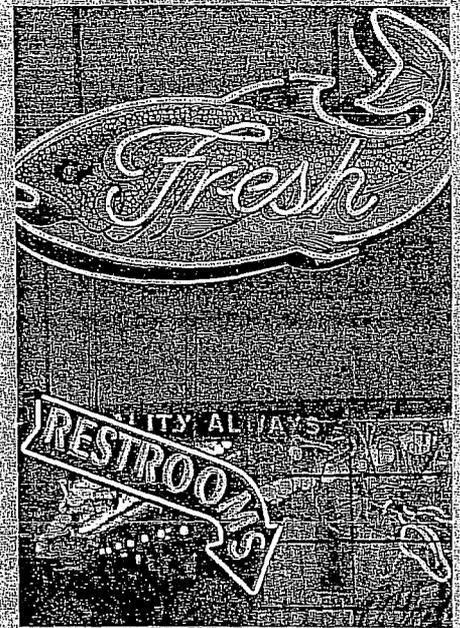
Renton, Washington, in the southern suburbs of Seattle, several years ago decided to create a vibrant center in its faded old downtown by concentrating density and activity near a hub of King County bus routes. To accomplish its goal, the municipality encouraged auto dealers to move from a location near a bus interchange and then acquired five acres there. The municipality built a parking garage, constructed a plaza capable of accommodating a farmers’ market, and enticed developers to erect shops and hundreds of housing units. As a result, the area around the bus hub seems “totally different” from its lackluster character in the mid-1990s, says Mark Hinshaw, an urban designer for LMN Architects in Seattle. The endeavor would not have succeeded without close collaboration between the municipality and the King County government on meshing transit and development.

Whether there is much mass transit or not, it’s important that a town center

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Renton’s new transit center is located close to recently constructed housing.



Editor’s Note



A Place to Go

While it may cause a chuckle to read about the need for public restrooms in our town centers, it’s no laughing matter when you have a pleading six-year-old in tow, a senior citizen with urologic problems, or when you yourself have to go. Yet America’s cities and towns have been shamefully negligent in providing publicly accessible restrooms.

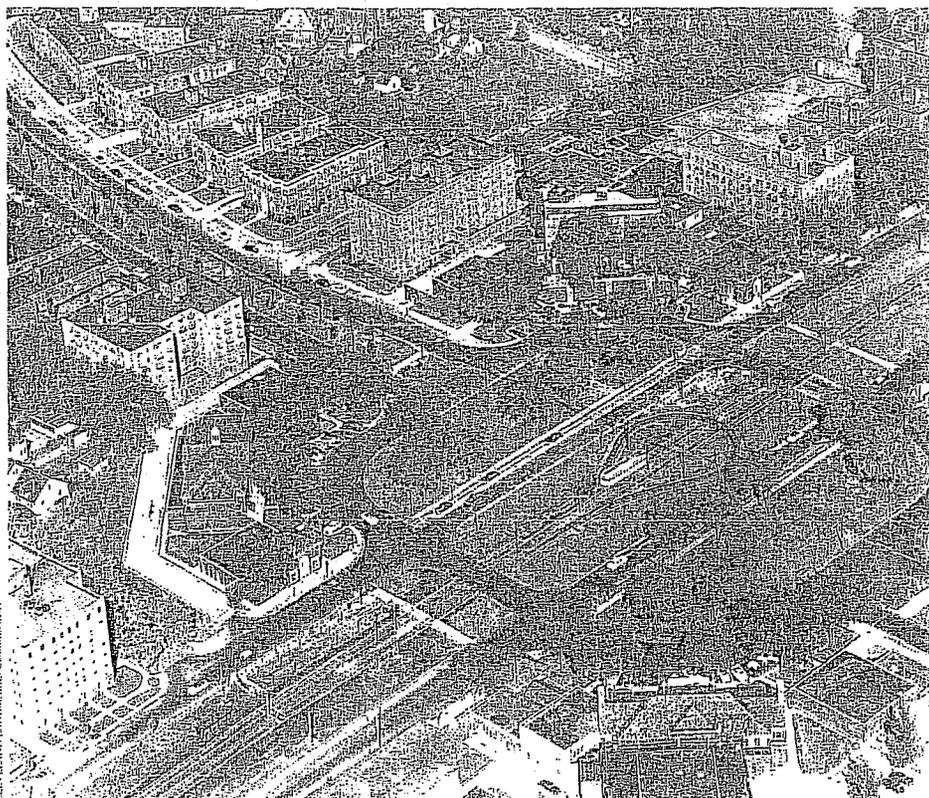
This is no minor issue for communities seeking to develop or strengthen their town centers. Senior citizens, families with small children, bicyclists, and many others take into account the potential availability of clean restrooms in planning their shopping or recreational trips.

“Since the 1980s, Seattle business owners have said the lack of public restrooms was the top issue facing downtown,” reports Kathy Mulady in an article for the *Seattle Post-Intelligencer* on the city’s installation of “five self-cleaning, space-age style” public restrooms.¹ But similar complaints can be heard nationwide.

The provision of clean, easily accessible public restrooms should be part and parcel of every town center development. This is particularly important given the trend of restaurants to limit access to their facilities. While there are certainly issues to deal with in providing public restrooms, they are not insurmountable – especially in light of the cost of not accommodating our most basic needs.

¹ *Post-Intelligencer*, March 2, 2004.

CLEVELAND LANDMARKS COMMISSION



This 1957 aerial photo shows Shaker Square's octagonal plan, with commercial establishments (including a movie theater) bordering the central square, and apartment buildings nearby.



Looking Back: Shaker Square

Shaker Square is recognized as America's second-oldest suburban shopping district – antedated only by Country Club Plaza (see page 6). Built between 1927 and '29 as part of Cleveland's emerging Shaker Heights suburb, Shaker Square is designed as an octagonal shopping area flanked by residential development, and

bisected by a rapid transit rail line that connects downtown Cleveland and several inner suburbs.

Over the years, Shaker Square has remained a popular destination. While much smaller than Country Club Plaza and many of today's planned town center developments, Shaker Square's link to public transit continues to benefit residents and shoppers.

—Wayne Senville, Editor

CITIZEN SHAPIRO



Creating the Missing Hub...

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have a circulation network that makes it easy for residents of nearby neighborhoods to walk to the center. That helps energize and add customers for the center, and it may reduce automobile trips.

CHALLENGES FOR MUNICIPALITIES

Compared to a conventional mall or a lifestyle center, it takes longer to plan, approve, and construct a town center that mixes uses and includes civic elements. Because of their complexity, mixed-use projects are often built in phases over several years, making them long-term endeavors for municipal officials. "It took over a year to get financing" for Crocker Park after the proposal won approval at the polls, says Parry, attributing the long interval to the mixture of uses – particularly residential over retail – not common in Ohio at the time and still out of the ordinary in many locales. Once ground was broken the city had to allocate staff to ensure the project was built properly. "We had some building and engineering inspectors on the site eight hours a day," Parry says.

To create Excelsior and Grand, St Louis Park assembled 37 properties. "It cost \$18 million to acquire and clear the properties and do some environmental cleanup and relocation," says City Manager Tom Harmening. The first developer chosen by the city failed to produce. The second, TOLD Development Company of nearby Plymouth, which had never built a mixed-use center, succeeded, but only after "we went through about 45 pro-formas and 20 site plans to get the right balance between parking and retail and park space and housing," says TOLD principal Bob Cunningham.

"Too many municipalities incorrectly assume that they are sitting on a gold mine, and all they have to do is publish an RFP and then stand back and pick from a long line of highly qualified suitors," says Seth Harry, who works on centers across North America. "Too often they're surprised when no qualified developer responds. To avoid this scenario, it is critically important for the

municipality to do its homework, including undertaking a credible market analysis and perhaps even engaging specialists to help them understand and tailor their RFP." In most cases, he notes, the municipality will be expected to provide incentives, such as infrastructure improvements, low-interest loans, tax-increment financing, or bonding capacity.

Governing entities may have to determine whether streets in the center will be public or private. Developers often prefer private streets because they can build them with narrower, more pleasing dimensions, close them to vehicles during special events, and control activity more tightly. But private streets usually mean that the constitutional rights of free speech and assembly available in public areas are restricted. To balance the claims of security and liberty, municipalities might follow the model of setting up business improvement districts – entities that are allowed to police their territory but without the right to treat it as private turf.

Difficult and time-consuming as town centers are, they can add immeasurably to community pride and satisfaction, while boosting the tax base. Charles Bohl, director of the Knight Program in Community Building at the University of Miami, regards such centers as "live, work, play" settings that answer a widespread hunger for community life. "We are still in the infancy of reintroducing town centers after six decades of not building them but destroying them at a rapid clip," he says. The centers that have emerged in recent years are all imperfect. But they point in the right direction – toward a much-needed rebirth of public gathering places. ♦

Philip Langdon is senior editor of *New Urban News*, a national newsletter on community design, and author of several books, including *A Better Place to Live: Reshaping the American Suburb* (University of Massachusetts Press). He lives in New Haven, Connecticut.



