

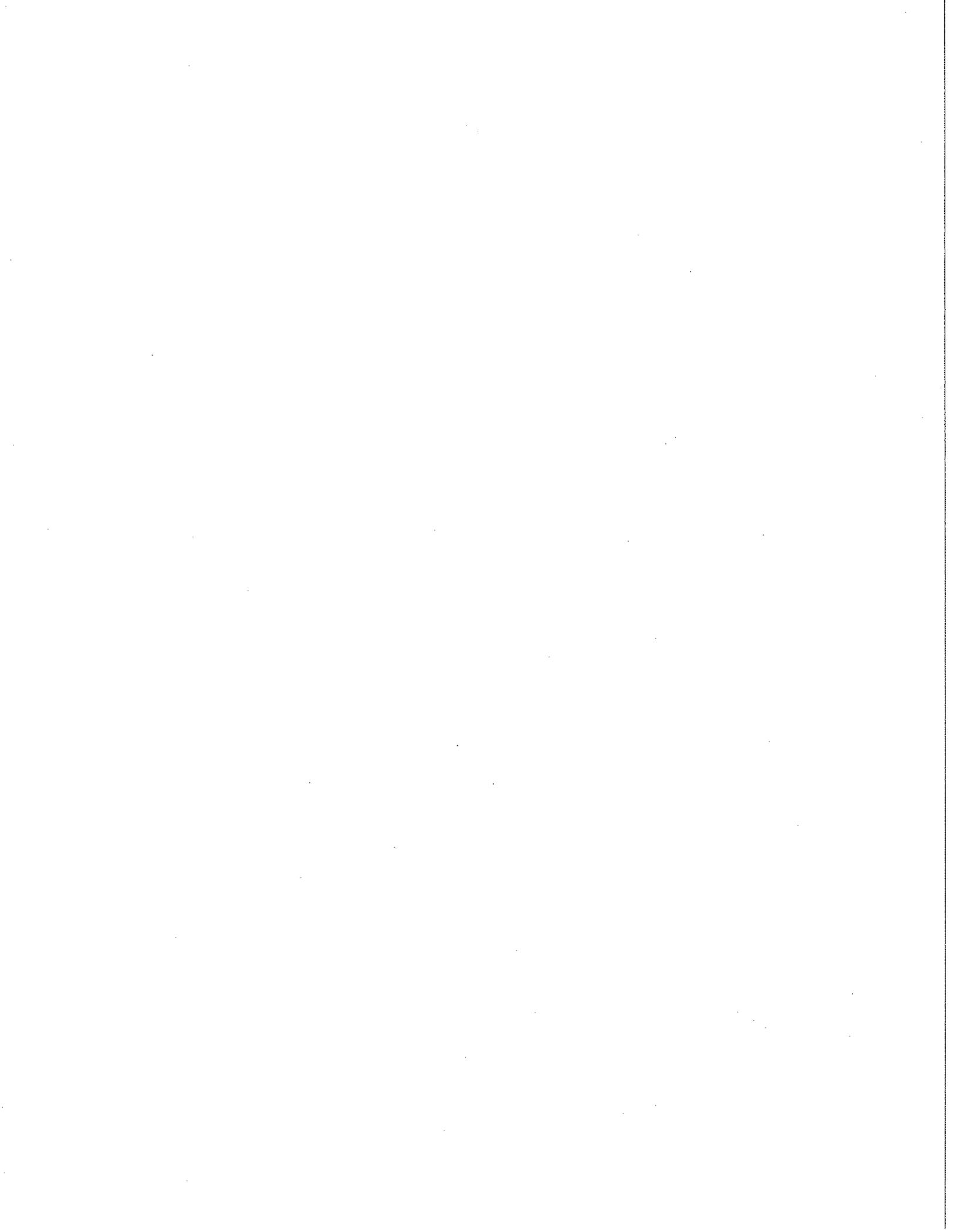


7:15 PM: Firefighter swearing in ceremony

TOWN OF MANSFIELD
TOWN COUNCIL MEETING
Monday, August 12, 2013
COUNCIL CHAMBERS
AUDREY P. BECK MUNICIPAL BUILDING
7:30 p.m.

AGENDA

	Page
CALL TO ORDER	
ROLL CALL	
APPROVAL OF MINUTES	1
PUBLIC HEARING	
OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL	
REPORT OF THE TOWN MANAGER	
REPORTS AND COMMENTS OF COUNCIL MEMBERS	
OLD BUSINESS	
1. Storrs Center Update (Item #3, 07-22-13 Agenda) (Oral Report)	
2. Community/Campus Relations (Item #3, 05-13-13 Agenda) (Oral Report)	
NEW BUSINESS	
3. Presentation: Commercial Property Assessed Clean Energy ("C-PACE") Program ...	9
4. Cancellation of August 26, 2013 Regular Town Council Meeting	47
DEPARTMENTAL AND COMMITTEE REPORTS	49
REPORTS OF COUNCIL COMMITTEES	
PETITIONS, REQUESTS AND COMMUNICATIONS	
5. E. Paterson/M. Hart re: Main Street Investment Fund	63
6. Connecticut Department of Energy and Environmental Protection re: Notice of Rescheduled Public Hearing	65
7. CIRMA re: Members' Equity Distribution	67
8. Government Finance Officers Association re: Certificate of Achievement for Excellence in Financial Reporting	69
9. Mansfield Minute – August 2013	71
FUTURE AGENDAS	
EXECUTIVE SESSION	
ADJOURNMENT	



SPECIAL MEETING – MANSFIELD TOWN COUNCIL
June 19, 2013
DRAFT

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

I. ROLL CALL

Present: Freudmann, Kochenburger, Moran, Paterson, Paulhus, Ryan, Schaefer, Shapiro
Excused: Keane
Staff: Town Manager Matt Hart, Director of Finance Cherie Trahan

II. OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE COUNCIL

Mary Hirsch, Courtyard Lane, expressed her disappointment with the results of the referendum and asked the Council to maintain as much funding as possible for education.

Ric Hossack, Middle Turnpike, asked that the entire amount of added revenue be given to the tax payers so there is no increase in the tax rate.

Steve Kegler, Eastwood Road, asked the Council to follow the will of the voters and keep or further reduce the original budget.

Brian Anderson, Ridge Road, stated that although he was disappointed with the results of the referendum he feels that the Council should follow the vote and cut the budget by a small amount that would not erode services or the education system.

Betty Wassmundt, Old Turnpike Road, asked the Council to pay attention to what the voters said.

Mike Sikoski, Windham, asked that the Council listen to the people.

III. BUSINESS

1. Budget Referendum Results

The Town Manager identified the referendum results which were distributed as part of the handout.

Mr. Paulhus noted the questions on the ballot are as permitted by Connecticut General Statutes and the Mansfield Town Charter.

2. Fiscal Year 2013/14

Mayor Paterson commented staff was asked to prepare the distributed information for Council consideration. The Town Manager and the Director of Finance reviewed two options, noting neither of them includes any of the recommended initiatives previously offered.

Mr. Shapiro moved to adopt the expenditure plan identified as Option 1 and set forth on Page 2 of the handout. This option would set the General Government budget at \$15,203,170, the Mansfield Board of Education Budget at \$20,688,160, the Capital Improvement Budget at \$2,285,290 and the Capital Nonrecurring Fund at \$1,834,300. To meet these amounts the General Government Operation would be reduced by \$25,000, the General Fund transfer to CNR for Capital would be increased by \$333,000, the CNR Fund Transfer to Capital would be increased by \$639,440 and the Board of Education Budget would be reduced by \$100,000.

The motion was seconded by Mr. Schaefer.

June 19, 2013

Mr. Shapiro noted the motion shows respect for those who petitioned and those who voted in the referendum. Mr. Shapiro also spoke to the Council's bipartisan decision in February not to form a Charter Review Committee.

Mr. Paulhus moved to amend the budget and to reduce the Board of Education funding by an additional \$100,000. Mr. Freudmann seconded the motion.

The motion to amend the budget failed with all opposed except Mr. Paulhus and Mr. Freudmann who voted in the affirmative.

Mr. Freudmann moved the Mansfield School Budget be \$20,117,362. The motion was seconded by Mr. Paulhus.

Mr. Freudmann noted this is a 2.3% reduction below the current year's budget and would not affect the Minimum Budget Requirement for school spending.

The motion failed with all opposed except Mr. Paulhus and Mr. Freudmann who voted in the affirmative.

The motion as originally presented passed with all in favor except Mr. Paulhus and Mr. Freudmann who voted against the motion.

3. Fiscal Year 2013/2014 Mill Rate

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

BE IT RESOLVED: That the Tax Rate for the Town of Mansfield for Fiscal Year 2013-2014 be set at 27.95 mills, and the Collector of Revenue be authorized and directed to prepare and mail to each taxpayer tax bills in accordance with Connecticut General Statutes, as amended, and that such taxes shall be due and payable July 1, 2013 and January 1, 2014.

The motion passed with all in favor except Mr. Paulhus and Mr. Freudmann who voted against the motion.

IV. ADJOURNMENT

Mr. Paulhus moved and Mr. Shapiro seconded to adjourn the meeting at 8:25 p.m. Motion passed unanimously.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

June 19, 2013

REGULAR MEETING – MANSFIELD TOWN COUNCIL
July 22, 2013
DRAFT

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

I. ROLL CALL

Present: Freudmann, Keane, Kochenburger, Moran, Paterson, Paulhus, Schaefer, Shapiro

Excused: Ryan

II. APPROVAL OF MINUTES

Mr. Paulhus moved and Mr. Freudmann seconded to approve the minutes of June 24, 2013 meeting as presented. The motion passed with all in favor except Mr. Kochenburger and Mr. Schaefer who abstained.

III. OPPORTUNITY FOR PUBLIC TO ADDRESS THE COUNCIL

Betty Wassmundt, Old Turnpike Road, referenced an email she sent to Council members regarding the Regional School District 19 Service Agreement and urged the Council not to approve the agreement. (Statement attached)

Ric Hossack, Middle Turnpike, spoke in support of Ms. Wassmundt's statement and urged the Council to develop regulations for biohazard level facilities.

Arthur Smith, Mulberry Road, questioned how a member of the public would be able to track how often staff, or a member of the Council, consults with the Resident State Trooper on noncriminal matters.

IV. REPORT OF THE TOWN MANAGER

In addition to his written report the Town Manager noted the following:

- The Connecticut Department of Energy & Environmental Protection public hearing regarding the Hillside Road extension project has been rescheduled to September 10, 2013.
- The Town Manager will confer with the Director of Public Works regarding the use of overtime for routine maintenance work. Mr. Hart believes the work was a result of being understaffed for a period of time prior to the most recent hires.
- The Town Manager will verify the number of jobs realized as a result of the Storrs Center project.
- The Town Manager often meets with the Resident State Trooper to discuss matters of public safety and Council members have the same rights as other citizens when contacting the police.
- The Mayor and Town Manager will review the agenda items for August and make a recommendation to the Council regarding the advisability of cancelling the second meeting in August.
- The Town Manager will request an opinion from Bond Counsel regarding whether or not the project for which the encumbered open space funds have been appropriated would need to be completed in order to maintain the open space bonding.

V. REPORTS AND COMMENTS OF COUNCIL MEMBERS

Mayor Paterson listed the business items on the agenda for the benefit of those residents listening at home.

July 22, 2013

The Mayor commented on a Senior Center sponsored trip she took to the State Police Museum, noting it was very interesting. The Mayor thanked Sgt. Cournoyer and Coordinator of Mansfield Senior Center Cynthia Dainton for coordinating the outing.

Ms. Moran moved and Ms. Keane seconded to move Item 5, Senior Center Evaluation Presentation, as the next item of business.
The motion passed unanimously.

VI. OLD BUSINESS

1. Agreement between the Town of Mansfield and the Regional School District 19 for Parking Lot Services.

Mr. Paulhus moved and Ms. Moran seconded to table discussion on this agenda item pending a further review of liability issues.
Motion to table passed unanimously.

2. Amendment to Motor Vehicle Traffic and Parking Regulations

Ms. Moran moved and Mr. Paulhus seconded, effective July 22, 2013, to approve the proposed amendments to the Motor Vehicle Traffic and Parking Regulations, as recommended by staff in the draft dated July 18, 2013.

Mr. Freudmann moved to amend the motion by changing the wording of §A198-7 to read, "... Parking Garage, when there is an accumulation of snow and ice and plowing is required." Sub-paragraphs 1 & 2, which follow, would be eliminated. Additionally §198-9B would read, "... Collector of Revenue within one month of the date on which the parking citation ticket was issued. If payment is not paid within one month, it becomes due with interest of 1 ½% per month from the date of issuance. The minimum interest charge is two dollars. Any fine..."

Seconded by Mr. Paulhus the motion failed.

The motion as originally offered passed with all in favor except Mr. Freudmann and Mr. Paulhus who voted nay.

3. Storrs Center Update

The Town Manager reported on the construction progress at Storrs Center and recognized the efforts of staff in securing a \$500,000 Main Street Investment grant. Mr. Hart also reported that a group of residents is working with the architect on plans for the town green which will be presented to the Council in August or September. A force account, as requested by Councilor Freudmann, will be provided at the next regular meeting. The Town Manager will review pedestrian access on the east side of Storrs Road near Bolton Road. A number of options for coverage of the intermodal center are under review. These options will be presented to the Town Council for consideration.

4. Community Water/Wastewater Issues

UConn will be presenting the water supply environmental impact evaluation (EIE) to the Board of Trustees on August 7, 2013 at 10:30 a.m. in the Rome Ballroom. The Town Manager recommended the Council call a special meeting on August 8, 2013 to discuss the record of decision and discuss possible governance alternatives with counsel. By consensus Council members agreed to meet at 7:30 p.m. on August 8, 2013 if the necessary attendees are available.

VII. NEW BUSINESS

5. Senior Center Evaluation Presentation

Cynthia Dainton, Coordinator for the Mansfield Senior Center, presented the results of an evaluation of the Senior Center and the programs offered. Ms. Dainton reviewed the process, the information garnered, and the conclusions reached based on the survey data.

July 22, 2013

Council members discussed the distribution of the Seniors Sparks which is a publication of the Mansfield Senior Center Association and is distributed to their members on a subscription basis. Ms. Dainton noted the Senior Center will send out a flyer to all residents over the age of 55.

6. Appointment of Mansfield Planning and Zoning Commission Alternate to the Windham Regional Council of Governments Regional Planning Commission
Mr. Paulhus moved and Mr. Shapiro seconded, effective July 22, 2013, to appoint Roswell Hall as an alternate to the Windham Regional Council of Governments Regional Planning Commission.
Motion passed unanimously.

VIII. DEPARTMENTAL AND COMMITTEE REPORTS

No comments offered.

IX. REPORTS OF COUNCIL COMMITTEES

Mr. Kochenburger, Chair of the Committee on Committees, offered the following recommendations for Council consideration:

Michael Kurland to the Emergency Management Committee for a term ending 10/31/2014,
James Raynor to the Board of Ethics for a term ending 6/30/2016,
Lynn Stoddard to the Sustainability Committee for a term ending 4/27/2017,
Peter Millman to the Transportation Advisory Committee for a term ending 11/30/2015.
The motion to approve passed unanimously.

Mr. Freudmann, reporting for the Finance Committee, stated the Committee has been discussing cost allocations within the Finance Department.

Personnel Committee Chair Toni Moran outlined the process for the Town Manager's evaluation and asked members to respond in a timely manner. The Committee is also reviewing possible reassignments for adult services. Ms. Moran distributed copies of the Ethics Board opinion which upheld that the ethics code is applicable to the Board of Education members and employees. Ms. Moran also reported the Ad hoc Committee on Responsible Contractors will be scheduling meetings with administrators of vocational/technical schools and local contractors in the fall.

X. PETITIONS, REQUESTS AND COMMUNICATIONS

7. E. Paterson/J. Goodwin re: Interstate Reliability Project
8. Planning and Zoning Commission Application Referral
9. Connecticut Department of Energy & Environmental Protection Notice of Public Hearing - Mr. Schaefer asked if the walkway referred to on page 99 is still going to be built. Ms. Moran asked if traffic signals were still being considered for some of the intersections in the area.
10. Connecticut Department of Energy & Environmental Protection re: Repeal of the Stream Channel Encroachment Line Program
11. Connecticut Light & Power re: Development and Management Plan
12. Connecticut Council of Small Towns re: Membership – Members discussed the pros and cons of joining COST.

XI. FUTURE AGENDA

A discussion regarding joining the Connecticut Council of Small Towns will be added to a future agenda.

A discussion regarding the restructuring of the Connecticut Councils of Government will be added to a future agenda once the information is available for review.

XII. ADJOURNMENT

July 22, 2013

Mr. Paulhus moved and Mr. Shapiro seconded to adjourn the meeting at 9:02 p.m.

Elizabeth Paterson, Mayor

Mary Stanton, Town Clerk

July 22, 2013

7/21/13

To: Town Council

From: Betty Wassmundt

RE: Region 19 Service Agreement

I'm disappointed to read this Agreement and I urge you not to accept it as written. It's clear that Region 19 negotiated this Agreement as they should – in their interest as an arms-length transaction. It is equally clear that no one negotiated in the interest of this Town.

How is Part D, 1 f to be interpreted? "Minor road maintenance activities will be performed as required by the Region". Just what does that mean? What if a section of a road breaks up in some severe winter storm? Region 19 might well see that as minor maintenance. Can you argue that it's not? Is the town being reimbursed enough for this type of repair? The same thing can be said about Part D, 2 f. Parts D, 1 f and 2 f should be eliminated from this contract.

Part H is unacceptable. The town is doing this work at cost; there is no extra money built in to this contract to deal with liability. The town is doing a favor to Region 19; the town should have liability only for negligent acts, if that. Consider that town employees sanded an icy sidewalk in a workman like manner but a bit of ice remained. Consider that an older teacher slipped on this and broke a hip. With this contract, Mansfield would be completely responsible for any ensuing expense and law suits. That would be big money. Why would the Town Manager bring a contract like this in to you to sign? It's time that management worked in the interest of the Mansfield taxpayer. Clearly the Town Manager and the Town Attorney have not done so.

You should: 1. Terminate any further discussion about doing this work for Region 19 or, 2. Provide insurance adequate to cover any and all liability to this town resulting from doing this work with said insurance paid for by Region 19 as a part of the contract.

I urge you not to proceed with this contract; Mansfield does not need this job. But, if you do, along with the changes I've identified, you should include that all vehicles must be removed from the parking lots and roadways given any accumulation of snow just as you've done in the Motor Vehicle Traffic and Parking Ordinance. Consider if vehicles remain in the parking lot or roadways and a plow damages one of them; again, Mansfield is in for a lawsuit. How was the time required to plow a parking lot calculated? With vehicles in said lot or free of vehicles?

Why are you even considering this job? It doesn't make sense. If you must authorize Public Works to do this job, you have an obligation to the taxpayers to negotiate an arms-length contract which protects the citizens of this town. This contract does not do that.

**PAGE
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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager; Cherie Trahan, Director of Finance; Christine Gamache
Date: August 12, 2013
Re: Presentation: Commercial Property Assessed Clean Energy ("C-PACE") Agreement

Subject Matter/Background

The Commercial Property Assessed Clean Energy (C-PACE) program is run by Connecticut's green bank, the Clean Energy Finance & Investment Authority (CEFIA). C-PACE functions as a financing tool that allows commercial property owners to finance energy upgrades in buildings with third party capital and to repay the loan through an assessment on their property tax bill.

As explained in the program literature, Connecticut passed enabling policy in June and CEFIA has designed the program to attract the lowest cost capital to create incentives for energy upgrades in buildings. CEFIA sees the C-PACE program as an economic development tool, as energy upgrades create a more competitive environment for retaining and attracting new businesses by lowering energy costs.

CEFIA is working to encourage municipalities throughout the state to implement the C-PACE program and to allow local business owners access to this financing tool. Thirty towns, including Beacon Falls, Bridgeport, Durham, Hartford, Middletown, Norwalk, Simsbury, Stamford, Waterbury, West Hartford and Windham, have passed resolutions endorsing the program and about a dozen more towns are expected to do the same by the end of the year.

Since this program would require town staff to administer the repayment of the loans, key staff met with representatives from CEFIA to identify all municipal responsibilities. The following is a recap of the Town's duties to administer the program:

- 1) Assist with marketing efforts and outreach to encourage participation in the commercial sustainable energy program. The Town would receive a \$500 payment for these services. In addition, CEFIA would reimburse the Town for its actual reasonable costs and expenses associated with the collection of the assessment in excess of the annual payment.

- 2) Upon approval of a C-PACE loan to a particular business, place a caveat on the land records indicating that a benefit assessment and lien is anticipated upon completion of the energy improvements. The Town would be reimbursed for the cost charged by the Town Clerk for the recording.
- 3) Levy the benefit assessment against the property owner and place a lien on the qualifying property. The Town would be reimbursed for the cost charged by the Town Clerk for the recording.
- 4) Levy, bill and collect the assessment in the same manner as property taxes. Mansfield's collection system is capable of handling this task.
- 5) Deposit payments of the benefit assessments into a separate account and remit those payments to CEFIA on a monthly basis. The Town would require a separate check/payment from the property owner to make this a simple process.

In the event of default, the Town may turn the account back over to CEFIA for collection so that we would not have to bear that burden.

If Mansfield joined the program, any commercial property would be eligible for C-PACE financing. CEFIA has been in touch with local business owner James Boisvert of Mansfield Self Storage and Mr. Boisvert is interested in financing energy upgrades and renewable energy projects on his commercial property through the C-PACE program.

In order to implement the program in Mansfield and to allow our commercial property owners access to C-PACE financing, the Town Council as our legislative body would need to authorize me to execute the C-Pace agreement.

Recommendation

Staff would advise the Council to consider one of the following options:

Option 1

Pass the attached "Resolution to Approve Commercial Property Assessed Clean Energy ("C-PACE") Agreement."

Option 2

Refer the C-PACE program to the Sustainability Advisory Committee for its consideration and recommendation.

Attachments

- 1) Resolution to Approve Commercial Property Assessed Clean Energy ("C-PACE") Agreement
- 2) C-PACE enabling legislation
- 3) Commercial Property Assessed Clean Energy (C-PACE) Agreement
- 4) C-PACE presentation

- 5) C-PACE fact sheet
- 6) C-PACE information postcard



Town of Mansfield

RESOLUTION TO APPROVE COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY ("C-PACE") AGREEMENT

WHEREAS, Section 157 of Public Act No. 12-2 of the June 12, 2012 Special Session of the Connecticut General Assembly (the "Act") established a program, known as the Commercial Property Assessed Clean Energy (C-PACE) program, to facilitate loan financing for clean energy improvements to commercial properties by utilizing a state or local assessment mechanism to provide security for repayment of the loans; and

WHEREAS, the Act authorizes the Clean Energy Finance and Investment Authority (the "Authority"), a public instrumentality and political subdivision of the State charged with implementing the C-PACE program on behalf of the State, to enter into a written agreement with participating municipalities pursuant to which the municipality may agree to assess, collect, remit and assign, benefit assessments to the Authority in return for energy improvements for benefited property owners within the municipality and for costs reasonably incurred by the municipality in performing such duties; and

WHEREAS, the Commercial Property Assessed Clean Energy ("C-PACE") Agreement (the "C-PACE Agreement") between the Town of Mansfield and the Authority, as attached hereto, constitutes the written agreement authorized by the Act.

NOW, THEREFORE, BE IT RESOLVED:

- (a) that we, the Mansfield Town Council constituting the legislative body of the Town of Mansfield hereby approves the C-PACE Agreement, and
- (b) that the Town Manager, Matthew W. Hart is hereby authorized and directed, on behalf of the Town, to execute and deliver the C-PACE Agreement, substantially in the form attached to this Resolution, for the purposes provided therein, together with such other documents as he or she may determine to be necessary and appropriate to evidence, secure and otherwise complete the C-PACE Agreement.

EXHIBIT A

2012 SPECIAL SESSION C-PACE

SB 501

COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY (C-PACE)

Sec. 157. (NEW) (*Effective from passage*) (a) As used in this section:

- (1) "Energy improvements" means any renovation or retrofitting of qualifying commercial real property to reduce energy consumption or installation of a renewable energy system to service qualifying commercial real property, provided such renovation, retrofit or installation is permanently fixed to such qualifying commercial real property;
- (2) "Qualifying commercial real property" means any commercial or industrial property, regardless of ownership, that meets the qualifications established for the commercial sustainable energy program;
- (3) "Commercial or industrial property" means any real property other than a residential dwelling containing less than five dwelling units;
- (4) "Benefitted property owner" means an owner of qualifying commercial real property who desires to install energy improvements and provides free and willing consent to the benefit assessment against the qualifying commercial real property;
- (5) "Commercial sustainable energy program" means a program that facilitates energy improvements and utilizes the benefit assessments authorized by this section as security for the financing of the energy improvements;
- (6) "Municipality" means a municipality, as defined in section 7-369 of the general statutes;
- (7) "Benefit assessment" means the assessment authorized by this section;
- (8) "Participating municipality" means a municipality that has entered into a written agreement, as approved by its legislative body, with the authority pursuant to which the municipality has agreed to assess, collect, remit and assign, benefit assessments to the authority in return for energy improvements for benefitted property owners within such municipality and costs reasonably incurred in performing such duties; and

(9) "Authority" means the Clean Energy Finance and Investment Authority.

(b) (1) The authority shall establish a commercial sustainable energy program in the state, and in furtherance thereof, is authorized to make appropriations for and issue bonds, notes or other obligations for the purpose of financing, (A) energy improvements; (B) related energy audits; (C) renewable energy system feasibility studies; and (D) verification reports of the installation and effectiveness of such improvements. The bonds, notes or other obligations shall be issued in accordance with legislation authorizing the authority to issue bonds, notes or other obligations generally. Such bonds, notes or other obligations may be secured as to both principal and interest by a pledge of revenues to be derived from the commercial sustainable energy program, including revenues from benefit assessments on qualifying commercial real property, as authorized in this section.

(2) When the authority has made appropriations for energy improvements for qualifying commercial real property or other costs of the commercial sustainable energy program, including interest costs and other costs related to the issuance of bonds, notes or other obligations to finance the appropriation, the authority may require the participating municipality in which the qualifying commercial real property is located to levy a benefit assessment against the qualifying commercial real property especially benefited thereby.

(3) The authority (A) shall develop program guidelines governing the terms and conditions under which state financing may be made available to the commercial sustainable energy program, including, in consultation with representatives from the banking industry, municipalities and property owners, developing the parameters for consent by existing mortgage holders and may serve as an aggregating entity for the purpose of securing state or private third-party financing for energy improvements pursuant to this section, (B) shall establish the position of commercial sustainable energy program liaison within the authority, (C) shall establish a loan loss reserve or other credit enhancement program for qualifying commercial real property, (D) may use the services of one or more private, public or quasi-public third-party administrators to administer, provide support or obtain financing for the commercial sustainable energy program, and (E) shall adopt standards to ensure that the energy cost savings of the energy improvements over the useful life of such improvements exceed the costs of such improvements.

(c) Before establishing a commercial sustainable energy program under this section, the authority shall provide notice to the electric distribution company, as defined in section 16-1 of the general statutes, that services the participating municipality.

(d) If a benefitted property owner requests financing from the authority for energy improvements under this section, the authority shall:

(1) Require performance of an energy audit or renewable energy system feasibility analysis on the qualifying commercial real property that assesses the expected energy cost savings of the energy improvements over the useful life of such improvements before approving such financing;

(2) If financing is approved, require the participating municipality to levy a benefit assessment on the qualifying commercial real property with the property owner in a principal amount sufficient to pay the costs of the energy improvements and any associated costs the authority determines will benefit the qualifying commercial real property;

(3) Impose requirements and criteria to ensure that the proposed energy improvements are consistent with the purpose of the commercial sustainable energy program;

(4) Impose requirements and conditions on the financing to ensure timely repayment, including, but not limited to, procedures for placing a lien on a property as security for the repayment of the benefit assessment; and

(5) Require that the property owner provide written notice, not less than thirty days prior to the recording of any lien securing a benefit assessment for energy improvements for such property, to any existing mortgage holder of such property, of the property owner's intent to finance such energy improvements pursuant to this section.

(e) (1) The authority may enter into a financing agreement with the property owner of qualifying commercial real property. After such agreement is entered into, and upon notice from the authority, the participating municipality shall place a caveat on the land records indicating that a benefit assessment and lien is anticipated upon completion of energy improvements for such property.

(2) The authority shall disclose to the property owner the costs and risks associated with participating in the commercial sustainable energy program established by this section, including risks related to the failure of the property owner to pay the benefit assessment. The authority shall disclose to the property owner the effective interest rate of the benefit assessment, including fees charged by the authority to administer the program, and the risks associated with variable interest rate financing. The authority shall notify the property owner that such owner may rescind any financing agreement entered into pursuant to this section not later than three business days after such agreement.