Advice From a Town Center Builder

Michael Mehaffy served as project manager for developer PacTrust on Orenco Station, a popular mixed-use center in Hillsboro, Oregon, west of Portland. Since the 1990s, 2,000 houses, apartments, lofts, and live-work units have been built within a quarter-mile of Orenco Center's core of shops, offices, and cafés. Mehaffy offers this advice for planners and planning board members:

- *First do your homework.* Identify catchment areas, likely market demand, and access (either existing or to be created) before designating a new town center location. Check your assumptions, and mercilessly discard or shift locations that do not meet these basic requirements.
- *Partner early with progressive entities* from the private sector. They have knowledge that you will need, and you have the ability to provide infrastructure and entitlements that they will need.
- *Be prepared to change your "operating system."* Recognize the changes you will need to the zoning, traffic, building codes, fire and life safety codes, and all the rest, to be able to build a successful project in the designated area. Consider the new alternative coding methodologies. Recognize that you will have to make modifications along the way.

• *Take a flexible approach.* Even with a more enlightened set of ordinances, you will have to be adaptive to evolving market conditions and other dynamic aspects of the project. It is a long and significant challenge working through the thicket of remaining regulatory requirements, and your staff must be committed to the collaborative problem-solving needed to implement your own policy goals.

- *Team up with experts* who also bring key knowledge that you will need.
- *Assist with innovative financing strategies.* Many projects with very attractive long-term economics (not to mention greater public benefit) still pose significant initial diseconomies. Recognize that you may have to provide or enable financial incentives, such as tax-increment financing, tax credits, density bonuses, or other mechanisms.
- *Bring the local stakeholders into the process early.* Do not let them paralyze the process – but give them a role and a voice. They have important information, and a right to participate in a structured way.
- *Learn from history.* Do not slavishly copy the successful examples from the past – but don't ignore them for the sake of novelty either. Take an evolutionary approach, recognizing the highest-quality local precedents balanced with new opportunities. Require your applicants to do likewise.



As with most town center projects, the Excelsior and Grand development in St. Louis Park, Minnesota mixes housing with commercial development.

What Makes a Town Center a Town Center?

by Kennedy Smith

One of the forces that creates value is scarcity, or uniqueness. A baseball autographed by Babe Ruth is worth more than an unsigned baseball. A postage stamp with a misprint is more valuable than one printed correctly. And, town centers with unique characteristics – historic buildings, mom-and-pop businesses, unusual traditions – tend to be more valued by residents (and visitors) than more predictable town centers. When it comes to downtowns, serendipity and individuality can translate into a strong sense of community.

Scores of communities are building new town centers these days, from automobile suburbs that never had them before, to new communities that want them as part of the whole new community plan. Many of these new town centers are handsome places, with inviting public spaces and an appealing mix of uses. And they typically have lots of well-planned details, like arcades that keep shoppers safe from the rain en route from the parking deck to the main street, and trash collection areas tidily fenced off and tucked away behind the storefronts.

While they are far better than the alternative of strip shopping centers, regional malls, and lifestyle centers (see Philip Langdon's article on page 4 for a good discussion of what distinguishes a town center from a lifestyle center), many of these new town centers nonetheless lack a certain ... something.

The stores may look suspiciously like the ones at the shopping mall. The buildings may appear too uniformly clean, with not a single poorly-scaled sign or protruding air conditioner window unit disrupting the streetscape. The odds are good that the town center's stores maintain common hours, opening and closing in unison (anyone familiar with independently owned businesses knows that it's

just not normal for mom-and-pops to agree with each other on things like store hours).

I'm certainly not suggesting that conforming to design standards or having predictable store hours are bad things to do. But the centralized management and all-at-once development of a new town center (or, for that matter, a lifestyle center or shopping mall) can have a stifling effect. A town center should not simply be a gussied up shopping mall. Instead, it should be part of the community's DNA, shaped over time by the people who live there as much as by the developer (or developers) who initially designed and built it. A town center will best succeed if it's an active and animated place, with its own distinct personality.

Fortunately, this organic-ness isn't just a factor of age and evolution; a town center doesn't have to be old or historic to have it. While serendipity itself can't necessarily be planned, the planning process *can* create the sort of fertile envi-

ronment that will allow a town center to evolve over time. Here are some things to keep in mind when planning for town center development:

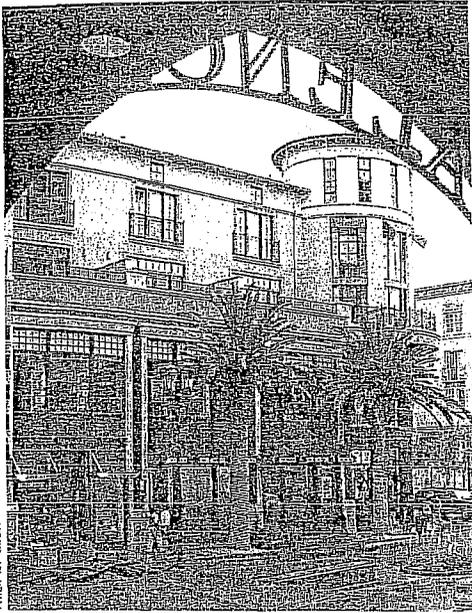
- *Nexus:* For millennia, main street districts have grown up at the intersection of the two busiest streets in a community. Even if one of those "streets" was a river, lake, or ocean, main streets have always thrived at crossroads. If you're developing a true town center, it should be at such a nexus, not on the fringe of town.

- *The presence of independent businesses.* Independent businesses are the true lifeblood of town centers and are as important as the design of its buildings, streets, and public spaces in creating a unique sense of place and personality.

Neil Takemoto of CoolTown Studio did a survey last year of some of the most successful historic/older commercial districts in the country (places like Ann Arbor, Michigan; Athens, Georgia; and Burlington, Vermont) and found that a



Trying to allow for character, and even individuality, within the context of a planned town center is difficult, but possible as seen in San Jose, California's, Santana Row (above and next page).



and business owners, not just that of one developer.

- *Traditions.* Really great main streets have really cool traditions – one-of-a-kind festivals that draw people from miles around or that just pull together the neighborhood to kick back for a relaxing evening. Some of the best traditions are things that “insiders” know about, but that visitors don’t. Independent businesses, by the way, are better at creating in-store traditions and at participating in district-wide traditions than national retailers, as they don’t need anyone’s permission to vary from the corporate norm.

- *Mixed uses.* No town center will feel like (or be) authentic without, at a minimum, including apartments and offices to augment its retail businesses. And by also incorporating civic, religious, and even compatible industrial uses into a town center, its character and vitality will be further enhanced.

- *Original design.* Historic main streets work well, design-wise, because they fuse together designs of different eras, ultimately reflecting the community’s entire history. Each building tells the story of the time in which it was built, and of the aspirations of its builder. And each new building adds to the overall visual richness of the district.

Having design guidelines for a town center can help ensure a cohesive appearance, so that the buildings work together well in terms of their size, massing, and relationship to each other. However, as I noted, this needs to be balanced with allowing for some amount of design unpredictability. Not an easy task, but an important one.

- *Room for future development.* Our historic main streets grew organically over a period of time. While a core of several blocks of buildings might have been developed at more or less the same time, main street districts grew outward from there, with ongoing infill. This allowed the district to continue to accommodate new uses and reflect the community’s ongoing history. Today’s town centers should also be planned so they can expand, and evolve, over time.

- *Fuzzy edges.* Real main streets don’t

have an abrupt beginning or an abrupt end. They are interlaced into the surrounding community, gradually emerging from the residential or industrial neighborhoods in which they are rooted.

- *Civil rights.* Real main streets let the VFW guys sell poppies there on Memorial Day and let the peace activists do petition drives. Most shopping malls – and some new town centers – don’t. Let people feel like the place really belongs to the community, not to the management company, and it will become their community. ♦

Kennedy Lawson Smith is a principal with the Community Land Use and Economics (CLUE) Group, a consulting firm specializing in downtown economic development. Her “Downtown Matters” column is a regular feature of the PCJ.



average of only 13 percent of the businesses in these districts are national retailers.¹ While town center developers love those national tenants – their performance is much more predictable – having at least a few highly-visible, well-marketed independents can really transform the character of a place.

Independent businesses don’t simply give a town center a distinctive personality; they are also incubators of great new ideas and mirrors of local character. While it might be great to have national retailers, it’s the locally owned business, not The Gap or Restoration Hardware, that is likely to spin off a new business or support (or even spawn) local industry. There are many things planners can do to cultivate locally owned businesses, from helping make financing available for small business development to enacting ordinances prohibiting “formula businesses” or limiting the proportion of overall retail space they occupy.

- *Unpredictability.* Independent businesses help make a town center unpredictable. But tossing in some design unpredictability also helps. Historic main streets aren’t cute – they’re kind of rugged. The signs don’t all look alike. They often have one or two unexplainably quirky buildings. They reflect the personalities of many different building

What Can Planners Do?

If you’re a planner or planning commissioner in a community that’s considering developing a new town center, there are several things you might want to consider:

- Leave room for growth. Start with a strong core – but allow space for the district to become larger over time.
- Encourage individual ownership of at least some of the parcels.
- Use “shopping mall” tools to help create the development – land assembly, financing, etc. – but don’t assume that means the resulting development must behave like a shopping mall.
- Cultivate locally owned businesses. Create training programs, provide seed financing and access to expansion capital, and offer ongoing mentorship to new retailers. All of these things will make it easier for developers to lease space to independent businesses.
- Actively participate in the district’s management. A town center isn’t just a real estate project; it’s a dynamic part of the community. The more management is shared, the more local residents will embrace the district – and the more it will become an integral part of the community

1 <www.cooltownstudios.com>. The author is a member of CoolTown Studios’ “guild” of professionals involved in creating cool communities.

Corridors Through Our Communities

by Hannah Twaddell

Social creatures that we are, people need to live in communities. We also have a longstanding proclivity to explore new territory. Transportation corridors have provided the framework for this, ensuring that we stay connected to home while we satisfy our relentless curiosity about the land beyond the horizon.

Corridors link communities. And sometimes the corridor itself becomes home to a community of travelers. From the 19th century riverboat world of the Mississippi to the great Appalachian Trail conceived in 1921 by Benton MacKaye, corridors are places in their own right, with their own cultures, infrastructure, and issues.

Today, the transportation corridors connecting communities are primarily arterial roadways, stretching out over increasing distances. Our corridors set the stage for much of our development pattern, whether we plan it or not.

As transportation expert Susan Hanson puts it, "The accessibility of places has a major impact upon their land values (and hence the use to which the land is put), and the location of a place within the transportation network determines its accessibility... In the short run, the land use configuration helps to shape travel patterns... In the long run, the transportation system (and the travel on it) shapes the land use pattern."¹

¹ Susan Hanson, "The Context of Urban Travel," in *The Geography of Urban Transportation*, 3rd Edition (Guilford Press, 2004).

Our transportation arteries have evolved over time, from river corridors (as seen in Currier & Ives "Champions of the Mississippi") to the familiar crowded roadway corridor.

For example, a winding, two-lane roadway links small towns and rural areas, accommodating clusters of residences and neighborhood-scale stores. As the area prospers, commercial activity begins to spread out, with developers jostling for front-row space along the highway. In a pattern we've all witnessed, farms and open space are converted into shopping centers and parking lots, while subdivisions mushroom along adjacent roadways. What follows (all too often) is more traffic congestion, leading to more road widening, triggering more sprawling development, and – you guessed it – even more traffic.

Is the above scenario the inevitable price of progress? Not necessarily. But if you want to have some control over your community's pattern of development, you have to do some serious long-term corridor planning.

DEVELOPING CORRIDOR PLANS

A good corridor plan balances mobility and accessibility in order to achieve livability. It identifies the specific locations where access to developable land should be promoted, and where it should be limited. It also focuses on the type of networks needed to support the desired types of development.

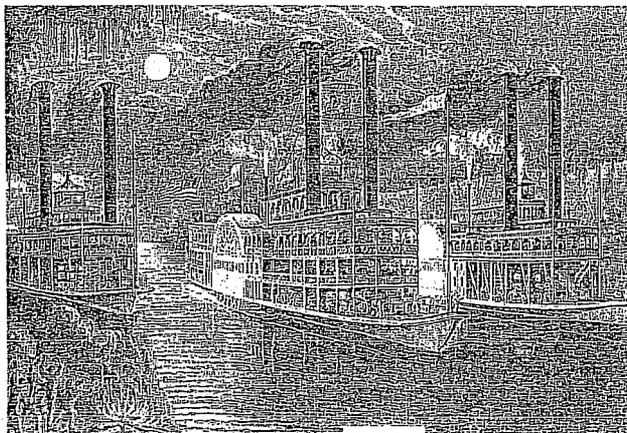
Corridor planning presents a rich opportunity to bring together residents and business owners (whose daily lives

depend in some way upon the corridor) with a range of professionals from disciplines including transportation engineering, land use planning, community design, and environmental analysis.

Who can organize this sort of planning effort? After all, none of us is trained to do everything, and it's hard to think about the big picture when we're all focusing on different angles, and ever speaking different languages. Transportation engineers obsess on the accuracy of TAZ (transportation analysis zone) data while local planners want to write PUI (planned unit development) ordinances and architects argue for a "transect approach and a street hierarchy. People at the community meeting try in vain to figure out what all these people are saying and finally wail, "I just want a damned traffic light at 4th and Main!"

The people responsible for herding all these cats together to create good corridor plans are usually from state departments of transportation (DOTs) or urban metropolitan planning organization (MPOs). Traditionally, these transportation planners have stayed far away from the realm of land use and urban design. But the need to somehow integrate the plans has become increasingly obvious.

Savvy land use planners have also realized that they must learn how to incorporate transportation and design



elements into their work. To successfully guide development, plans and regulatory tools clearly define the existing and planned development patterns along key corridors, specifying desired locations, density, diversity, and design. Simply drawing a pink blob labeled "commercial use" around a major arterial isn't likely to result in the mobility, accessibility, and livability people really want for their community.

In response to these issues, forward-thinking transportation engineers and planners have developed an approach called "Context-Sensitive Solutions" or "CSS." Backed by organizations such as the American Association of State Highway and Transportation Officials and the Institute of Transportation Engineers, the CSS approach is a structured planning process which addresses not only roadway safety and travel speed, but also aesthetic, cultural, and economic development issues. *Editor's Note: for more on CSS, see PCJ #61, Bright Ideas, p. 16.*

Similarly, urban and regional planning and policy groups such as the American Planning Association, the Congress for the New Urbanism, and the Smart Growth Network, have developed principles and planning tools that promote compact, mixed-use development – addressing both land use and transportation characteristics.

Plans that place land use and design elements in the context of a transportation framework can help us break the cycle of ever-expanding traffic by establishing effective, appropriate alternative routes (not cut-through streets), and making it feasible to walk, cycle, or use transit. For example, in areas where town center or urban-style development is desired, the number and width of lanes along the main street are scaled and designed with both cars and pedestrians in mind. Well-designed networks of connecting streets allow local travelers of all ages and abilities to avoid busy highways and access activities by car, transit, bicycle, or on foot.

Walkability is key to creating vital centers, and to making transit work. Too often, bus routes fail to work well along

busy corridors featuring lots of activities – workplaces, shopping, restaurants, subdivisions, even apartments. Such bustling areas should attract a lot of riders, don't you think? But here's the catch, if people can't walk safely to and among those numerous activities, what are they going to do when they get off the bus? In a nutshell, if you want a corridor to work for transit, it has to work for pedestrians.

For areas in which the rural landscape is to be preserved, roadways can be designed to slip through as unobtrusively as possible, while limiting opportunities for sprawling commercial development. Transportation investments need to go hand-in-hand with land use policies. We're setting ourselves up for trouble, for example, if we designate an area as off limits for development in our plan and then plunk down a highway interchange in the middle of it.

The Blue Ball project integrated a large number of transportation, park and recreation, and historic preservation elements. Illustration from the project's November 2005 newsletter update.

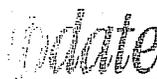
CORRIDOR PLANNING IN ACTION

One example of a comprehensive corridor plan based on the CSS approach is being developed for the U.S. 202 corridor northwest of Wilmington, Delaware. Several years ago, the state of Delaware convinced AstraZeneca, a major pharmaceutical firm, to locate its North American headquarters on a large property near U.S. 202 and an incredibly busy I-95 interchange.

It was a big deal, involving a number of agreements with state agencies. DelDOT's charge was to upgrade route 202 and surrounding roads to accommodate the influx of new employees while continuing plans to improve the capacity of the I-95 interchange. But adding lanes or expanding intersections was a tricky business. The land around the corridor included established neighborhoods, a local greenway and park system, and the historic Blue Ball Dairy Barn, built in 1910 by industrial giant DuPont.