(f) The authority shall set a fixed or variable rate of interest for the repayment of the benefit assessment amount at the time the benefit assessment is made. Such interest rate, as may be supplemented with state or federal funding as may become available, shall be sufficient to pay the financing and administrative costs of the commercial sustainable energy program, including delinquencies.

(g) Benefit assessments levied pursuant to this section and the interest, fees and any penalties thereon shall constitute a lien against the qualifying commercial real property on which they are made until they are paid. Such lien shall be levied and collected in the same manner as the property taxes of the participating municipality on real property, including, in the event of default or delinquency, with respect to any penalties, fees and remedies and lien priorities. Each such lien may be continued, recorded and released in the manner provided for property tax liens, subject to the consent of existing mortgage holders, and shall take precedence over all other liens or encumbrances except a lien for taxes of the municipality on real property, which lien for taxes shall have priority over such benefit assessment lien.

(h) Any participating municipality may assign to the authority any and all liens filed by the tax collector, as provided in the written agreement between the participating municipality and the authority. The authority may sell or assign, for consideration, any and all liens received from the participating municipality. The consideration received by the authority shall be negotiated between the authority and the assignee. The assignee or assignees of such liens shall have and possess the same powers and rights at law or in equity as the authority and the participating municipality and its tax collector would have had if the lien had not been assigned with regard to the precedence and priority of such lien, the accrual of interest and the fees and expenses of collection. The assignee shall have the same rights to enforce such liens as any private party holding a lien on real property, including, but not limited to, foreclosure and a suit on the debt. Costs and reasonable attorneys' fees incurred by the assignee as a result of any foreclosure action or other legal proceeding brought pursuant to this section and directly related to the proceeding shall be taxed in any such proceeding against each person having title to any property subject to the proceedings. Such costs and fees may be collected by the assignee at any time after demand for payment has been made by the assignee.

**COMMERCIAL PROPERTY ASSESSED
CLEAN ENERGY ("C-PACE") AGREEMENT**

THIS AGREEMENT is made and entered into as of the ____ day of _____, 2013, by and between the City of _____, **CONNECTICUT**, a municipal corporation organized and existing under the laws of the State of Connecticut (the "Municipality"), and the **CLEAN ENERGY FINANCE AND INVESTMENT AUTHORITY**, a public instrumentality and political subdivision of the State of Connecticut established under Public Act No. 11-80 (and codified in Section 16-245n of the Connecticut General Statutes) (the "Authority").

RECITALS

WHEREAS, Commercial Property Assessed Clean Energy ("C-PACE") is a program to facilitate loan financing for clean energy improvements to commercial properties by utilizing a state or local assessment mechanism to provide security for repayment of the loans.

WHEREAS, Public Act No. 12-2 of the June 12, 2012 Special Session of the Connecticut General Assembly (the "Act") established a C-PACE program in Connecticut.

WHEREAS, Section 157 of the Act directed the Authority to establish a commercial sustainable energy program, and authorized the Authority to make appropriations for and issue bonds, notes or other obligations to finance the program costs. A commercial sustainable energy program is a program that facilitates energy improvements to commercial or industrial property and utilizes municipal benefit assessments authorized by the Act as security for financing the energy improvements.

WHEREAS, to secure financing for the program, the Authority and the Municipality are authorized to enter into a written agreement, as approved by the municipality's legislative body, pursuant to which the Municipality has agreed to assess, collect, remit and assign, benefit assessments to the Authority in return for energy improvements for benefited property owners within the Municipality and for costs reasonably incurred by the Municipality in performing such duties.

WHEREAS, this Agreement constitutes the written agreement authorized by the Act.

NOW THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein and in order to effectuate the purposes of the Act, it is hereby agreed as follows:

Section 1 - Definitions.

(a) "Energy improvements" means any renovation or retrofitting of qualifying commercial real property to reduce energy consumption or installation of a renewable energy system to service qualifying commercial real property, provided such renovation, retrofit or installation is permanently fixed to such qualifying commercial real property.

(b) "Qualifying commercial real property" means any commercial or industrial property, regardless of ownership, that meets the qualifications established for the commercial sustainable energy program.

(c) "Commercial or industrial property" means any real property other than a residential dwelling containing less than five dwelling units.

(d) "Benefitted property owner" means an owner of qualifying commercial real property who desires to install energy improvements and provides free and willing consent to the benefit assessment against the qualifying commercial real property.

(e) "Commercial sustainable energy program" means a program that facilitates energy improvements and utilizes the benefit assessments authorized by this Agreement as security for the financing of the energy improvements.

(f) "Benefit assessment" means the assessment authorized by the Act.

Section 2 - Obligations of the Authority.

(a) **Program Requirements.** Pursuant to the Act, the Authority:

(1) shall develop program guidelines governing the terms and conditions under which state financing may be made available to the commercial sustainable energy program, including, in consultation with representatives from the banking industry, municipalities and property owners, developing the parameters for consent by existing mortgage holders and may serve as an aggregating entity for the purpose of securing state or private third-party financing for energy improvements pursuant to the Act,

(2) shall receive and review applications submitted by benefitted property owners within the Municipality for financing of energy improvements, and approve or disapprove such applications in accordance with underwriting procedures and requirements established by the Authority,

(3) shall prepare and deliver to the Municipality an annual report which shall contain information related to each qualifying commercial real property within the Municipality, including:

- i. A list of each qualifying commercial real property for which the benefitted property owner executed a financing agreement during the prior year;
- ii. A list of each qualifying commercial real property where all obligations under the financing agreement have been satisfied or paid in full during the prior year, including the satisfaction date and a copy of the notice of satisfaction;
- iii. the total benefit assessment payments made to the Authority in respect of all qualifying commercial real properties; and

- iv. for each non-satisfied (not paid in full) benefit assessment (including each benefit assessment approved in the prior year):
 - A. the date of the financing agreement,
 - B. the outstanding amount of the financing,
 - C. the total principal balance and accrued interest outstanding, and
 - D. the annual payment(s) due to the Authority (which shall include principal and accrued interest) associated with such benefit assessment (including the amount of accrued interest on the initial payment, if different).

(4) shall establish the position of commercial sustainable energy program liaison within the Authority,

(5) shall establish a loan loss reserve or other credit enhancement program for qualifying commercial real property,

(6) may use the services of one or more private, public or quasi-public third-party administrators to administer, provide support or obtain financing for the commercial sustainable energy program, and

(7) shall adopt standards to ensure that the energy cost savings of the energy improvements over the useful life of such improvements exceed the costs of such improvements.

(b) **Project Requirements.** If a benefitted property owner requests financing from the Authority for energy improvements under the Act, the Authority shall:

(1) require performance of an energy audit or renewable energy system feasibility analysis on the qualifying commercial real property that assesses the expected energy cost savings of the energy improvements over the useful life of such improvements before approving such financing,

(2) impose requirements and criteria to ensure that the proposed energy improvements are consistent with the purpose of the commercial sustainable energy program, and

(3) require that the property owner provide written notice, not less than thirty days prior to the recording of any lien securing a benefit assessment for energy improvements for such property, to any existing mortgage holder of such property, of the property owner's intent to finance such energy improvements pursuant to the Act.

(c) **Financing Agreement for Project.** The Authority may enter into a financing agreement with the property owner of qualifying commercial real property. The financing agreement shall clearly state the estimated benefit assessment that will be levied against the qualifying commercial real property upon completion of the energy improvements. The Authority shall disclose to the property owner the costs and risks associated with participating in

the commercial sustainable energy program, including risks related to the failure of the property owner to pay the benefit assessment provided for in the financing agreement. The Authority shall disclose to the property owner the effective interest rate on the benefit assessment, including fees charged by the Authority to administer the commercial sustainable energy program, and the risks associated with variable interest rate financing, if applicable. The Authority shall notify the property owner that such owner may rescind any financing agreement entered into not later than three business days after such financing agreement is executed by the property owner and delivered to the Authority. The financing agreement shall provide for the consent of existing mortgage holders for the benefit assessment lien to be continued, recorded and released by the Municipality, as required by the Act and described in Section 3(c) herein.

(d) **Determination of Estimated and Final Benefit Assessments and Payments.**

(1) In connection with the completion and execution of the financing agreement, the Authority shall determine the estimated benefit assessment and provide written notice of the estimated benefit assessment to the Municipality.

(2) Upon completion of the energy improvements to the qualifying commercial property, the Authority shall determine the final benefit assessment, including fees charged by the Authority to administer the commercial sustainable energy program, and shall set a fixed or variable rate of interest for the repayment of the benefit assessment amount. Such interest rate, as may be supplemented with state or federal funding as may become available, shall be sufficient to pay the financing and administrative costs of the commercial sustainable energy program, including delinquencies. The Authority shall provide written notice of the final benefit assessment and interest rate to the Municipality.

(3) It is anticipated that the Authority will decide that the benefit assessment shall be payable in two equal payments respectively payable on July 1 and January 1 of each year so that they are due at the same time as the installments of the Municipality's real property taxes. If the Municipality changes its practices concerning the billing of annual real property taxes as to the number of installments and their due dates, the Authority will change its practices to the extent possible to correspond with the Municipality's practices.

Section 3 - Obligations of the Municipality.

(a) **Placing of Caveat on Land Records.** Upon receiving written notice from the Authority of the estimated benefit assessment as provided in Section 2(d)(1) herein, the Municipality shall promptly place a caveat on the land records (on a form provided by the Authority after consultation with the municipality) indicating that a benefit assessment and lien is anticipated upon completion of energy improvements for the qualifying commercial real property. The Authority will reimburse the municipality the cost charged by the Town Clerk for recordation of the caveat.

(b) **Levy of Benefit Assessment.** Upon receiving written notice from the Authority of the final benefit assessment as provided in Section 2(d)(2) herein, the Municipality shall promptly levy the benefit assessment against the qualifying commercial real property especially

benefitted by the energy improvements financed by the Authority, and shall place a lien on the qualifying commercial real property to secure payment of the benefit assessment. As provided in the Act, the benefit assessments levied (on a form provided by the Authority after consultation with the municipality) pursuant to this Agreement and the interest, fees and any penalties thereon shall constitute a lien against the qualifying commercial real property on which they are made until they are paid. The Authority will reimburse the municipality the cost charged by the Town Clerk for recording the lien. Such lien shall be levied and collected in the same manner as the property taxes of the Municipality on real property, including, in the event of default or delinquency, with respect to any penalties, fees and remedies and lien priorities as provided by the Act.

(c) **Continuation, Recording and Release of Lien.** As provided in the Act, each benefit assessment lien shall be continued, recorded and released in the manner provided for property tax liens, subject to the consent of existing mortgage holders, and shall take precedence over all other liens or encumbrances except a lien for taxes of the Municipality on real property, which lien for taxes shall have priority over such benefit assessment lien. The Authority shall provide to the Municipality written notice of the consent of existing mortgage holders for the lien to be continued, recorded and released by the Municipality.

(d) **Assignment of Benefit Assessment Lien.**

(1) Upon the written request of the Authority, the Municipality shall assign to the Authority any and all liens filed by the Municipality's tax collector, as provided in this Agreement. The Authority may sell or assign, for consideration, any and all liens received from the Municipality. The assignee or assignees of such liens shall have and possess the same powers and rights at law or in equity as the Authority and the Municipality and its tax collector would have had if the lien had not been assigned with regard to the precedence and priority of such lien, the accrual of interest and the fees and expenses of collection. The assignee shall have the same rights to enforce such liens as any private party holding a lien on real property, including, but not limited to, foreclosure and a suit on the debt. Costs and reasonable attorneys' fees incurred by the assignee as a result of any foreclosure action or other legal proceeding brought pursuant to the assignment and directly related to the proceeding shall be taxed in any such proceeding against each person having title to any property subject to the proceedings. Such costs and fees may be collected by the assignee at any time after demand for payment has been made by the assignee.

(2) The Municipality hereby acknowledges that the Authority may sell or assign any and all liens received from the Municipality under Section 3(d) of this Agreement to a trustee for the benefit of the holders of the Authority's bonds, notes or other obligations issued to finance the costs of the commercial sustainable energy program, and that the holders of the Authority's bonds, notes or other obligations will rely on the Municipality to levy, collect and remit the benefit assessments to the Authority. Therefore, the Municipality unconditionally agrees that in the event the Municipality does not discharge its duties under this Agreement, the trustee shall have the right to enforce the Municipality's obligations under this Agreement by institution of legal action against the Municipality.

(e) **Billing and Collection; Payment to the Authority.**

(1) The Municipality shall bill the benefit assessments in the same manner and at the same time as it bills its real property taxes. The benefit assessment payments shall be a separate clearly defined line item or separate bill and shall be due on the same dates as the Municipality's real property taxes. The amount of the benefit assessment will be recorded on the Municipality's tax rolls in the same manner as any other benefit assessment, such that the public will have access to its existence and payment status. The penalties and interest on delinquent benefit assessments shall be charged in the same manner and rate as the Municipality charges for delinquent real property taxes.

(2) Payments of the benefit assessments collected by the Municipality shall be segregated from all other funds of the Municipality and deposited in a separate account for the benefit of the Authority and identifying the Authority as the beneficial owner. The Municipality disclaims any ownership interest or other interests in such account or the amount collected.

(3) The Municipality shall pay all amounts collected with respect to the benefit assessments within any calendar month to the Authority or its assignee no later than thirty days after the month that the amounts are collected. The Municipality will provide monthly collection reports to the Authority, and the Authority, at its own expense, shall have the right to audit the records relating to the benefit assessments upon reasonable notice at reasonable times. The Authority and Municipality agree to provide each other with such reasonable information as they may request and the Authority and the Municipality agree to provide such information in a computer format satisfactory to the other.

(f) Collection of Delinquent Payments.

(1) If (i) the benefit assessment liens have not been assigned to the Authority pursuant to Section 3(d) of this Agreement, or (ii) the Authority makes a written request to the Municipality for its assistance in the collection of delinquent benefit assessments and related charges, the Municipality, in its sole discretion, and the Authority may enter into a separate agreement for those services, which agreement shall provide for compensation to be paid to the Municipality for its collection services. The agreement may provide for the Municipality to pursue the collection of any delinquent benefit assessments with the same diligence it employs in the collection of the Municipality's real property taxes, including the commencement of foreclosure proceedings to the extent provided by the then-current statutes of the State of Connecticut, and to take such actions that are required to preserve the lien securing delinquent benefit assessments. The agreement may also provide that the Authority shall have the right to take over the enforcement of any delinquent benefit assessments upon written notice to the Municipality, and thereupon the Municipality will have no further responsibility to collect such amount.