This wasn't any ordinary corridor plan, and the transportation

continued on page 16



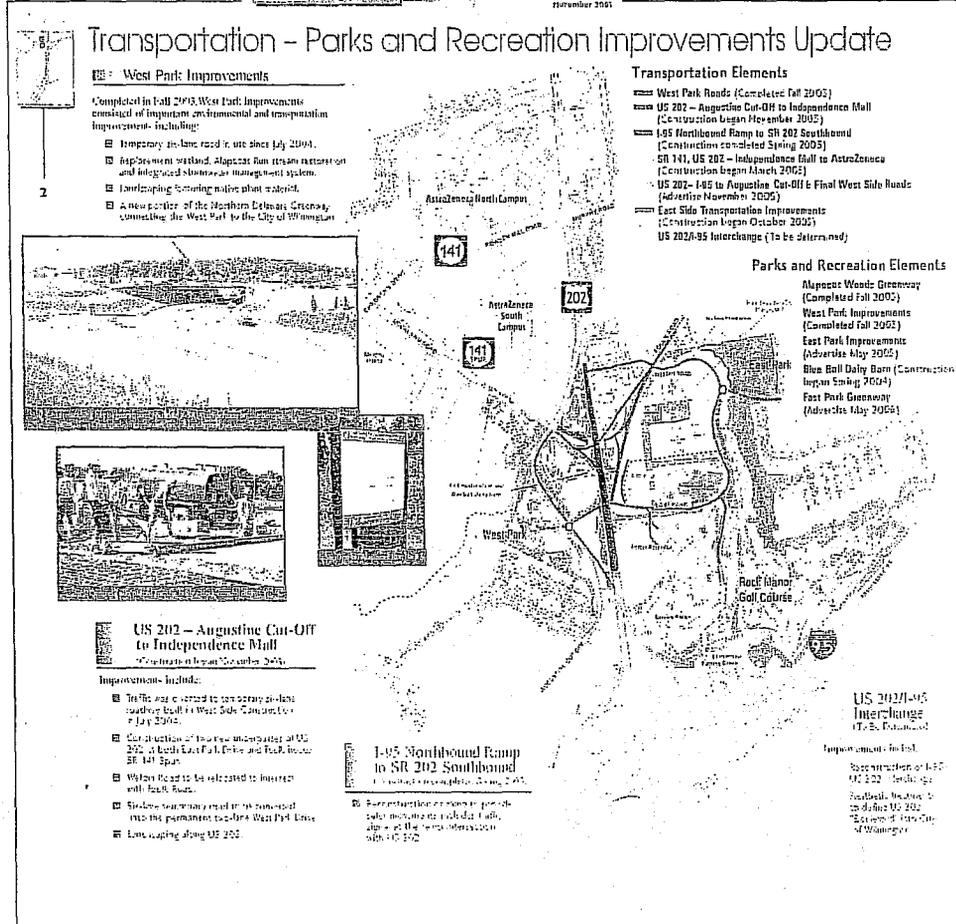
November 2005

Transportation - Parks and Recreation Improvements Update

West Park Improvements

Completed in Fall 2003, West Park Improvements consisted of important environmental and transportation improvements including:

- Temporary no-lane road in use since July 2004.
- Approval of revised Adaptive Run stream restoration and integrated stormwater management system.
- Landscaping featuring native plant material.
- A new portion of the Northern Delaware Greenway, connecting the West Park to the City of Wilmington.



The map shows the U.S. 202 corridor with various improvement projects marked. Key locations include AstraZeneca North Campus, AstraZeneca South Campus, West Park, East Park, Blue Ball Dairy Barn, and Rock Island Golf Course. Major roads like I-95, I-495, and US 202 are clearly labeled.

US 202 - Augustine Cut-Off to Independence Mall

Construction began December 2003.

Improvements include:

- Traffic was diverted to temporary detours roadway built at West Side Community in July 2003.
- Construction of four new underpasses at US 202, at North East Park Drive and Park, North SR 141 Spur.
- Water Road to be relocated to intersect with Park Road.
- Sidewalk construction and tree removal into the permanent traffic West Park area.
- Lane closing along US 202.

I-95 Northbound Ramp to SR 202 Southbound

Construction began October 2003.

- Reconfiguration of existing ramp to allow for truck- and car-pooling.

Transportation Elements

- West Park Roads (Completed Fall 2003)
- US 202 - Augustine Cut-Off to Independence Mall (Construction began December 2003)
- I-95 Northbound Ramp to SR 202 Southbound (Construction completed Spring 2005)
- SR 141, US 202 - Independence Mall to AstraZeneca (Construction began March 2003)
- US 202 - I-95 to Augustine Cut-Off & Final West Side Roads (Advances November 2005)
- East Side Transportation Improvements (Construction began October 2003)
- US 202-95 Interchange (To be determined)

Parks and Recreation Elements

- Algonet Woods Greenway (Completed Fall 2003)
- West Park Improvements (Completed Fall 2003)
- East Park Improvements (Advances May 2005)
- Blue Ball Dairy Barn (Construction began Spring 2004)
- East Park Greenway (Advances May 2005)

US 202/I-95 Interchange

(T-3, Full Access)

Improvements to Full Access Interchange at I-95, US 202, including:

- Traffic Redirection to SR 202
- Expansion of I-95

Corridors...

continued from page 15

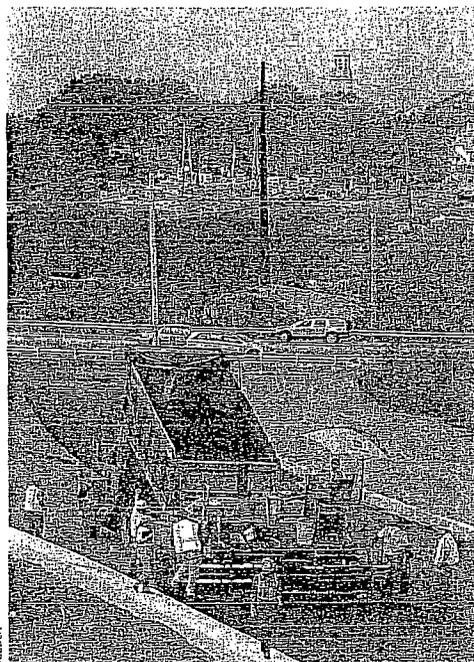
planning team didn't take an ordinary approach. As Mark Tudor of DelDOT put it, they had to realize that "transportation planners must think and act as community builders ... Along with geometric standards, engineers also must consider land use, environmental quality, community cohesion, and quality of life in their designs."² Tudor also notes that the project area, with its historic and natural areas (and vacant lands), "could provide open space preservation opportunities if not taken up by large-scale highway improvements."³

DelDOT joined with the state's economic development and natural resources agencies to develop the plan. Through an open and extensive public involvement process, the plan resulted in a remarkable array of projects, many of which have moved forward. Among the key outcomes:

- roadway design strategies, such as scaled-back interchanges and locally-oriented access patterns, that have won community support, while still meeting roadway level of service goals;

2 "Context-Sensitive Design: Blue Ball Properties Project Case Study," Mark C. Tudor, PE and Mark Luszczyk, PE, PTOE, AICP. Institute for Transportation Engineers Journal, February 2006.

3 Email correspondence with Tudor (March 6, 2006).



Work underway on the Blue Ball project.



Portion of greenway constructed as part of Blue Ball project

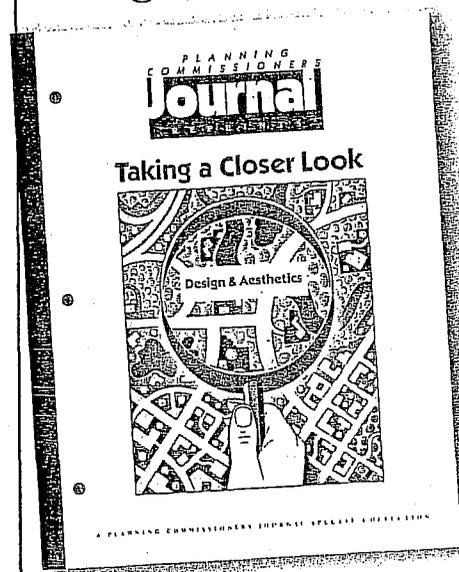
- a network of surrounding roads to give local travelers useful, appropriately scaled alternatives to U.S. 202;
- crosswalks and pedestrian signals at key intersections;
- more frequent bus services and employee shuttles, with AstraZeneca also committing that at least 15 percent of its workforce would commute via transit, carpools, or at off-peak hours – or telework;
- a pedestrian underpass to complete a missing link in the Northern Delaware Greenway system, as well as numerous multi-use paths providing connections to surrounding residential and commercial areas;
- the purchase of two major tracts of land for a community park and a natural wildlife area; and
- improvements to archeological sites and historic structures, including the dairy barn – slated to become a conference center and exhibit hall reflecting the area's rural history.

Context-sensitive corridor plans like the U.S. 202 project can play a vital role in achieving the goal we all share, to create and sustain healthy, vibrant communities. Working together, we can create corridors along which we successfully journey forth to seek our fortunes – and return home safe and sound. ♦

Hannah Twaddell is a Senior Transportation Planner in the Charlottesville, Virginia, office of Renaissance Planning Group. Her "Forward Motion" column appears regularly in the Planning Commissioners Journal.