(2) The Municipality will provide written notice to the Authority of any sale or assignment of its real property taxes or any institution of a judicial foreclosure or other proceeding against any real property for delinquent real property taxes if such real property is subject to a lien securing a delinquent benefit assessment. Similarly, the Authority shall provide

written notice to the Municipality of the institution of a judicial foreclosure or other proceeding against any qualified commercial real property for a delinquent benefit assessment.

(g) **Promotion of Program; Assistance for Authority Financing; Payment to Municipality.**

(1) The Municipality shall use good faith efforts to assist the Authority in local marketing efforts and outreach to the local business community to encourage participation in the commercial sustainable energy program, such as including commercial sustainable energy program information on the Municipality's website, distributing an informational letter from chief elected official to local businesses regarding the program, and conducting one or more business roundtable event(s).

(2) The Municipality shall use good faith efforts to assist in gathering and providing information for the Authority to offer, sell and issue its bonds, notes or other obligations to provide funds for the commercial sustainable energy program.

(3) The Authority agrees to pay the Municipality annually a fee of \$500 (the "Annual Fee") for its services hereunder. In the event such payment is not sufficient to cover the Municipality's out of pocket costs and expenses in discharging its duties hereunder, the Authority shall reimburse the Municipality for its actual reasonable costs and expenses associated with the collection and enforcement of the benefit assessments in excess of the Annual Fee. Such costs and expenses include reasonable costs incurred by the Municipality in conjunction with any and all proceedings to collect and enforce the benefit assessments and delinquent benefit assessments, including foreclosure proceedings.

Section 4 - Indemnification.

The Authority agrees that it will protect, defend, indemnify and hold harmless the Municipality and its officers, agents and employees, to the extent of available proceeds derived from the benefit assessments, from and against all claims, demands, causes of action, damages, judgments, losses and expenses, including reasonable attorney's fees, arising out of or in connection with the actions of the Authority's officers, employees and agents under this Agreement.

Section 5 - Term.

The term of this Agreement shall commence upon the date first written above. This Agreement shall be in full force and effect until all of the benefit assessments have been paid in full or deemed no longer outstanding. The Municipality may opt-out of continuation in the program at any time on sixty (60) days advance notice to the Authority, provided that the provisions of this Agreement shall continue with regard to benefit assessments assessed prior to such termination date until those benefit assessments have been paid in full or are no longer outstanding.

Section 6 -Default.

Each party shall give the other party written notice of any breach of any covenant or agreement under this Agreement and shall allow the defaulting party 30 days from the date of its receipt of such notice within which to cure any such default or, if it cannot be cured within the 30 days, to commence and thereafter diligently pursue to completion, using good faith efforts to effect such cure and to thereafter notify the other party of the actual cure of any such default. The parties shall have all other rights and remedies provided by law, including, but not limited to, specific performance, provided however, in no event shall either party have the right to terminate this Agreement prior to the expiration of the Term, except as provided in accordance with Section 5 of this Agreement.

Section 7 - Miscellaneous Provisions.

(a) **Assignment or Transfer.** Except as provided in Section 3(d) hereof, a party may not assign or transfer its rights or obligations under this Agreement to another unit of local government, political subdivision or agency of the State of Connecticut or to a private party or entity without the prior written consent of the other party and, if required, the prior approval of the holders of the Authority's bonds, notes or other obligations. If approval of the assignment by the holders of the Authority's bonds, notes or other obligations is required, such approval shall be obtained in accordance with the indenture or other documents entered into by the Authority in connection with the bonds, notes or other obligations.

(b) **Amendment and Termination.** After the Authority sells and issues its bonds, notes or other obligations to finance the costs of the commercial sustainable energy program, this Agreement may not be amended or terminated by the parties without the prior approval of the holders of the Authority's bonds, notes or other obligations, which approval shall be obtained in accordance with the indenture or other documents entered into by the Authority in connection with the bonds, notes or other obligations.

(c) **Severability.** If any clause, provision or section of this Agreement is held to be illegal or invalid by any court, the invalidity of the clause, provision or section will not affect any of the remaining clauses, provisions or sections, and this Agreement will be construed and enforced as if the illegal or invalid clause, provision or section has not been contained in it.

(d) **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall constitute but one and the same instrument.

(e) **Notices.** All notices, requests, consents and other communications shall be in writing and shall be delivered, mailed by first class mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the Municipality:

If to the Authority:

Clean Energy Finance and Investment Authority
865 Brook Street
Rocky Hill, Connecticut 06067
Attention: General Counsel

(g) **Amendment and Waivers.** Except as otherwise set forth in this Agreement, any amendment to or waiver of any provision of this Agreement must be in writing and mutually agreed to by the Authority and the Municipality.

(h) **Applicable Law and Venue.** This Agreement and its provisions shall be governed by and construed in accordance with the laws of the State of Connecticut. In any action, in equity or law, with respect to the enforcement or interpretation of this Agreement, venue shall be in the State of Connecticut.

(i) **Entire Agreement.** This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements between the parties relating to the subject matter of this Agreement.

(j) **Headings.** The headings in this Agreement are solely for convenience, do not constitute a part of this Agreement and do not affect its meaning or construction.

(k) **Affirmation of Applicable Executive Orders.** To the extent applicable to this Agreement, Municipality acknowledges that it will be required to comply with the provisions of any applicable existing Governor Executive Orders related to this Agreement.

[Remainder of this Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Municipality and the Authority have each caused this Agreement to be executed and delivered as of the date indicated above:

(SEAL)

ATTEST:

CITY OF _____

By: _____

Its: _____

**CLEAN ENERGY FINANCE AND
INVESTMENT AUTHORITY**

By: _____
Bryan T. Garcia, President



Empowering you to make
smart energy choices

Clean Energy Finance and Investment Authority

C-PACE: A financing tool for building owners

Agenda

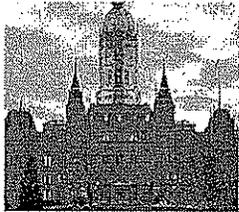
- Who is CEFIA?
- What is C-PACE?
- The C-PACE Advantage
- CEFIA's Role in Designing C-PACE
- The C-PACE Process



Who is CEFIA?



Help ensure Connecticut's energy security and community prosperity by realizing its environmental and economic opportunities through clean energy finance and investments.



Support the Governor's and legislature's energy strategy to achieve cleaner, cheaper and more reliable sources of energy while creating jobs and supporting local economic development.



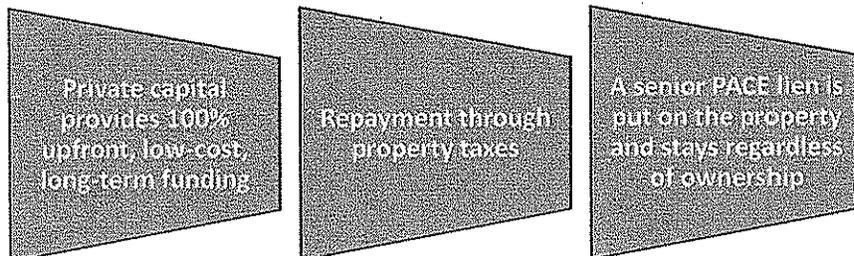
Agenda

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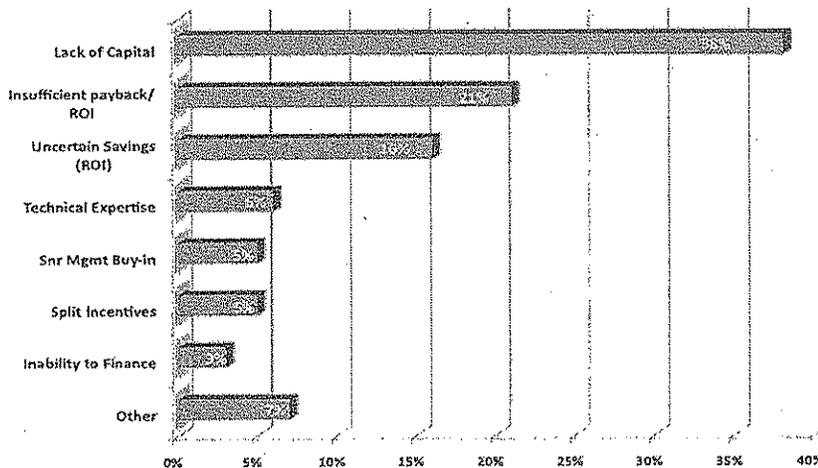


Property Assessed Clean Energy

- An innovative financing structure that enables commercial, industrial, and multi-family property owners to access financing for qualified energy upgrades and repay through a benefit assessment on their property tax.



CRE owners face barriers to upgrades



Connecticut Special Session Public Act 12-2 (June 2012)

- Commercial, industrial & multi-family property
- Requires the consent of the existing mortgage lender
- Requires SIR > 1; permanently affixed
- Enables municipalities to opt-in
- Enables CEFIA to administer a statewide program



C-PACE Advantage for Owners

Near term plan to sell?
Lack of funding?
Cannot assume more debt?
Insufficient payback/ROI?
Split incentives?
Uncertain savings/technical expertise?

Tax obligation fixed to property
100% upfront, 20 year financing
Assessments may qualify as OPEX
Positive cash flow in year 1
Assessment/savings pass to tenants
Technical underwriting / SIR > 1



C-PACE Advantage to other stakeholders

Capital Providers	Mortgage Lenders	Municipalities
<ul style="list-style-type: none"> • Low risk investment opportunity • Senior lien • Secure repayment mechanism (taxes) • Legal and technical structure administered by CEFA 	<ul style="list-style-type: none"> • Improves Building Financials/Risk • Lowers OPEX • SIR>1 • No acceleration • Creates a more attractive building for occupants and owners • Finances deferred maintenance needs 	<ul style="list-style-type: none"> • Creates economic development & jobs • Reduces energy costs for businesses • Reduces pollution

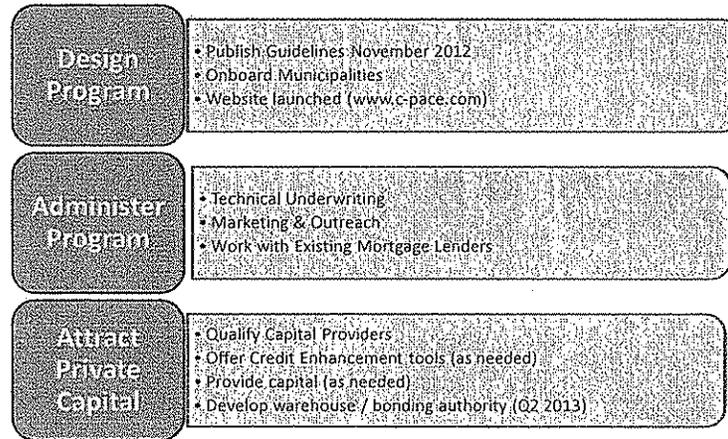


Agenda

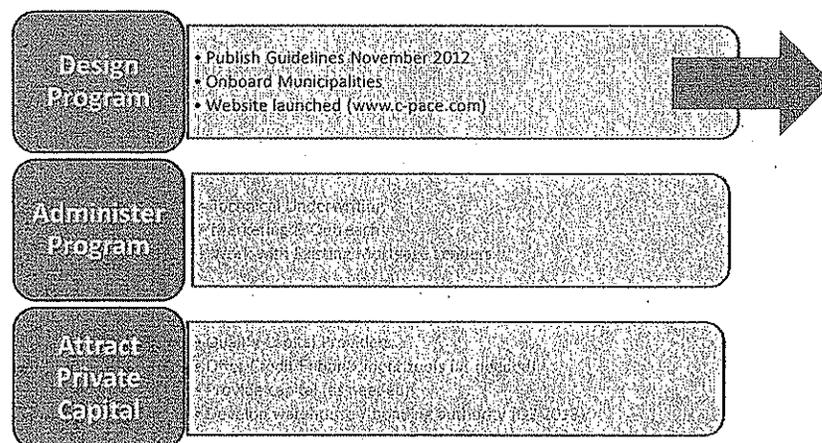
- Who is CEFA?
- What is C-PACE?
- The C-PACE Advantage
- CEFA's Role in Designing C-PACE
- The C-PACE Process



CEFIA's Role in C-PACE



CEFIA's Role in C-PACE



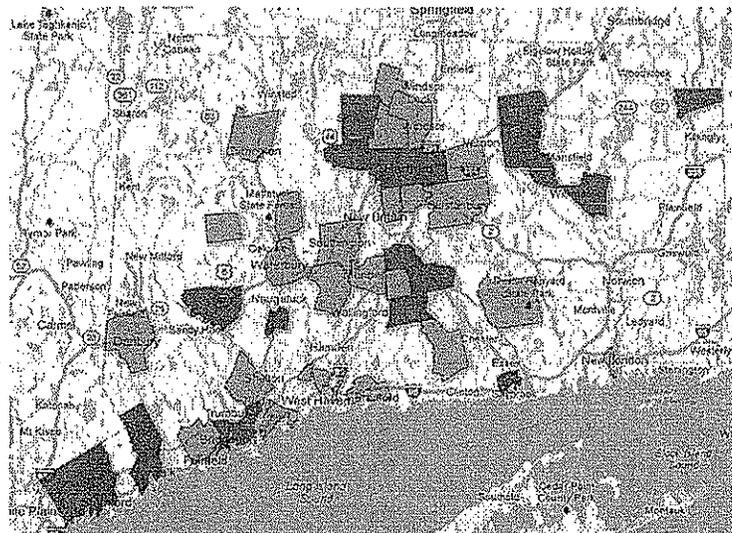
Municipalities Opted into C-PACE

- Avon
- Beacon Falls
- Bridgeport
- Coventry
- Danbury
- Durham
- East Haddam
- East Hartford
- Greenwich
- Hartford
- Manchester
- Middletown
- New London
- Norwalk
- Old Saybrook
- Putnam
- Simsbury
- Southbury
- Southington
- Stamford
- Stratford
- Tolland
- Torrington
- Waterbury
- West Hartford
- Westbrook
- Westport
- Wilton
- Windham
- Windsor

Coming Soon: Cheshire, Clinton, East Granby, Glastonbury, Fairfield, Hamden, Meriden, New Haven, Plymouth, Wethersfield



Municipalities Opted into C-PACE



**> 40%
C&I
Market**

How Municipalities Opt into C-PACE

A written agreement, as approved by the municipality's legislative body, pursuant to which the municipality has agreed to assess, collect, remit and assign, benefit assessments to the Authority in return for energy improvements for benefited property owners within the municipality and for costs reasonably incurred by the municipality in performing such duties.