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22 Civic Design

As planning historian Laurence C. Gerckens recounts, aesthetics played a central role in the emergence of city planning in America.¹ Following the remarkable World's Fair of 1893 (the Columbian Exposition), "thousands of visitors left Chicago with the belief that things could be made better back home ... Led by major businessmen, unofficial City Plan Committees undertook to raise the quality of the public environment to make physical America a fitting subject for public-spirited support and patriotic respect."

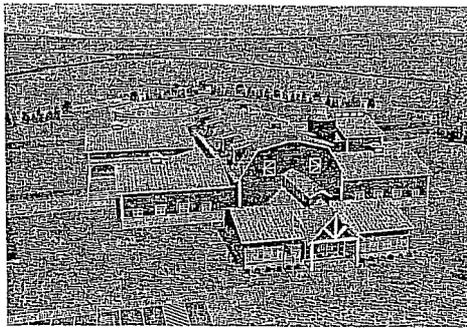
Citizens in communities across the country began focusing on civic improvements, such as metropolitan park systems, tree-lined boulevards, railroad stations, civic centers, and well-designed amenities such as public benches and street lights.

As the Twentieth Century progressed, planning seemed to lose sight of its aesthetic roots. Attention shifted to other concerns: zoning, transportation systems, suburban development, environmental pollutants, and natural resource protection.

In more recent years, however, there has been renewed interest in civic design. While true beauty may well be in the eye of the beholder, planners have recognized that citizens value an attractive and harmonious built environment. Moreover, through techniques such as "visual preference surveys,"² they have found ways of measuring the public's aesthetic likes and dislikes. This has helped shape local comprehensive plan policies, as well as design

1 Laurence C. Gerckens, "Community Aesthetics and Planning," *PCJ* #7; available to order & download: <www.plannersweb.com/wfiles/w461.html>.

2 Visual preference surveys consist of photographic images and evaluation techniques which allow those surveyed to rate the spatial and visual features they would prefer in their community. For more, see "Understanding & Making Use of People's Visual Preferences," by Anton Nelessen & James Constantine in *PCJ* #9.



Rendering of Geneva's planned water facility.

guidelines and criteria.

New value has also been placed on the design of public buildings and infrastructure. This has even included facilities typically built in nondescript styles, without much consideration to how they look.

The City of Geneva, Illinois, west of Chicago, plans on constructing a new water treatment plant, to provide increased capacity and meet water quality regulations. A large vacant parcel (a former borrow pit), located on the city's western boundary, will be the site. As John Donahue, the city's Superintendent of Water & Wastewater, describes, "from the beginning of the project it was apparent a traditional industrial looking structure would be inappropriate at the new site." The city decided the facility's design should be consistent with the rural character of the area. The result: use of a barn style architecture.

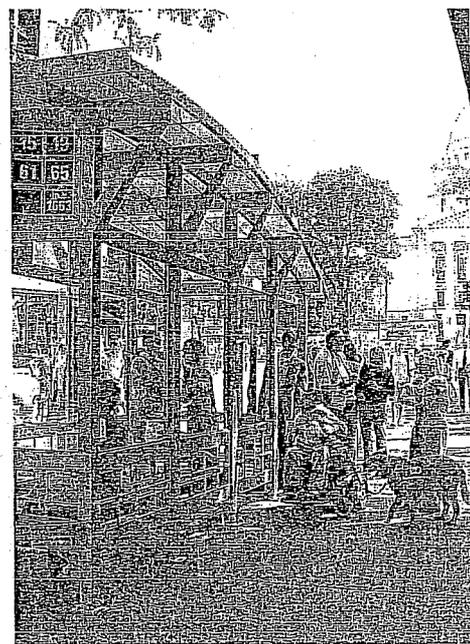
When built, the facility will feature a gambrel roof and a silo. Donahue notes that the silo "will actually be a functional component of the drinking water treatment process." The window proportions, roof overhangs, exterior wall details and building materials will also be barn style design elements. Donahue believes that by building an architecturally attractive facility, the city will "raise the bar" for future private developments in the area.

Can good design also be found in something as mundane as a bus shelter? A number of communities are saying "yes." The City of Madison, Wisconsin, for one, sponsored a design competition for new bus shelters planned for its downtown State Street. The idea for the competition

grew out of the city's inability to find "off-the-shelf" bus shelters that fit its needs. William Fruhling, a planner for the city who worked on the project, explains that "there were some models that were well built and attractively designed, but provided by advertising companies." This meant, Fruhling continues, that "the shelters would have large advertising boards, which our decision makers did not want."

The design competition drew a good response. Five finalists had their designs displayed in the Municipal Building, where the public was invited to comment. While the design of the seven new bus shelters has been widely applauded, some have felt the cost too high (about \$55,000 per shelter). Fruhling feels that the long-term maintenance savings from use of higher quality, but more expensive, materials were not adequately explained to the public. For other communities considering a design competition, Fruhling suggests "getting a consensus on what you are looking for in the design on as many aspects as possible – including the cost – before announcing the competition." ♦

For more information, contact: John Donahue at: jdonahue@geneva.il.us; William Fruhling at: bfruhling@cityofmadison.com.



One of Madison's new bus shelters. The capitol building is in the background.



To Your Health

One of the most striking developments in the field of planning the past few years has been a revived interest in public health. We say "revived" because when comprehensive plans and zoning ordinances were first introduced in the U.S. in the early 20th century, public health concerns were very much front and center.¹

In early 20th century America public health focused largely on sanitation issues and providing adequate light and air into densely populated city centers. Today, the intersection between health and planning often relates to the health impacts of our built environment (especially suburban development), and the needs of an aging population.

Public health professionals have increasingly allied themselves with local planners in promoting "active living" by encouraging more walking, bicycling, and other outdoor activities. Strategies range

¹ For a look back at the early link between public health and planning, see historian Laurence Gerckens' "Public Health & Safety" in Planning ABC's (*Planning Commissioners Journal* 2003).

from developing bike and trail networks to encouraging mixed-use developments, where driving is not essential for meeting everyday needs.

Marya Morris, a senior research associate for the American Planning Association, points to the value of having doctors, nurses, and public health officials involved in the local comprehensive planning process. The APA has helped organize workshops for those in the public health field on the basics of planning and what role they can play.

The growth in the number of older Americans has also heightened awareness of the links between health and planning. Questions center on the impact land development patterns can have on quality of life, especially when health problems such as visual impairment and difficulty walking occur.

One positive development has been the increasing prominence of public health topics in local planning. Some cities are experimenting with preparing "health

impact assessments" when reviewing major projects or zoning changes.

In San Francisco, the city's health department and planning commission are taking a close look at the health-related impacts of a major proposed rezoning. A Dr. Rajiv Bhatia, San Francisco's environmental health director, notes "argument based on health grounds can be powerful in shaping planning." Bhatia also takes a broad view of what makes for a healthy environment. "It isn't just about toxics, it's also about good parks, good jobs, and good land use." ♦

For more information, contact Marya Morris at mmorris@planning.org; Dr. Rajiv Bhatia at Rajiv.Bhatia@sfdph.org.

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San Francisco Eastern Neighborhoods Community Health Impact Assessment

Land use planning impacts health through the ability of residents to exercise, stay socially connected, access healthy foods, breathe well, and raise children without fear of crime. The Eastern Neighborhoods Community Planning Process is currently occurring in areas with a tremendous diversity of people, housing, and businesses, including the Mission, South of Market Neighborhoods, Showplace Square, and parts of Presidio Hill. The process will determine new zoning guidelines, what types of activities can take place, and what types of buildings can be built on property in these communities. The results of this rezoning and planning process will influence health-related factors such as



Out of the Pressure Cooker

Think of a planning commission or local governing body hearing on a big controversial project. The room can be like a pressure cooker, with angry neighborhood residents and on-edge developers trying to make their case before decision-makers caught in the glare of TV cameras.

"Public hearings on controversial projects are not settings conducive for compromise," notes California attorney Julian Gross. Many planning commissioners would concur. But is there any way of avoiding this all-too-common scenario?

"Yes" says Gross, who with others has been exploring the use of "community benefit agreements" to resolve controversial development proposals.

What's a "community benefit agreement"? As Gross explains, "a community

benefit agreement, or CBA, is a legally enforceable contract, signed by community groups and by a developer, setting forth a range of community benefits that the developer agrees to provide as part of a development project."





Taking a "Village Walk"

For small towns developing a zoning ordinance, it may seem logical to copy from what's on the books in other communities. After all, how different can one zoning code be from another? Indeed, over the years many towns have done just this, basing their zoning on what they've found in other communities' ordinances.

However, that wasn't the approach taken by David Umling, former planning director for the East Alabama Regional Planning & Development Commission (EARPDC), when the town of Cedar Bluff (population 1,500) sought assistance in formulating its first zoning ordinance.

Drawing on Allan Jacobs' idea of "urban walks,"¹ Umling suggested that Cedar Bluff's planning commissioners take group walks through several different neighborhoods in the town. He asked them to focus on "areas that have gone bad," as well as "patterns that work" and reflect the character of the community."