Hartford
West Hartford
Bridgeport
Norwalk
Simsbury
Stamford
Stratford
Southbury



How Municipalities Opt into C-PACE

Role of Municipalities:

- Placing of Caveat on Land Records
- Levy of Benefit Assessment
- Continuation, Recording and Release of Lien
- Assignment of Benefit Assessment Lien
- Billing and Collection; Payment to CEFIA

Hartford
West Hartford
Bridgeport
Norwalk
Simsbury
Stamford
Stratford
Southbury

Role of CEFIA:

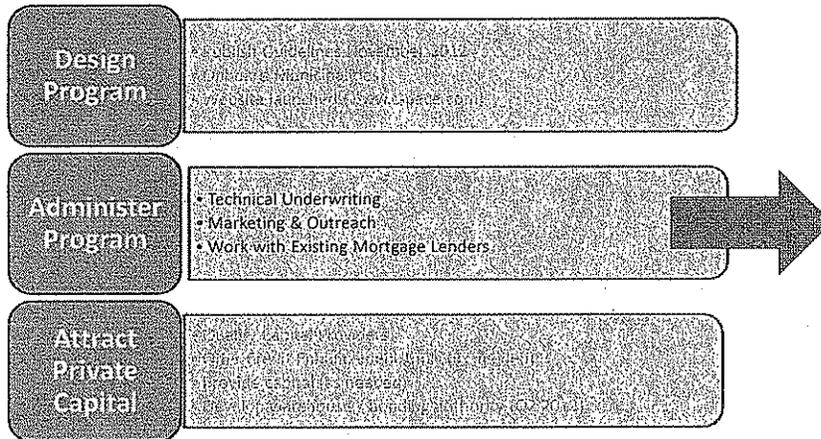
- Design program & financing requirements
- Determine the estimated benefit assessment and provide written notice of the estimated benefit assessment to the Municipality



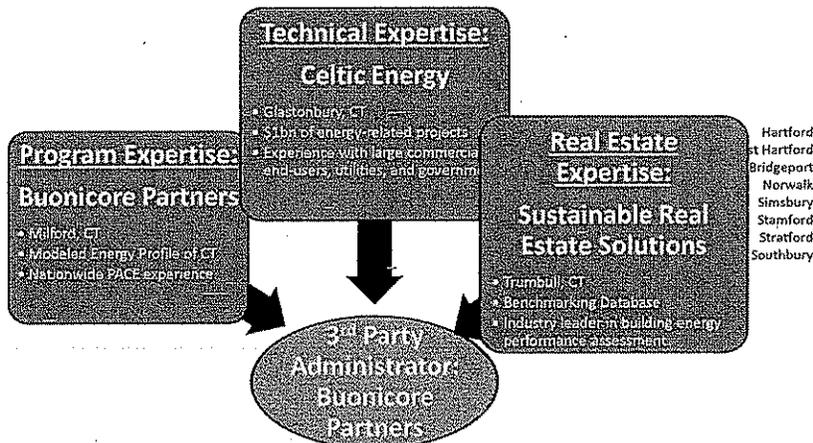
Customers Apply Into C-PACE

Contractors Register Online

CEFIA's Role in C-PACE



C-PACE Partners do Technical Underwriting



Determine project eligibility

Anything that saves energy from baseline ... as long as it isn't going anywhere

- High efficiency lighting
- HVAC upgrades
- New automated building and HVAC controls
- Variable speed drives (VSDs) on motors fans and pumps
- High efficiency chillers, boilers, and furnaces
- High efficiency hot water heating systems
- Combustion and burner upgrades
- Fuel switching
- Water conservation
- Heat recovery and steam traps
- Building enclosure/envelope improvements
- BMS
- Renewable energy systems

Hartford
West Hartford
Bridgeport
Norwalk
Simsbury
Stamford
Stratford
Southbury



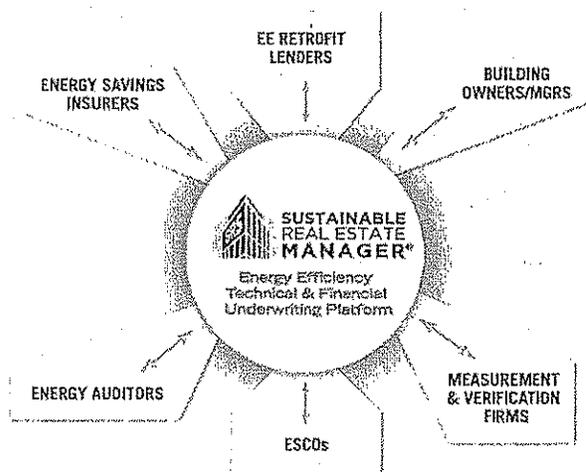
M&V: Data Management Platform

The Challenge

- Multiple interdependent stakeholders have divergent interests

The Solution

- C-PACE's transparent, unbiased technical & financial underwriting:
 - align interests
 - remove barriers
 - close deals!

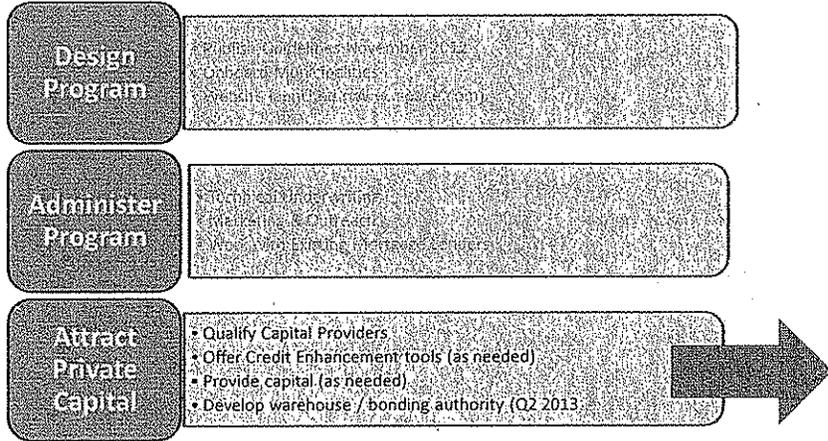


M&V: Data Management Platform

Baseline Data		Projected Data		Projected	
Baseline EUI	63.24 kWh/ft ² /yr	Weather Normalized EUI		Estimated Required Investment (unleveraged)	\$1,992,876
Baseline Consumption	16,422,266 kWh/yr	Projected Consumption		Estimated Annual Savings	\$258,563
Baseline Cost	\$95,912 /yr	Projected Cost		Projected \$2.547 org./month	
Projected EUI	64.72 kWh/ft ² /yr	Projected Cost	\$97,598 /yr	Return on Investment (ROI)	13.6%
The Projected EUI after ECTM installation is 23.30% higher than the Baseline Projected EUI.		The Projected Cost after ECTM installation is 21.68% higher than the Baseline Projected Cost.		Simple Payback Term (years)	7.71
<input type="button" value="Hide Data"/> <input type="button" value="Show Forecast"/>		Energy Consumption (kWh/month)		Time Payback Term (years)	7.33
				Savings to Investment Ratio (unleveraged)	3.03
				Savings to Investment Ratio (leveraged)	2.06
				Total Cash Flows (unleveraged)	\$2,446,034
				Total Cash Flows (leveraged)	\$1,507,840
				Estimated Required Investment (100% leveraged)	\$0
				Annual Financed	\$1,992,876
				Estimated Annual Debt Service	\$195,411
				180 months at 5.5% interest	\$10,284
				Estimated First Year Benefit	\$0
				Excess Annual Cash Flow (first year)	\$63,152
				Financial Analytics:	
				Asset Value Impact from ECTMs:	
				@ 5.50% CAP rate	\$3,877,696
				@ 7.50% CAP rate	\$3,447,512
				@ 9.50% CAP rate	\$3,041,522
				Asset Value Impact less Required Investment:	
				@ 5.50% CAP rate	\$1,884,823
				@ 7.50% CAP rate	\$1,454,536
				@ 9.50% CAP rate	\$1,046,946
				Internal Rate of Return (unleveraged IRR)	11.5%
				Internal Rate of Return (leveraged IRR)	N/A
				Net Present Value (unleveraged NPV)	\$470,298
				Net Present Value (leveraged NPV)	\$790,653
				Time to Positive Cash Flow (leveraged)	Immediate



CEFIA's Role in C-PACE



Capital Partners

Qualified Capital Providers

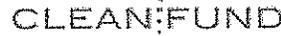
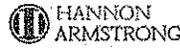
- CEFA qualified 8 capital providers through a RFI.
- "Lending tree" model

Owner Arranged Financing

- Property owner is free to choose their capital provider from the private market. There is no government financing required.

Construction and Term Financing from CEFA

- CEFA authorized \$20M short term facility for construction and term financing

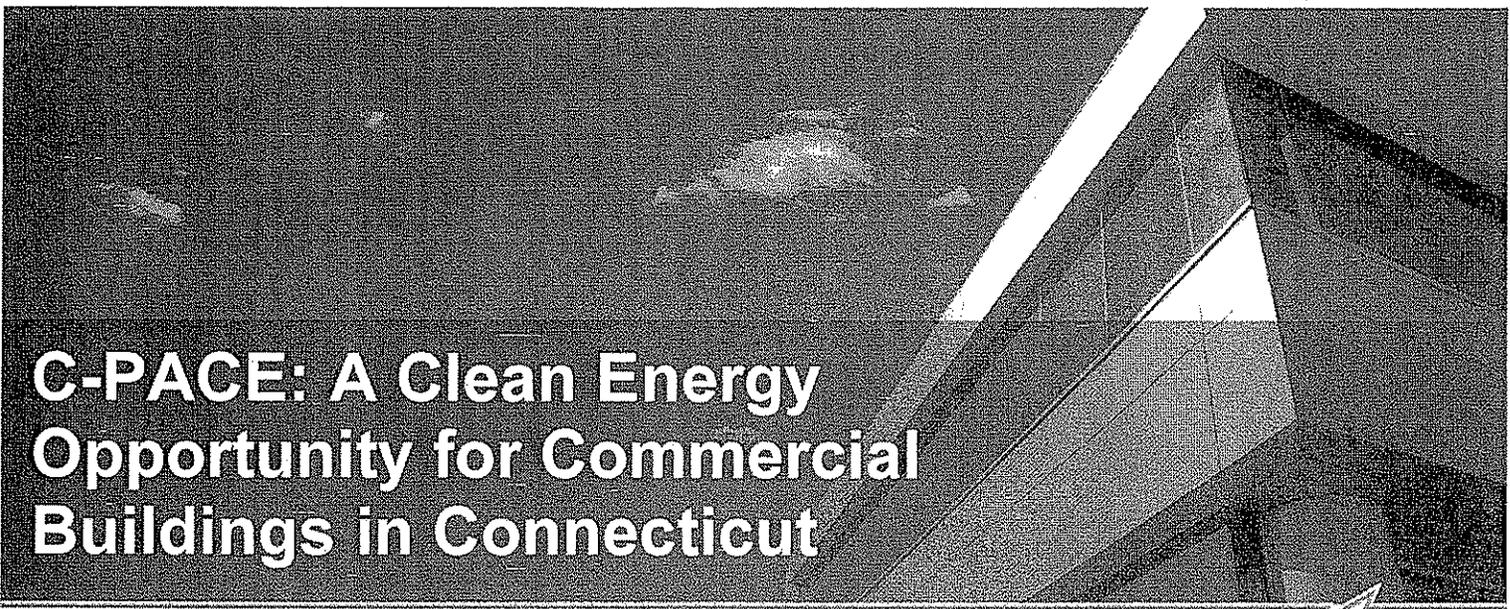


structured finance ASSOCIATES, LLC



Empowering you to make smart energy choices

Genevieve Sherman, Manager C-PACE
 Clean Energy Finance and Investment Authority
 860.257.2889
genevieve.sherman@ctcleanenergy.com
www.c-pace.com



C-PACE: A Clean Energy Opportunity for Commercial Buildings in Connecticut

Commercial & Industrial Property Assessed Clean Energy (C-PACE)

In 2013, Connecticut launched Commercial & Industrial Property Assessed Clean Energy or “C-PACE”, an innovative financing model that will allow building owners across the state to access cleaner, cheaper, and more reliable energy. Hundreds of millions of dollars in energy upgrades are possible in Connecticut and C-PACE will enable our state to access the private capital to finance it. C-PACE is a state-wide program administered by the Clean Energy Finance and Investment Authority (CEFIA) and any interested municipalities can opt-in through an agreement with CEFIA.

How does C-PACE financing work?

C-PACE allows interested property owners to access financing to undertake qualifying energy efficiency and clean energy improvements on their buildings and repay the investment through an additional charge (“assessment”) on their property tax bill. Similar to a sewer tax assessment, capital provided under a C-PACE program is secured by a lien on the owner’s property tax bill and paid back over time. Like other benefit assessments, C-PACE is a non-accelerating, senior lien secured by the property. The repayment obligation transfers automatically to the next owner if the property is sold. Because the payment is tied to the property tax, low interest capital can be raised from the private sector with no government financing required. This arrangement spreads the cost of clean energy improvements – such as energy efficient boilers, upgraded insulation, new windows, or solar installations – over the expected life of the measure.

How do building owners benefit?

C-PACE helps building owners minimize the investment, installation, and performance risk of energy upgrades, while they enjoy lower operating costs, improved asset value, market competitiveness, and compliance with energy mandates.

- **Lack capital for energy improvements?** C-PACE provides 100% upfront, long-term financing to property owners for qualified energy upgrades. That means no money down. Audits, construction costs and M&V can be wrapped into C-PACE financing.
- **Plan to sell building?** The C-PACE tax obligation is attached to the property and transfers to the new owner. Payments do not accelerate in case of default.
- **Insufficient payback?** The C-PACE program requires projects to be cash flow-positive. Financing is structured so that energy savings more than offset the additional property tax assessment. Deeper energy upgrades and related capital improvements are possible because the assessment is up to 20 years.
- **Uncertain of savings?** The C-PACE third party administrator reviews all projects to ensure that energy savings pay for the investment over the term of the assessment and track real vs. projected savings on an open-source data management platform.
- **Split Incentive?** As a benefit assessment repaid through the property tax bill, under typical leases C-PACE payments – as well as energy savings – can be passed along to tenants.
- **Cannot assume more debt?** As a benefit assessment repaid through the property tax bill, C-PACE is intended as an operating expense. This means owners can finance improvements while preserving capital and credit lines for core business investments.

What types of buildings are eligible?

LOCATION: The property is located within a municipality that has adopted a resolution joining the C-PACE program.

OWNERSHIP: The applicant is the legal owner of the property and all the legal owners of such property agree to participate.

PROPERTY TYPE: The property must be non-residential, or 5 or more dwelling units.

BUILDING FINANCIALS: The property must be current on property tax and assessment payments. The property owner must not have any involuntary liens, defaults, or judgments applicable to the subject property.

LENDER CONSENT: The property owner must provide evidence that the mortgage holder(s) on the property consents to the C-PACE assessment, if applicable.

What types of upgrades are eligible?

- High efficiency lighting
- Heating ventilation air conditioning (HVAC) upgrades and controls
- High efficiency chillers, boilers, furnaces and water heating systems
- Building enclosure/envelope improvements
- Building automation (energy management) systems
- Renewable energy systems

Read more about our eligibility criteria for qualifying buildings and energy upgrades at www.energizect.com/c-pace

How can I access C-PACE financing?

Choose your upgrades. Work with an energy contractor to identify projects that reduce energy use or install clean energy systems.

Submit an application online at www.energizect.com/c-pace CEFIA will work with you to approve your project and secure low-cost financing.

Install project and get funding. When approved, CEFIA will request a lien to be placed on your property and funding will be dispersed.

Make Payments. Repay your C-PACE financing through a line item on your property tax bill over the course of up to 20 years. If you sell the property, the assessment stays with the building

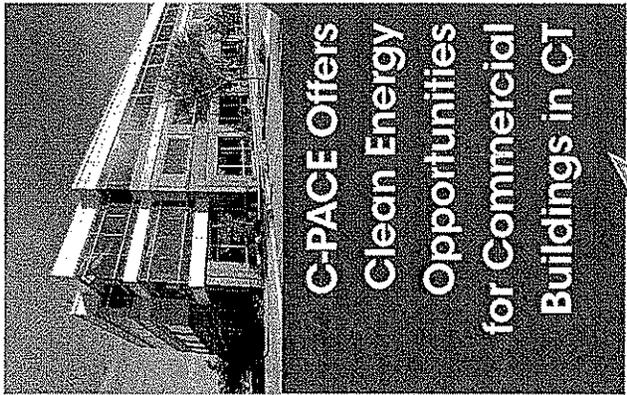
Benefits of C-PACE Financing

C-PACE financing offers a broad range of benefits to municipalities, building owners, mortgage holders, investors and energy efficiency / renewable energy contractors. A complete discussion of these benefits can be found online at www.energizect.com/c-pace

For more information contact:

Jessica Bailey
Director, Commercial and Industrial C-PACE
Clean Energy Finance and Investment Authority
jessica.bailey@ctcleanenergy.com
(860) 257-2888

www.C-PACE.com



**C-PACE Offers
Clean Energy
Opportunities
for Commercial
Buildings in CT**

What is C-PACE: An innovative program that provides building owners with 100% up-front financing for qualifying energy improvements that is paid back over time through a voluntary assessment on their property tax bill.

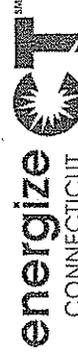
Who is eligible: Commercial, industrial and multi-family (5+ units) property owners.

Why should I take advantage: Achieve lower operating costs, improved asset value and better indoor air quality and comfort. Finance improvements without incurring additional debt and preserve capital and credit lines for core business investments.

How do I get started: Choose your upgrades working with an energy professional and then apply for financing through the C-PACE website.

Learn more at www.c-pace.com

Energize Connecticut helps you save money and use clean energy. It is an initiative of the Energy Efficiency Fund, the Clean Energy Finance and Investment Authority, the State, and your local electric and gas utilities, with funding from a charge on customer energy bills.





Upgrade your facility with C-PACE financing!

- High efficiency lighting
- HVAC upgrades and controls
- High efficiency chillers, boilers, furnaces and water heating systems
- Building enclosure/envelope improvements
- Building automation (energy management) systems
- Renewable energy systems

Learn more at www.c-pace.com

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**Town of Mansfield
Agenda Item Summary**

To: Town Council
From: Matt Hart, Town Manager *MWH*
CC: Maria Capriola, Assistant Town Manager
Date: August 12, 2013
Re: Cancellation of August 26, 2013 Regular Town Council Meeting

Subject Matter/Background

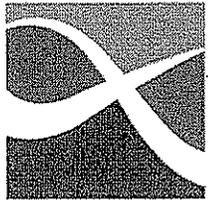
With summer vacations, the Town Council has often cancelled one of its August meetings.

Recommendation

If the Town Council wishes to cancel the August 26, 2013 regular meeting, the following motion is in order:

Move, to cancel the August 26, 2013 regular meeting of the Mansfield Town Council.

PAGE
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Mansfield Tomorrow

OUR PLAN ► OUR FUTURE

HOUSING FOCUS GROUP

Tuesday, May 28, 2013 | 6:30 pm – 8:30 pm
Mansfield Community Center Community Room
Minutes

Present- Rebecca Fields, Kathy Ward, Jill Coghlan, Neil Facchinetti, Kaishuang Cao, Don Hoyle, Ric Hossack, Betty Wassmundt, Lida Bilokur, Terry Cook. Consultant: Larissa Brown, Goody Clancy Staff: Linda Painter, Jennifer Kaufman

- I. **Introductions** – Kaufman opened the meeting at 6:34 p.m. After member introductions, Kaufman asked if there were any changes or corrections to the minutes of the last meeting. Coghlan requested that the spelling of her name be corrected. No other changes or corrections to the minutes were noted.
- II. **Review and discussion of estimated future housing needs** – Members received a draft Housing Strategy Report containing growth projections and possible strategies to address goals discussed at the previous meeting. Brown reviewed the projected population for 2025 and estimated number of housing units that would be needed to accommodate that population. Members provided feedback on the assumptions used to generate the projections, including a request that the percentage of potential population growth attributed to student households be reevaluated and questioned how births/deaths are accounted for in the projections.
- III. **Review and discussion of housing types and best practices** – This item was not discussed.
- IV. **Review and discussion of Planned Development Areas as areas to meet future housing needs** – As part of her presentation, Brown displayed maps of the Planned Development Areas identified in the 2006 Plan of Conservation and Development as being potentially suitable for higher density housing. Goody Clancy is in the process of developing concept plans for these areas that will be displayed at the upcoming Community Open House. Members discussed several locations where additional housing units could be accommodated. Fields requested that Holinko Estates be added to the list of potential locations, noting that an expansion and redevelopment of the property could have multiple affordability levels instead of being limited to moderate income residents as it is currently.
- V. **Discussion and identification of housing goals and strategies** – Members broke into two groups to discuss the draft strategies identified in the handout and to specifically address the type of rural character that should be preserved. Feedback from the two groups included the following:

- *Rural Character to Be Preserved.* The following features were identified as important to preservation of the Town's rural character:
 - Scenic vistas, in particular those provided by farmland. Members encouraged preservation of working farms, particularly large tracts of land that are privately held. It was also noted that agricultural activities need to be conducted in a manner that also preserves aquifers through limited use of pesticides and fertilizers.
 - Scenic roads – more protection is needed for character of scenic roads, to include development along the road, not just the road itself.
 - UConn Forest and Farmland – the town should encourage UConn to preserve its forests and farmland as they contribute significantly to the town's rural character
 - Historic spots
 - Hiking Trails
- *Draft Strategies.*
 - Members discussed the pros and cons of 2-acre zoning, such as being able to have a home with space and separation from neighbors, but acknowledged that this approach can result in much more land being developed and a more suburban character
 - There was general support for approaches such as cluster development and Natural Resource Protection Zoning to maximize the amount of open space that can be preserved. Members noted that future higher density housing/mixed use projects should be a lower scale than Storrs Center and be designed to be less urban, with lower building heights and larger setbacks.
 - Both groups identified the need to better address housing affordability, both for families and seniors. One potential strategy identified by members for creating more affordable senior housing was adjustments to the Town's tax policy related to tax relief for seniors and the disabled, pursuant to State Statutes. While the qualifying income listed in the statutes is very low, the Town has the ability to establish higher income limits, thereby increasing the number of seniors that would qualify.
 - Members noted that there should be strategies added related to sustainable energy for new housing.

VI. **Public Comment** – There were no public comments.

VII. **Next steps and Adjourn** – Brown requested that members forward comments on the draft strategies to mansfieldtomorrow@mansfieldct.org. Members were reminded of the upcoming Community Open House scheduled for June 18th at the Buchanan Center from 4 pm to 9 pm. The next meeting date for the focus group has not yet been scheduled.

The meeting adjourned at approximately 8:35 p.m.

Town of Mansfield Traffic Authority
Minutes of the Meeting – May 31, 2013

Present: Hultgren, Meitzler, Painter, Raiola, Cournoyer, Hart. Guests: van Zelm (MDP), Marquet (SCA – via phone)

This special meeting was convened at 10:35 AM.

Painter explained that a plan to modify the entrance/exit driveways on Route 195 for the supermarket site in Storrs Center was reviewed with the staff of OSTA at DOT and concerns were raised as to sight distance and the proximity of the crosswalk leading to the Town Hall.

The plans were reviewed and various options were discussed. A site visit was included.

After considering the various alternatives, the following motion was adopted by the Authority in a unanimous vote:

“The Mansfield Traffic Authority feels the best place for the crosswalk is where it now exists. Concerns over sight-lines at the proposed exit driveway will be adequately addressed by relocating the bus stop that is currently north of the proposed driveways to the south of these driveways, as this will provide an open area looking through the stop to the south with adequate sight lines for traffic exiting the supermarket onto Rte 195. Good sight distance exists at the driveway exit for both drivers and pedestrians using the crosswalk to get to the Town Hall, and we believe this exiting traffic’s interaction with pedestrians is not a sufficient reason to relocate this crosswalk.

The meeting was concluded at 11:10 AM.

Respectfully submitted,

Lon Hultgren
Director of Public Works

Town of Mansfield Traffic Authority
Minutes of the Meeting – June 25, 2013

Present: Hart, Painter, Courmoyer, Raiola, Meitzler, Hultgren, Guests: Kaufman, Spear, Foran, Fosberry, Stephenson & Stewart

The meeting convened shortly after 10:30 AM. The minutes of the May 28, 2013 meeting were reviewed and no corrections made.

Route 275 pedestrian/bike concerns – no progress, report from the DOT is still pending.

Storrs Center Traffic – Mr. Kask's concerns regarding future traffic backing up on 195 south of 275 were discussed. This situation/area will be monitored to see if this problem does develop. A letter will be sent to Mr. Kask informing him of this discussion.

The Dog Lane intersection with 195 was also discussed. Since the Royce Circle/Bolton Road Extension alternative will be completed by August 1st, it was decided not to take any action at this time, but to monitor this location after the new roads were open to determine the extent of the problem (illegal left turns at the west end of Dog Lane).

Willowbrook Road traffic concerns – nothing new. The traffic concerns expressed by the neighborhood residents has not yet materialized.

Speed Hump Requests – still waiting for updated speed data on Davis Road and Mansfield Hollow Road

Speed concerns on Meadowbrook Road – no progress, waiting to hear from resident.

Employee parking at Town Hall/Community Center – this matter was discussed and Hart suggested the parking labeling system be simplified if possible. He will discuss the matter with the Recreation Director prior to requesting any formal action by the Authority.

Parking on Meadowood Road – no progress, resident is yet to be contacted.

MMS AM/PM traffic (and proposed new busway) – no progress, will require considerable engineering

Speed concerns on Edgewood Lane – no progress, resident is yet to be contacted.

Hunting Lodge Road crosswalk near Carriage House Drive – Hultgren said that the sight distances were OK both ways, but if the pedestrians crossing east to west didn't stand right at the beginning of the crosswalk, a bank partially blocked sight distance for NB vehicles. After discussion, an advance crosswalk warning sign was authorized for NB traffic to the south of the crosswalk.

Stop sign request at the MMS front driveway – the sketch submitted by the school administrators was reviewed, but more information was needed on the visibility of the proposed sign and the geometry of the driveway at that location. Meitzler was asked to look at this location to see if a stop sign could be placed there and be visible/workable.

Route 89 at the Mt. Hope bridge crossing – for information only, no action required.

Storrs Center Streetscape Extension – The request to extend the 30 MPH speed south to the proposed crosswalk at Liberty Bank was approved on a motion by Painter/Meitzler. As the plans for the project include this change, no further action (other than having the plans approved by DOT) is necessary.

Kathleen Paterson from the Mansfield Downtown Partnership requested that Rte 195 be closed for the Festival on the Green parade between 11:45 and 12:45 on September 22nd. The request was approved on a motion by Cournoyer/Raiola.

Request for striping (no parking) in front of the Town Hall – this matter was tabled to give Authority members time to observe the location and the need for new signage or pavement markings.

Howard Kaufman and Dave Spear presented their plans for a loading zone along Royce Circle where the TS-3 building's frontage will be. After discussion a motion by Hultgren/Raiola was passed to allow this loading zone from 7 am to 3 pm provided it was appropriately striped and signed. 3 loading zone signs with the hours and arrows delineating the zone were requested. The signs may be banded to the proposed streetlight poles along Royce Circle.

Kids Who Tri triathlon – the closure of Clover Mill Road from the Town Garage driveway to Spring Hill Road, Spring Hill Road from Clover Mill Road to Maple Road and the Town Garage/Bicentennial Pond access driveways from 9:30 AM to 12:30 PM on Saturday August 24th (rain date Saturday Aug 31st) was approved with the usual conditions that the event and road closures had to be coordinated with the Resident State Trooper's office.

No Parking Signs on Route 195 (from Mansfield Ave to Route 44). Bill Wendt from UConn outlined the University's efforts to remove unneeded signs from the campus and the roads leading to the campus. He said that he did not think these signs were needed any longer. Members of the Authority agreed to support his request with a letter to the DOT's OSTA office with a motion made by Hultgren/Painter and passed unanimously.

Channel 3 Kids camp Ride – this annual event was approved with the usual conditions on a motion by Painter/Meitzler.

1659 Storrs Road (Dunkin Donuts) site plan changes – the Authority reviewed the proposed changes for the entrances, exits and parking areas within the Public America site. Noting that the alignment of the entrance driveway off 195 with the 320 intersection was a noticeable improvement over the existing conditions, the site plan changes (including the proposed drive-up window) were approved by the Authority on a motion by Hart/Cournoyer.

67 Baxter Road site plan changes – the Authority reviewed the proposed changes for the addition and site changes at this location, and voted to express no Authority concerns on a motion by Hultgren/Meitzler.

Proposed changes to the Town's parking ordinance – these changes were reviewed and approved subject to the Town Attorney's final review on a motion by Painter/Meitzler.

The meeting was adjourned at 12:25 PM.