The idea was to develop a zoning code that would address problem issues, while

¹ See Allan Jacobs' *Great Streets* (MIT Press 1995).

Getting to the CBA, Gross continues, involves "a negotiation process between the developer and organized representatives of the affected communities, in which the developer agrees to shape the development in certain ways or provide specified community benefits." The quid-pro-quo is that the "community groups promise to support the proposed project before government bodies that provide the necessary permits." The end result is a project that can move forward quicker—and without a cloud of threatened litigation hanging over it.

CBAs have primarily been used in California, but communities in several other states have begun to employ them. Given the time and expense that can be involved in negotiating and drafting the CBA (and, with their legally binding nature, the need to have attorneys involved), they make

having standards that promote more of what was already working well. Observations from the field trips were compiled in a summary narrative to help frame discussions on desired zoning standards.

The "village walks" were supplemented by a review of aerial photos and tax maps, to evaluate lot sizes, setbacks, and street widths. EARPDC staff then worked with the planning commission to develop specific dimensional requirements for each proposed zoning district. Other key issues addressed in the ordinance included stormwater management, flood control, and manufactured housing. In addition, the commission sought community feedback on the proposed regulations.

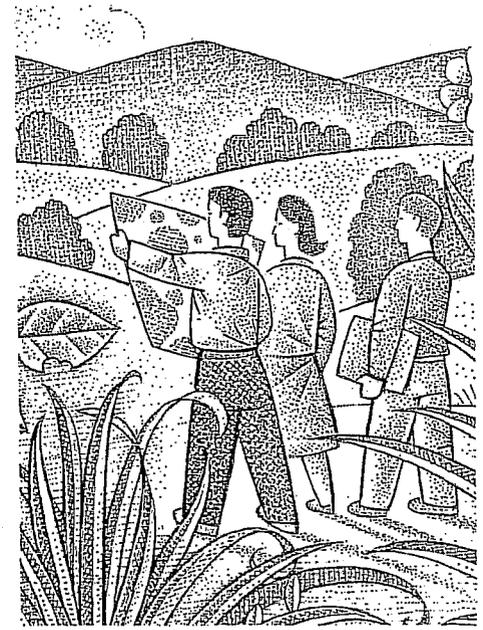
One of the most significant benefits of having the planning commission so involved in developing the zoning ordinance, says Umling, is that "they understood the logic of what went into it, and the zoning standards actually meant something for them." When the ordinance came up for adoption, they were there to explain it, not an outside planning consultant. As Umling recalls, "it was a proud moment for them. They knew it was their ordinance; they had put it together."

most sense for dealing with larger, more controversial projects.

CBAs can deal with a wide range of community concerns. For example, a CBA negotiated for a proposed 33-acre industrial park in the Sun Valley section of Los Angeles includes, among other things: limitations on truck traffic; space for a youth center; a financial contribution by the developer (matched by the city) to a neighborhood improvement fund; and a goal that 70 percent of the jobs in the development be at a "living wage."¹

Gross has detailed the CBA process in a recent report (co-authored with Greg LeRoy and Madeline Janis-Aparicio), "Community Benefits Agreements: Making Development Projects Accountable"

¹ For more information about living wages: <www.livingwagecampaign.org>.



Umling feels the process used in Cedar Bluff can also work when revising existing zoning codes, and in larger communities. The key is for planning commissioners (and other citizens) to take ownership of the ordinance and make sure it is actually addressing their own community's needs. And, yes, this sometimes means pulling on your shoes and taking a walk! ♦

For more information, contact David Umling at: UmlingD@charlescounty.org.

(available to download from: <www.goodjobsfirst.org>; search "cba"). The report includes an assessment of the pros and cons of CBAs, and examples of how they've been used to resolve several major projects.

Having an agreed-upon CBA does not avoid the need to comply with public hearing requirements. Indeed, Gross advises that it is essential for developers and community representatives, as they negotiate the CBA, to keep city staff informed and make sure the project (as negotiated) will be acceptable and meet municipal requirements. However, as he not surprisingly adds, "if the developer and community groups are happy, the city usually will be." ♦

For more information, contact Julian Gross at: julian@juliangross.net; or Greg LeRoy, of Good Jobs First at: goodjobs@ctj.org.

Welcome to the Commission!

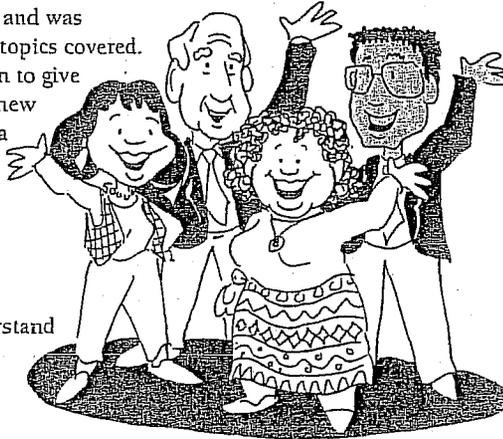
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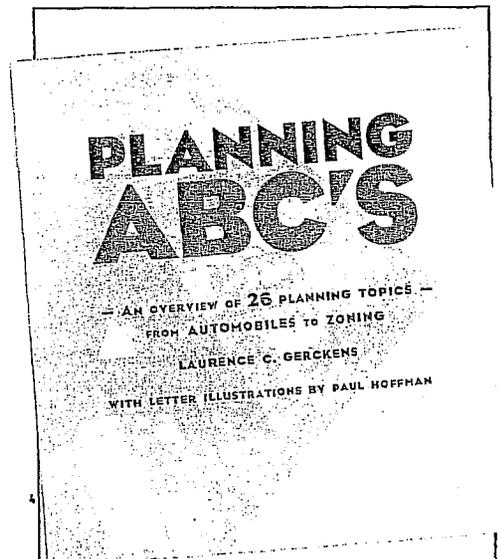
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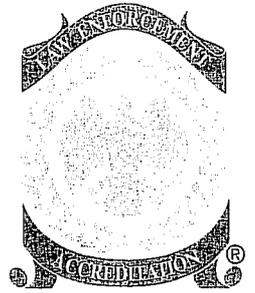
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May 4, 2006

Item #16

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Four South Eagleville
Mansfield, CT 06268

Dear Mr. Berliner:

We are happy to report that during the Jacksonville Conference the Commission awarded **Reaccredited** status to the following agencies in your state.

Connecticut State Capitol Police
Univ. of Connecticut Police Department

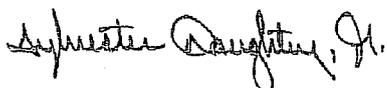
This action was taken in Jacksonville, Florida on March 25, 2006. These agencies belong to an elite group of public safety agencies in the United States, Canada, Mexico and Barbados that have received this prestigious, international award. Citizens in your state deserve to know that these agencies, like schools and hospitals, have taken extraordinary steps to demonstrate their professionalism and pride in delivering quality law enforcement service to their communities.

The Commission is an independent, nonprofit organization, founded by the four law enforcement membership associations: the International Association of Chiefs of Police, the National Organization of Black Law Enforcement Executives, the National Sheriff's Association and the Police Executive Research Forum. The Commission is comprised of Chiefs, Sheriffs, elected officials and community leaders appointed by the four founding organizations. CALEA maintains a body of professional, law enforcement standards and administers a voluntary process for participation.

The agency must meet all applicable standards according to its size and function. The standards address all areas of administration, operation, and technical support activities. Following a thorough self-assessment, the agency receives a vigorous on-site assessment by a team of assessors, trained by CALEA. The assessors carefully review policies, observe procedures, interview personnel, and seek public input from the community. The team's final report forms the basis for a post-assessment hearing before the Commission. The three-year award requires an agency's commitment to maintain compliance with standards and offers an opportunity for reaccreditation of their compliance into the future.

You should be tremendously proud of the men and women in these agencies.
Congratulations!

Respectfully yours,

A handwritten signature in cursive script that reads "Sylvester Daughtry, Jr.".