Respectfully submitted,

Lon Hultgren
Director of Public Works

**MANSFIELD DOWNTOWN PARTNERSHIP
ADVERTISING AND PROMOTION COMMITTEE**

**Special Meeting
Tuesday, May 21, 2013**

860.429.2740

4:00 pm

Minutes

Present: Kristin Schwab, Janet Jones, Shawn Kornegay, Connie Neal, Betsy Paterson, and Cara Workman

Staff: Cynthia van Zelm and Kathleen Paterson

1. Call to order

Kristin Schwab called the meeting to order at 4:00 pm.

2. Public comment

There was no public comment.

3. Approval of Minutes from March 26, 2013

Betsy Paterson moved to approve the minutes.

Janet Jones seconded the motion.

The minutes were approved unanimously.

4. Update on Storrs Center Project including communications

Cynthia van Zelm provided an update on Storrs Center construction and the streetscape improvements of Storrs Road. She reported that all three buildings of The Oaks on the Square are fully leased for the next leasing cycle. Ms. van Zelm added that construction of the intermodal transportation center had begun; the building is set to open in the fall.

Ms. van Zelm reported that the Partnership staffed an information table at the Connecticut Invention Convention, and the Partnership will have a table at the Orientation Info Expo for UConn parents.

Ms. Jones asked that "Two hour free parking" be added to the handouts for the information tables [Done].

Kathleen Paterson explained the downtown event application process that the Partnership and LeylandAlliance have developed to manage the downtown spaces in an equitable manner. She noted that the space available is limited now, but that with the completion of the Town Square, she expects to receive more interest from community groups and downtown businesses in hosting events there.

Ms. Jones informed the committee about another group with which she is working, Creative Collaborative-Connecticut. She explained that their goal is to foster the arts in town and to create a

destination for the whole state, given that Mansfield is the home of the state's flagship university. Their initial goal is to create a music and movie series this summer.

Ms. B. Paterson left the meeting.

5. Review of Committee charge

Ms. Schwab explained that she and Ms. van Zelm updated the Committee's charge to reflect the goals and action items outlined in the Partnership's new Strategic Plan as well as feedback from the Committee.

The committee agreed with the changes and discussed ways in which to best approach the varied tasks.

Cara Workman suggested creating internships for UConn students.

Shawn Kornegay agreed and suggested tapping the UConn English department for students to assist in writing or E. O. Smith students who are working on their senior projects.

Ms. Schwab noted that Committee member Barry Schreier had suggested meeting more frequently.

Ms. K. Paterson suggested waiting until the fall to look at the Committee's meeting schedule as the summer tends to be difficult for scheduling.

6. Update on *Festival on the Green*

Ms. K. Paterson reported that the sub-committee had met the day before and made a change to the *Festival* schedule due in part to feedback from past participants and in part to the music line-up. The *Festival* will now be from noon to four o'clock. She said that she would like to see if the downtown businesses can offer dinner specials that day to encourage people to stay in the area once the event winds down.

7. Spring 2014 Arts Festival

The Committee discussed the possibility of an arts and crafts fair in the spring and the challenges posed by weather, available space, staff capacity, and funding. By consensus, the Committee agreed to table the idea for the present.

8. Downtown Ambassadors

Ms. van Zelm explained the idea of having volunteers serve as greeters or informational sources for Storrs Center. The discussion was tabled until plans for the Nash-Zimmer Transportation Center, which may include an informational component, are finalized.

9. Outreach Opportunities

Ms. Schwab asked the Committee to consider possible outreach opportunities for the Partnership.

10. Other

Ms. Workman shared a poster for the upcoming "Taste of UConn" and "Touch a Truck," part of UConn's Alumni Weekend, in which several downtown businesses participate. She asked for ideas on how to promote the event.

11. Adjourn

The meeting adjourned at 6:05 pm.

Minutes prepared by Kathleen M. Paterson

TOWN OF MANSFIELD
Solid Waste Advisory Committee
Minutes of the Meeting
May 9, 2013

Present: Knox (chair), Coughlin, Roberts, Ames, Kim O'Rourke (guest), Hultgren (staff), Walton (staff)

The meeting was called to order at 7:04 p.m. by chair Knox.

The minutes of the March 14, 2013 meeting were accepted on a motion by Roberts/Ames.

Middletown Recycling Coordinator, Kim O'Rourke, presented the progress that the City of Middletown has made with their commitment to become a zero waste community. Zero waste means diverting 90% or more of the waste stream. Although they are early in the process, Middletown's successes include a city hall waste audit with recommended action plan and an adopted resolution declaring Middletown a zero waste community. First steps for Mansfield might be to adopt a zero waste resolution and establish a plan of action. The committee will discuss this further at the next meeting.

Walton reported that UConn's Give and Go, scheduled for May 9 through 12, was underway. Walton was working with the agencies who would be receiving the donations, and she would be helping with sorting items during the weekend. Knox and Ames volunteered to help sort incoming items.

The committee discussed the new single-family contract, which will need to go out to bid in June. The committee will help evaluate bid responses at the July SWAC meeting. The contract has been revised to allow bids for service the way it is currently delivered and bids for automated service. For automated service, the committee decided to discontinue mini-mini service, since automated collection vehicles are not designed for small cans. In-yard service will be made an optional bid item. Recycling containers will be 64 gallons in size. Maxi service will go up to 96 gallons. For cancellations, containers will need to be retrieved within 48 hours. There will be a charge for a change in service level.

Paintcare, an organization set up by the paint industry to facilitate the new paint recycling law, has promised paint storage bins at the Mansfield Transfer Station in July, when the law is expected to take effect.

Ames reported that the fishing line recycling tubes have been mounted at the following locations: 2 at Eagleville Dam, 1 at Mansfield Hollow, 1 at Bicentennial Pond, 1 at Juniper Lane bridge, 1 at Mount Hope Rd bridge and one at Merrow Rd bridge. Ames has already retrieved a clump of fishing line from one of the containers.

Future agenda items include review of single-family bids and discussion about whether the committee wants to take on a zero waste initiative. The next meeting is scheduled for July 11, 2013.

The meeting was adjourned at 8:55 pm.

Respectfully Submitted,

Virginia Walton
Recycling/Refuse Coordinator

TOWN OF MANSFIELD
Ethics Board
Thursday, May 2, 2013
Audrey Beck Municipal Building, Conference Room B

Minutes

Members Present: Lena Barry, John DeWolf, Saul Nesselroth, Jim Raynor, Win Smith, Nora Stevens (Chair)

Staff Present: Maria Capriola, Assistant Town Manager

The meeting was called to order at 4:33pm.

I. PUBLIC COMMENT

None.

II. APPROVAL OF 4/1/8/2013 MINUTES

Mr. DeWolf made the motion, seconded by Mr. Smith to adopt the minutes of April 18, 2013 as presented. The minutes were unanimously approved (Barry voted since Mr. Raynor was absent for the vote).

III. ADVISORY OPINION

The Board reviewed and discussed Mr. LaPlaca's advisory opinion request regarding referees and volunteer coaches of youth sports and gift provisions of the Code. Mr. Nesselroth made a motion, seconded by Mr. DeWolf, to approve and issue the advisory opinion as amended. Motion passed unanimously. The advisory opinion will be issued to Mr. LaPlaca.

By consensus, the Board has decided to issue a separate advisory opinion to the Mansfield Board of Education regarding gifts for employees and Code applicability to employees. The Board will review and discuss a draft advisory opinion at its July meeting.

IV. CONFLICT OF INTEREST/DISCLOSURE STATEMENTS

The Board reviewed an index of disclosure statements and a standard acknowledgement letter that will be sent to individual(s) that submit disclosure statements.

V. FAQ UPDATE

The Board, by consensus, agreed to housekeeping updates to its FAQ pamphlet. The revised FAQ pamphlet will be uploaded to the Board's website and provided in hard copy at the Town Clerk and Town Manager's Offices.

Meeting adjourned at 5:22p.m.

Respectfully Submitted,
Maria E. Capriola, Assistant Town Manager *on behalf of Lena Barry, Secretary*

MINUTES (approved 6/12/13)
ORDINANCE DEVELOPMENT AND REVIEW SUBCOMMITTEE
Wednesday, May 29, 2013
Conference Room C, Audrey P. Beck Municipal Building

Members present: Denise Keane, Peter Kochenburger, Bill Ryan
Staff present: Curt Vincente, Director of Parks and Recreation; Lynda Lambert, Administrative Services Specialist
Recreation Advisory Committee Members: Terry Cook, Howard Raphaelson
Public present: Jessica Nieves

Call to Order

Kochenburger called the meeting to order at 7:39 a.m.

Approval of Minutes

Minutes of the first meeting held on May 17, 2013 were approved.

Discussion on the Fee Waiver Ordinance (pertaining to Parks and Recreation activities only)

Introductions were made for visiting Recreation Advisory Committee (RAC) members Terry Cook and Howard Raphaelson. RAC members were invited after the last meeting since they are the committee that has discussed this issue in the past. Jessica Nieves was introduced as a member of the public.

Kochenburger provided a brief overview of the discussion held at the last meeting. Several options have been discussed to deal with identified problems with the current Fee Waiver Ordinance. The options for consideration have included: an improved application process, limiting certain programs, and maximum limits per household.

Kochenburger noted the primary reason the Fee Waiver Ordinance, as it relates to Parks and Recreation programs, is being reviewed is due to the large increases in the cost in recent years. A lengthy discussion ensued on potential methods to contain the costs but still provide services that residents need. Ryan will confirm with Director of Finance Cherie Trahan about the transfer of funds from the General Fund to the Parks and Recreation Fund to cover annual fee waiver costs. Keane discussed the application process in more detail, noting that other agencies typically require more information. Vincente noted that the Planning Office uses a more detailed application for the Town's Small Cities Housing Rehabilitation Grants to residents.

Cook suggested that additional camp sessions be considered as well as additional levels within the current fee waiver discount of 90 percent or 50 percent. Raphaelson offered to meet with staff to review some reports and to try to determine underlying costs. It was noted that RAC members are generally in support of the Fee Waiver Program, but they are strongly against adjusting fees for paying customers to cover the cost of the program.

Kochenburger summed up the two main issues, one being the deficit in the program and the other being possible abuses of the program. Staff noted that there are likely very few abuses, but that it is not feasible to investigate what applicants are reporting for income.

Several examples of other municipal community fee waiver programs will be reviewed more thoroughly at the next meeting. Staff will also include a copy of the Town's Small Cities Housing Rehabilitation Application.

Public Participation

Jessica Nieves noted that her daughter has been able participate in programs and have a membership to the Community Center thanks to this beneficial program and she urged that it be continued.

Next Meeting/Future Agenda Items

The next meeting was scheduled for Wednesday, June 12, 2013 at 7:30am.

Adjournment

The meeting was adjourned at 8:47 am.

Respectfully submitted, Curt Vincente

TOWN OF MANSFIELD
FINANCE COMMITTEE MEETING
MINUTES OF MAY 13, 2013

Members Present: Bill Ryan (Chair), Carl Schaefer, David Freudmann

Other Council Members Present: Paul Shapiro

Staff Present: Matt Hart, Cherie Trahan, Cynthia vanZelm, Curt Vincente

1. Meeting called to order at 6:04pm.
2. Minutes from 04/8/13 meeting approved as presented.
3. Opportunity for Public Comment – Betty Wassmundt, Old Turnpike Road, asked which Superintendent (Region 19 or Mansfield Board) received an iPad as reported in the Responses to Citizens questions. Ms. Wassmundt also expressed that she was troubled by the Town taking over ownership of the pump station by the Post Office.
4. The final report on Storrs Center relocation expenses was reviewed by the Finance Committee. Cherie Trahan noted that the "Total Paid" amount was incorrect on the worksheet included in the packet due to an error in a formula in the worksheet. The correct amount is \$552,860.80 with Leyland and the Town each paying \$276,430.40. Relocations are complete, closed out, and all payments have been received from Leyland. A corrected report was provided.

Cynthia vanZelm was available to answer questions and confirmed that the anticipated total amount of relocation expenses was \$750,000 with the Town being responsible for \$375,000.

Paul Shapiro made the observation that Husky Pizza received a relocation reimbursement but is also on the transfer of delinquent taxes to suspense. We are required by State law to pay relocation expenses and don't have the ability to apply this payment to delinquent taxes.

5. Curt Vincente provided some history on the fee waiver ordinance, the payments made since FY 92/93, and what the ordinance covers. The Committee discussed this item and agreed to make a recommendation to the Council to set up an ad hoc committee to review the fee waivers related to recreation programs.
6. The Committee reviewed the request to transfer delinquent taxes to suspense. Carl Schaefer asked what the reason "other" could possibly mean. Cherie Trahan will get an explanation from the Revenue Collector as to what "other" reasons include. Cherie will also ask the Revenue Collector to meet with the Finance Committee to review the various collection methods that are used to collect both real estate and personal property taxes. The Committee agreed to recommend approval of delinquent taxes to the suspense list per the attached list.
7. Cherie provided a brief overview of the status of current year revenues and expenditures, noting that overall actual revenues are anticipated to exceed budget, thereby providing an increase to Fund Balance. Expenditures are primarily running according to budget, with the exception of fire costs anticipated to exceed budget by up to \$50,000. We anticipate being able to cover this overage with surpluses from other items.
8. We are currently in the second year of a three year contract for audit services with Blum, Shapiro. State Statute requires that the Council appoint the auditors on an annual basis. The Committee will recommend appointing Blum Shapiro for the FY 2012/13 audit.

9. Other business/future agenda items.

10. Adjournment. The meeting adjourned at 7:09 pm.

Motions:

Motion to approve the April 8, 2013 minutes by David Freudmann. Seconded by Carl Schaefer. Motion so passed.

Motion to recommend approval of the transfer of delinquent taxes to the suspense list by Carl Schaefer, seconded by David Freudmann. Motion so passed.

Motion to recommend to the Town Council that they form an ad hoc ordinance review committee to review the fee waiver program for recreations programs (items J & K) by Bill Ryan, seconded by Carl Schaefer. Motion so passed.

Motion to recommend acceptance of the quarterly financial statements dated March 31, 2013 by Bill Ryan, seconded by Carl Schaefer. Motion so passed.

Motion to recommend appointment of Blum, Shapiro as the auditing firm for Fiscal year 2012/13 by David Freudmann, seconded by Carl Schaefer. Motion so passed.

Motion to adjourn.