Sylvester Daughtry, Jr.
Executive Director

SD/mm

UCONN STUDENTS LIVING ON-CAMPUS AT STORRS, 1985-2006*
UPDATED AS OF APRIL, 2006

<u>Acad. Year</u>	<u>Undergrad./ Non-Degree</u>	<u>Grad.</u>	<u>Total</u>
Fall, 1985	9,233	440	9,673
Spring, 1986	8,847	432	9,279
Fall, 1986	9,300	455	9,755
Spring, 1987	9,070	442	9,512
Fall, 1987	9,566	419	9,985
Spring, 1988	8,969	417	9,348
Fall, 1988	9,464	429	9,893
Spring, 1989	8,911	437	9,348
Fall, 1989	8,772	432	9,204
Spring, 1990	8,067	425	8,492
Fall, 1990	8,655	433	9,088
Spring, 1991	7,915	405	8,320
Fall, 1991	8,191	441	8,632
Spring, 1992	7,437	430	7,867
Fall, 1992	7,628	424	8,052
Spring, 1993	6,889	428	7,317
Fall, 1993	7,152	465	7,615
Spring, 1994	6,390	456	6,846
Fall, 1994	6,702	421	7,123
Spring, 1995	6,100	414	6,514
Fall, 1995	6,567	390	6,957
Spring, 1996	6,020	410	6,430
Fall, 1996	6,675	414	7,089
Spring, 1997	6,089	372	6,471
Fall, 1997	6,473	418	6,819
Spring, 1998	5,969	378	6,347
Fall, 1998	7,212	414	7,626
Spring, 1999	6,635	417	7,052
Fall, 1999	7,818	430	8,248
Spring, 2000	7,142	411	7,553
Fall, 2000	8,259	440	8,699
Spring, 2001	7,952	421	8,373
Fall, 2001	9,247	543	9,790
Spring, 2002	8223	425	8,648
Fall, 2002	9,868	449	10,317
Spring, 2003	9,409	560	9,969
Fall, 2003	10,567	423	10,990
Spring, 2004	10,257	485	10,742
Fall, 2004	10,658	497	11,155
Spring, 2005	10,323	509	10,832
Fall, 2005	11,010	514	11,524
Spring, 2006	10,731	416	11,147

*Northwood Apartments not included in totals

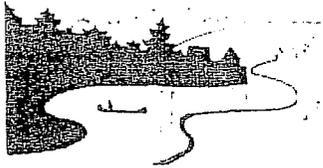
*As of 4/06, Off. of Resid. Life

UCONN STUDENTS ENROLLED AT STORRS CAMPUS, 1985-2006*
 UPDATED AS OF APRIL, 2006

<u>Academic Year</u>	<u>Undergrad. F/T</u>	<u>Undergrad. P/T</u>	<u>Total Undergrad.</u>	<u>Total Grad.</u>	<u>Total</u>
Spring, 1985	10,954	994	11,948	-----	
Fall, 1985	11,584	1,108	12,692	5,599	18,291
Spring, 1986	10,747	1,182	11,929	-----	
Fall, 1986	11,806	1,240	13,046	5,711	18,757
Spring, 1987	11,028	1,257	12,285	-----	
Fall, 1987	12,526	1,159	13,685	6,380	20,065
Spring, 1988	11,450	1,226	12,676	-----	
Fall, 1988	12,743	1,200	13,943	6,590	20,533
Spring, 1989	11,612	1,344	12,956	-----	
Fall, 1989	12,276	1,399	13,675	6,591	20,266
Spring, 1990	11,286	1,397	12,683	-----	
Fall, 1990	12,307	1,265	13,572	7,001	20,573
Spring, 1991	11,220	1,416	12,636	-----	
Fall, 1991	11,321	1,249	13,128	4,329	17,457
Spring, 1992	10,838	1,329	12,167	4,131	16,298
Fall, 1992	11,321	1,170	12,491	4,399	16,890
Spring, 1993	10,353	1,228	11,581	4,206	15,787
Fall, 1993	10,830	1,075	11,905	4,549	16,454
Spring, 1994	9,849	1,149	10,998	4,229	15,227
Fall, 1994	10,328	1,058	11,386	4,503	15,889
Spring, 1995	9,546	1,144	10,690	4,118 (est.)	14,808
Fall, 1995	10,271	1,059	11,330	4,405	15,735
Spring, 1996	9,475	1,184	10,629	4,068	14,697
Fall, 1996	10,271	1,059	11,330	4,405	15,735
Spring, 1997	9,557	1,106	10,663	3,882	14,545
Fall, 1997	10,362	956	11,318	3,863	15,181
Spring, 1998	9,567	1,142	10,709	3,287	14,355
Fall, 1998	10,740	942	11,682	3,646	15,328
Spring, 1999	9,894	732	10,626	3,187	13,813
Fall, 1999	11,411	576	11,987	3,347	15,334
Spring, 2000	10,662	718	11,380	3,152	14,532
Fall, 2000	12,234	728	12,962	3,246	16,708
Spring, 2001	11,309	728	12,037	3,222	15,259
Fall, 2001	13,017	571	13,588	3,367	16,955
Spring, 2002	12,103	928	13,031	2,867	15,898
Fall, 2002	13,688	525	14,213	3,705	17,918
Spring, 2003	13,136	869	14,005	3,539	17,865
Fall, 2003	14,318	845	15,163	3,927	19,090
Spring, 2004	13,642	899	14,541	3,815	18,507
Fall, 2004	14,752	508	15,722	3,692	19,857
Spring, 2005	14,170	937	15,107	3,807	19,073
Fall, 2005	15,277	814	16,091	4,031	20,122
Spring, 2006	14,482	843	15,325	3,851**	19,176

* As of 3/6/06, Off. of Inst. Resources

** Includes 177 students in Grad. Pharmacy Program



Willimantic River Alliance

Willimantic River Review

Spring 2006

Item #18

WRA Celebrates 10th Anniversary

The Alliance has been working to promote and protect the Willimantic River since 1996. To celebrate its tenth anniversary, the Alliance is sponsoring special events, including a Willimantic River Greenway Day on June 3. Check the Events calendar on our website throughout the year and join us along the river to celebrate our anniversary!

Highlights of the last ten years include the designation of the river as an official state Greenway in 2003, and progress by the nine towns along the river to develop public access and preserve riverside land. The Alliance has sponsored numerous events, including walks, talks and boating along the river's 25 miles.

To encourage cooperation among towns, conservation agencies and local organizations, the Alliance has sponsored several forums focused on conservation and regional connections. In 2000, the Alliance assisted with a Streamwalk to inventory resources and issues along the river. Alliance public testimony and meetings have addressed potential impacts on the health of the river by development and water diversions. To provide public information and news about the river and its watershed, the Alliance publishes Spring and Fall newsletters and sponsors a website www.willimanticriver.org.

Looking ahead, the Alliance is preparing to coordinate a watershed inventory and plan in cooperation with towns and local conservation organizations, as well as continuing Alliance programs to encourage protection of the river and enjoyment of all it has to offer.

New Canoe & Kayak Guide

The Alliance website now offers maps showing features of interest to anyone paddling on the river. This guide is on the website's Recreation page in the Paddling section. The Canoe and Kayak Maps include thirteen launch sites and features to beware, such as dams, as well as the navigation challenges of "Rock Gardens." The four sectional maps cover the Headwaters, Midriver, Lower River, and Windham/Willimantic area, and they offer the option of a *pdf* format for printing the maps. The production of these maps was funded by a Quinebaug-Shetucket Heritage Corridor Partnership grant, which was administered by the Windham Region Council of Governments.

Spring Paddling Tips

Water levels can make or break a canoe/kayak trip on the river. Before going out, check the USGS Willimantic River real-time stream gauge (in South Coventry) at the Alliance website's Recreation page, Paddling section. If the water level is at 4.2 feet, the river above Eagleville dam is deep enough for boats. The water below Eagleville dam is usually passable, but the ride can be rocky if the water level is below 4.2 feet on the gauge. You can also check the water level on the Merrow Road bridge between Mansfield and Coventry. A level of 2.1 on this gauge equals 4.2 on the on-line gauge.

Safety tips: state law requires that between October 1 and May 30 each person must wear a life jacket (PFD), and year-round there must be a PFD aboard for each person. Bring an extra rope and paddle, and tell someone where you plan to launch and take out. If you are a beginner, the safest place to try river paddling is in the slow current between Plains Road bridge (Mansfield/Coventry) and Eagleville Lake. For launch sites and a river map, check the website's Paddling section.

Contributors: Vicky Wetherell, Meg Reich

Design and Layout: Ella Ingraham

Inquiries or submissions for the Fall 2006 Edition can be submitted to: WRA, Inc. P.O. Box 9193,
Bolton, CT 06043-9193

or to: info@willimanticriver.org.

Previous newsletters can be viewed at the Alliance website www.willimanticriver.org

Calendar

Saturday, April 8

29th Annual Upper Willimantic River Race Paddle 8.5 miles from Rt. 74 in Tolland to Eagleville dam on Rt. 275 in Coventry. Canoe and Kayak race classes include beginners (with river paddling experience), expert, solos and pairs. Life jackets are required. Registration starts at 9 a.m.; race starts at 11 a.m., rain or shine. Fee: \$10.00. Call 860-872-8683 or 872-4384 for information (race location may be changed if there is low water). Sponsored by Willimantic River Yacht Club, Tolland Recreation Department, Willimantic River Alliance.

Saturday, April 8

Willimantic River Bank Cleanup. Help clean up the October, 2005 flood debris and watch the Upper River Racers paddle by. Please bring gloves, sturdy shoes, garbage bag (please take home with you). Cleanup from 11 a.m. to 1 p.m. at Heron Cove Park in Tolland on South River Rd. a half-mile south of Rt. 74. Sponsored by Conserving Tolland.

Saturday, April 15

Paddle Down the Upper River Canoe or kayak trip 9 miles from Tolland to Eagleville. For experienced paddlers with their own boats. Bring water and lunch. Life Jackets required. Call 429-9239 or 429-3206 for the time and meeting place. Sponsored by AMC.

Saturday, April 15

Fishing Season Opens Fishing licenses and the 2006 Ct. Angler's Guide are available at all Town Clerk offices. Year-round fly fishing (catch-and-release) is available in the Cole Wilde Trout Management Area that extends from the mouth of Roaring Brook downstream to the Rt. 74 bridge. Access is on the north side of this bridge or from North River Road in Tolland and also from the westbound I-84 rest stop in Willington.

Saturday, April 29

Paddle Down the Lower River 6 miles from Eagleville dam to Willimantic. See April 15 Paddle event for details.

Sunday, May 21

Third Annual Riverfest is sponsored by the Chamber of Commerce as a celebration of the river. Bike, hike, horseback and canoe/kayak trips (fee) begin at 8:30 and converge at the Railroad Museum beside the river off Bridge Street in Willimantic. Join the free Riverfest activities from 12 to 4 with food, music, kayak demos, and conservation events and exhibits. For more details visit www.windhamrec.com or call 465-3046.

Saturday, June 3

Willimantic River Greenway Day Nature/History Walk An easy mile-long walk in Nye-Holman State Forest along the Willimantic River Greenway. Deborah Nye-Corgan will share the history of her ancestor's 1721 riverside farm and how it became a state forest. We will look for birds, wild flowers and remains of the farm. Meet at 10 a.m. at the Forest entrance in Tolland next to the Rt. 74 bridge. Sponsored by the Alliance. Call 429-7174 for information.

Saturday, June 3

Willimantic River Greenway Day Riverside Walk An easy, mile-long amble from the former Reynolds School to Lynch Landing, a bucolic setting along the river, then continue along the Willimantic River Greenway Trail to Mansfield's newest park, River Park, before returning to the Reynolds School. Meet at 3:00 p.m. at the Reynolds School on Depot Road off Rt. 44 in Mansfield Depot. Sponsored by the Alliance. Call 455-0532 for information.

MANY THANKS TO

Barbara McGrath, Esq., of the Ct. Urban Legal Initiative, and **Naomi Pomper, CPA**, for their generous assistance with WRA's transition to a nonprofit corporation and to 503 (c) (3) tax-exempt status. **Jim Hayes, Rich Webber** and **Betty Robinson** for scouting and recording navigation features for the website's Canoe & Kayak Map. Also to Windham Region Council of Governments for administering the Partnership grant for this project. **Paul Pribula** for updating the WRA mailing list. **Mark Paquette** for his leadership in the Alliance during the last ten years and for producing the layout and design for the *Willimantic River Review* during that time. **Jim Hayes** for his dedication to the river and for hosting WRA meetings and events at the Track Nine Diner. **Tulay Luciano** for assistance with WRA membership mail.

River Watch

UConn and the Willimantic River

The University of Connecticut and adjacent homes and businesses in Storrs get their drinking water from UConn wells that pump from the Willimantic and Fenton River aquifers (sand and gravel deposits under the river valleys). During a moderate drought in September, 2005, water withdrawals increased to serve returning students and caused the Fenton River to dry up along the UConn well field, killing most aquatic life in the area. A recently completed study of the Fenton River recommends that no water be pumped from its aquifer when the river's flow drops to 3 cubic-feet-per-second. In that situation, the back-up source of water would be the Willimantic River well field. The Willimantic River Alliance expressed concerns about the impact of UConn's water diversions on the river in comments to University officials, the Mansfield Town Council and the Ct. Council on Environmental Quality. A summary of these comments follows.

Well Issues

Reduced pumping from the Fenton River aquifer may require so much more water from the Willimantic River aquifer that it, too, could dry up during the next drought, and the river's natural functions would be threatened. The University's registered water-diversion allowance for its wells is not based on studies of low-flow conditions in either the Fenton or Willimantic Rivers. Rather it is based on the capacity of the existing pumps. This amount (2.85 million gallons per day (MGD) for the Willimantic River wells) may be beyond what the aquifers can provide and does not take into consideration an adequate flow for the natural functions of the rivers. Currently, the combined wells draw an average of 1.65 MGD, with a peak of 2.1 MGD in September, 2005.

In addition, the University and the adjacent Storrs area are slated for further development that will require more water. The pumping capacity of the Willimantic River well field will increase with the current upgrades to three of its four wells and to the transmission pipes to the campus. A low-flow study of the Willimantic River (similar to that of the Fenton River) is needed to establish the maximum amount that can be removed from the river's aquifer before aquatic life is threatened. The health of the river is at risk, and the University and the Town of Mansfield need definite answers in order to confidently proceed with their expansion plans.

Wastewater Issues

The Alliance is also concerned about the amount of water flowing past UConn's wastewater outfall just

below Eagleville dam. An increase in diversions by the upstream wells (north of Rt. 44) could reduce this flow and alter the balance of river water and treated wastewater. Future development will increase the amount of wastewater entering the river (currently an average daily flow of 3MGD is permitted). Although UConn's treatment plant is certified as advanced, and the wastewater is tested to ensure that it is not toxic to aquatic life, it is not the same as natural river water.

Regional Issues

The river also serves communities adjacent to or downstream of Storrs. Town and state parks, canoe launches and fishing spots continue to be developed along the river's Greenway in Coventry, Columbia, and Windham. The Alliance has recommended that any diversion plans and wastewater permits consider a balance between the uses of the Willimantic River by the Storrs urban area and uses elsewhere in the river's watershed. The Alliance will continue to advocate for better information and a broader perspective to ensure the future health and recreational enjoyment of the Willimantic River.

Flood of October, 2005

After a week of rain, a 5-inch downpour on October 14-15 raised the Willimantic River's height on Saturday, October 15, to 13.5 feet at the USGS water gauge in South Coventry (flood warning stage is at 6.5 feet). People flocked to the river to watch it surge over dams, bridges and low lying land. As the water rose in this 50-year event, the river swept away all "floatables" in its path, such as trees, sheds, and picnic tables, leaving them stranded on riverbanks downstream when the water subsided on Sunday. In Stafford flood waters flowed over Route 32 and the AMF Cuno factory parking lot, carrying three truck trailers (minus the cabs) more than a mile downstream. Cuno's wooden pallets, paper, and plastic debris were swept further downstream and still litter the riverbanks between Willington and Tolland.

In Willimantic, the combined flood waters of the river and all of its tributaries roared through the city past the Windham Mills. The former mill dams were barely visible under so much water, which washed into the Art Space gallery on the lower level of a recently restored mill building. Next to the gallery, the "Jillson Hill" stone-arch bridge remained intact, as it has 150 years of floods. For more Flood news and photos, visit the News page of the

Willimantic River Alliance

Founded in 1996, the Alliance has a mission "to protect and preserve the Willimantic River through cooperative and educational activities that promote regional awareness, stewardship, and enjoyment of the river and its watershed." As a coalition of citizens, officials and local agencies, the Alliance sponsors events such as regional forums and outings and publications, including a website and biannual newsletter. Willimantic River Alliance, Inc. is a nonprofit 503 (c) (3) tax-exempt corporation.

The Alliance promotes development of the Willimantic River Greenway, an official state greenway along the river's 25 miles from Stafford Springs to Willimantic. This regional project aims to connect recreational, historical and natural resource features along the river. These connections are being created by the nine riverside towns through natural resource preservation and recreation projects, such as linking trails and improving access to the river.

The river's watershed includes seventeen towns: (in Ct.) Andover, Ashford, Bolton, Columbia, Coventry, Ellington, Hebron, Lebanon, Mansfield, Stafford, Union, Tolland, Vernon, Willington, Windham, and (in Mass.) Monson, Wales.

Alliance meetings are posted on the News and Events page at www.willimanticriver.org.

Spring 2006

Willimantic River Alliance – Membership Form

Name _____
 Address _____
 Town _____ State _____ Zip _____
 E-Mail _____ Phone _____

Contact me about volunteer opportunities for the WRA

Mail completed form and check to:

WRA at P.O. Box 9193, Bolton CT 06043-9193

Regular Members	Annual Dues	Corporate Members *	Annual Dues
Senior/Student Individual Family River Steward Patron	\$ 5.00 \$10.00 \$15.00 \$ 50.00 \$ 250.00 (Lifetime Member)	Conservator Charter *	\$ 50.00 \$ 500.00 (first year, \$250. thereafter)

* Corporate members will receive a certificate, advertising discounts & mailings. Charter members will also be listed in all Alliance publications.

C/O WINCOG
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 Willimantic CT 06226

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 Town Planner
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 Storm Mansfield CT 06268-2538

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