Respectfully Submitted,

Cherie Trahan, Director of Finance

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TOWN OF MANSFIELD
OFFICE OF THE TOWN COUNCIL

ELIZABETH C. PATERSON, Mayor

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CT 06268-2599
(860) 429-3336
Fax: (860) 429-6863

July 15, 2013

The Honorable Dannel P. Malloy
Governor's Office
State Capitol
210 Capitol Avenue
Hartford, CT 06106

Dear Governor Malloy:

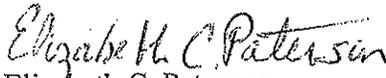
On behalf of the Town of Mansfield, we would like to thank you for the \$500,000 grant from the *Main Street Investment Fund*. The grant will greatly assist us with the continued development of the Storrs Center downtown by providing funding for streetscape improvements along our public streets, the beautification of the town square, and wayfinding signage to assist visitors in the downtown. Our master developer will utilize funding for façade improvements on the private buildings in Storrs Center.

The first phase of Storrs Center opened in August with 127 fully leased apartments. The ground floor commercial space is also completely leased and includes new restaurants, a flower shop, candy store, and barber and physical therapy services. Phase 2 will open in mid-August of this year with 195 fully leased apartments and additional businesses on the first floor including the second location of the UConn Co-op bookstore, the new location of the Ballard Museum and Institute of Puppetry, and UConn Health Center medical offices. All the commercial spaces for this phase is committed and leases are being finalized. The pedestrian streetscape improvements to Storrs Road and Dog Lane will be completed this month and the transportation center will open in November. A Price Chopper grocery store will open in 2014.

We are looking forward to our grand opening at 11 a.m. on Friday, September 20, 2013 and would be honored to have you attend. We look forward to continuing to work with you to make downtown Mansfield an even greater place to work, live, shop and recreate for residents, students and visitors.

Thank you again for your assistance and continued support of the Mansfield downtown project.

Sincerely,


Elizabeth C. Paterson
Mayor


Matthew W. Hart
Town Manager

**PAGE
BREAK**

NOTICE OF RESCHEDULED PUBLIC HEARING
Diversion of Water Application No. DIV-201205385
Inland Wetlands and Watercourses Application No. IW-201205383
Town: Mansfield
Waters: Cedar Swamp Brook

The Department of Energy and Environmental Protection (“DEEP”) has made a tentative determination to approve an application submitted by the University of Connecticut (the “applicant”) under section 22a-368 of the Connecticut General Statutes (CGS) for a permit to divert the waters of the state, and under section 22a-39 CGS for a permit to conduct a regulated activity in an inland wetland or watercourse.

The proposed activities include the following: 1) construction of a 3,400-foot, 2-lane, 32-foot wide road through land adjacent to the University of Connecticut’s core campus known as the “North Campus” including three wetland crossings and stormwater treatment structures, 2) widening of Rte. 44 at terminus of North Hillside Rd. for turning lanes, and 3) creation of six conceptual development envelopes on six parcels of future research and technology space. The proposed activity will affect 0.53 acres of inland wetlands and watercourses.

Pursuant to section 22a-371 and 22a-39 CGS, DEEP will hold a public hearing on these applications beginning on Tuesday, September 10, 2013, 6:00 pm, in Room 146 in the Merlin D. Bishop Center, which is located at One Bishop Circle, Storrs, Connecticut. The applicant will hold a preliminary informal question and answer session for interested members of the public at 5:00 pm on September 10th in Room 146 in the Merlin D. Bishop Center. The hearing will be continued in the Russell Room at DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford on Wednesday, September 11, 2013 and Thursday, September 12, 2013 (if needed), each day starting at 9:30 am. Written comments will be accepted in person at the evening hearing and if received by the Office of Adjudications via e-mail (deep.adjudications@ct.gov), fax (860-424-4053), or mail (Office of Adjudications, DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford, 06106) by the close of business on September 19, 2013. Members of the public should check the DEEP Calendar of Events on the DEEP website (<http://www.depdata.ct.gov/calendar/>) for any alterations to this hearing schedule, including additional hearing dates or cancellations.

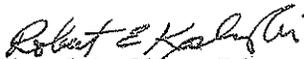
Please be advised that the public hearing on these applications previously had been noticed for July 25, 2013, 6:00 pm, in Room SU-104 of the University of Connecticut’s Student Union located at 2110 Hillside Road, Storrs, with a continuation of the hearing in the Russell Room at DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford on Tuesday, July 30 and Wednesday July 31, 2013 (if needed), each day starting at 9:30 am. The hearing noticed in this NOTICE OF RESCHEDULED PUBLIC HEARING will take the place of the previously noticed hearing.

The Department will hold a site visit on Tuesday, September 10, 2013 commencing at 1:00 pm at the north end of North Hillside Road on the Storrs campus of the University of Connecticut. This site visit is a public meeting, but is not for the purpose of collecting evidence and therefore will not be conducted on the record.

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

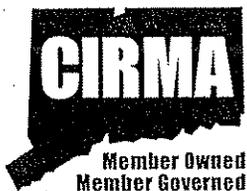
Parties pursuant to the provisions of General Statutes section 22a-372(c)(2) are advised that they must contact the DEEP Office of Adjudications via e-mail (deep.adjudications@ct.gov), fax (860-424-4053), or mail (Office of Adjudications, DEEP Headquarters, 79 Elm Street, 3rd Floor, Hartford, 06106) on or before September 5, 2013 if they wish to participate in this proceeding.

Date: August 2, 2013


Cheryl A. Chase, Director *Robert E. Kaliszewski, Director*
Inland Water Resources Division *Planning & Program Development*
Bureau of Water Protection and Land Reuse

ADA PUBLICATION STATEMENT

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



**CONNECTICUT
INTERLOCAL
RISK
MANAGEMENT
AGENCY**

900 Chapel Street, 9th Floor
New Haven, CT 06510-2807
Telephone: 203-946-3700
Fax: 203-773-6971
www.CIRMA.org

CIRMA Board of Directors

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Vice Chairman
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- Mark D. Boughton
Mayor, Danbury
- Susan Bransfield
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- Stephen T. Cassano
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First Selectman, Somers
- Herbert C. Rosenthal
Selectman, Newtown
- Mark Walter
First Selectman, East Haddam
- Steven Werbner
Town Manager of Tolland

Bruce A. Wollschlager
President &
Chief Executive Officer



July 22, 2013

Hon. Elizabeth Paterson
Mayor
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Mayor Paterson:

CIRMA's Board of Directors and staff are delighted to present to the Town of Mansfield a Members' Equity Distribution check in the amount of \$11,846, bringing the three year Members' Equity Distribution total to \$36,844. This distribution is an extraordinary achievement made possible by the commitment and collaboration of our members, our strong capital position, and stable financial performance.

As a member-owned and governed organization, CIRMA works solely for the benefit of our members. Our owners had a significant role in CIRMA's success. Your commitment to risk management and focus on loss reduction efforts have contributed to our financial strength. This is an unrestricted distribution, as such, you can determine how and when to use these funds. Let us know how you intend to use your distribution; visit Distribution Ideas at CIRMA.org.

If you have questions about the distribution, please contact Steve Bixler, VP for Underwriting, at 203-946-3785.

We thank you for your continued partnership and we look forward to working with you again this year. Please visit our website, CIRMA.org, to learn more about our services, upcoming education programs, and events.

Sincerely,

Bruce A. Wollschlager
President and Chief Executive Officer

David Demchak
Senior Vice President

Bruce Clinger
Vice President for Claims

Steve Bixler
Vice President for Underwriting

Check received by _____ Date _____

Please sign and return a copy of this letter to acknowledge receipt of the distribution



July 22, 2013

Hon. Elizabeth Paterson
Mayor
Town of Mansfield
4 South Eagleville Road
Mansfield, CT 06268

Dear Mayor Paterson:

CIRMA's Board of Directors and staff are delighted to present to the Town of Mansfield and Mansfield Board of Education a Members' Equity Distribution check in the amount of \$7,289, bringing the three year Members' Equity Distribution total to \$22,339. This distribution is an extraordinary achievement made possible by the commitment and collaboration of our members, our strong capital position, and stable financial performance.

As a member-owned and governed organization, CIRMA works solely for the benefit of our members. Our owners had a significant role in CIRMA's success. Your commitment to risk management and focus on loss reduction efforts have contributed to our financial strength. This is an unrestricted distribution, as such, you can determine how and when to use these funds. Let us know how you intend to use your distribution; visit Distribution Ideas at CIRMA.org.

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Sincerely,

Bruce A. Wollschlager
President and Chief Executive Officer

David Demchak
Senior Vice President

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Town Manager of Tolland
- Bruce A. Wollschlager
President &
Chief Executive Officer

Check received by _____ Date _____

Please sign and return a copy of this letter to acknowledge receipt of the distribution





Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

Item #8

July 29, 2013

Matthew W. Hart
Town Manager
Town of Mansfield
4 So. Eagleville Road
Storrs Mansfield CT 06268-2574

Dear Mr. Hart:

We are pleased to notify you that your comprehensive annual financial report for the fiscal year ended **June 30, 2012** qualifies for a Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

The Certificate of Achievement plaque will be shipped to:

Cheryl A. Trahan
Director of Finance

under separate cover in about eight weeks. We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and that appropriate publicity will be given to this notable achievement. A sample news release is enclosed to assist with this effort. In addition, details of recent recipients of the Certificate of Achievement and other information about Certificate Program results are available in the "Awards Program" area of our website, www.gfoa.org.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,
Government Finance Officers Association

Stephen J. Gauthier, Director

Technical Services Center

SJG/ds



Government Finance Officers Association
203 N. LaSalle Street - Suite 2700
Chicago, IL 60601

Phone (312) 977-9700 Fax (312) 977-4806

07/29/2013

NEWS RELEASE

For Information contact:
Stephen Gauthier (312) 977-9700

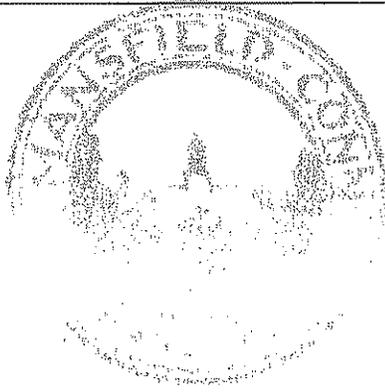
(Chicago)--The Certificate of Achievement for Excellence in Financial Reporting has been awarded to **Town of Mansfield** by the Government Finance Officers Association of the United States and Canada (GFOA) for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

An Award of Financial Reporting Achievement has been awarded to the individual(s), department or agency designated by the government as primarily responsible for preparing the award-winning CAFR. This has been presented to:

Cheryl A. Trahan, Director of Finance

The CAFR has been judged by an impartial panel to meet the high standards of the program including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the CAFR.

The GFOA is a nonprofit professional association serving approximately 17,500 government finance professionals with offices in Chicago, IL, and Washington, D.C.



THE MANSFIELD MINUTE AUGUST 2013

Item #9

www.mansfieldct.org

- *Mansfield Schools begin classes on August 28.*
- *The Festival on the Green is coming! Save the date for September 22, 12-4 PM.*
- *Attend a Town Council meeting, 7:30 PM on the 2nd and 4th Mondays of the month in the Council Chambers.*
- *Help us prioritize and improve Mansfield Tomorrow strategies - visit the [MindMixer](http://MindMixer.com) site today!*
- *FREE MANSFIELD DAY! On Aug. 24, 4:30-7:30 PM, town residents may use the Community Center free of charge.*
- *Go swimming at Bicentennial Pond. It's located in [Schoolhouse Brook Park](#).*

Building Bridges...and more!

The Town is busy making headway on some important projects during this construction season.

Dodd Road Bridge

The Dodd Road bridge was a concrete slab over steel girders: rusting, crumbling, and just worn out. A concrete box culvert was installed over this last winter and spring, and we now have a sturdy new bridge in place.

Laurel Lane Bridge

The old wooden Laurel Lane bridge over the Mt. Hope River is being replaced a bit upstream by a new bridge with a concrete deck and steel girders. It will be complete this summer, and the old bridge removed.

Stone Mill Bridge

The Stone Mill bridge over the Fenton River, of 1930's "pan arch" construction has undergone repairs many times over the years. A new twin-arch concrete bridge with a decorative concrete facing was installed this spring. The new bridge is 15 feet wide to comply with federal bridge minimum width standards but remains one lane.

Storrs Center Streetscape Extension

The Storrs Center Streetscape Extension project will provide new a pedestrian walkway, decorative lighting, benches, and small trees. The main goal is to create safe pedestrian access to and from the Storrs Downtown Area and points south (Liberty Bank, Moss Sanctuary, etc.). Two crosswalks will provide safer crossings at Hanks Hill Road/Flaherty Road and at Liberty Bank.

Continued on page 2...

YOU CAN FIX IT! NO INTEREST LOANS FOR HOME REPAIRS

Introducing the Mansfield Housing Rehabilitation Program

The Mansfield Housing Rehabilitation Program provides **0% interest loans** to low and moderate income homeowners to finance home repairs and energy efficiency improvements.

Like a regular mortgage, the Town places a lien on your property for the amount of the loan; however, there are **no monthly payments** required.

When you sell or refinance your home, the loan is repaid and the funds are then used to assist another family.

Interested? Contact Jessie Shea, Planning and Community Development Assistance at 860-429-3330 or sheajl@mansfieldct.org for more information.



Construction News continued from page one...

We expect this project should be out to bid in early September.

Storrs Road Improvements

Work is almost complete, including new pavement, sidewalks, traffic signals, traffic calming medians with decorative plantings, lane pavement markings, decorative stamped pavement crosswalks, traffic and pedestrian signs, sidewalk lighting, benches, trees, trash and recycling receptacles, on street parking areas and bus stops, granite curbing, and a hand-built fieldstone retaining/sitting wall along the sidewalk in front of E. O. Smith. Overhead utilities were relocated and the underground utility system upgraded. Many of the same improvements have also been made to the Storrs Mansfield Post Office access road (Charles Smith Way).

Dog Lane

Dog Lane improvements are complete and include extensive beautification efforts similar to those completed on Storrs Road. Existing pole wires were reinstalled underground and underground utilities were upgraded.

Village Street and Transit Pathway Project

The new road connecting Dog lane to Charles Smith Way has been constructed and will undergo extensive beautification efforts similar to those completed on Storrs Road. All new utilities have been installed underground.

Town Square

The new town square will be located between Dog Lane, Storrs Road, Bolton Road Ext. and Royce Circle. Designs proposed by a landscape architectural firm are currently going through an extensive staff and citizen review process.



Intermodal Center

The Nash-Zimmer Transportation Center will be Mansfield's transportation hub and will include bus service, bicycle services/storage, and restrooms. The steel framework has been erected and concrete slabs are being poured to form the floors of the Center.

Storrs Mansfield Post Office Site Improvements

Improvements at the post office include parking area paving and markings, storm drainage, sidewalk replacements, new plantings, underground utility upgrade, installation of new natural gas line, and street improvements including new curbing, pavement, and creation of a cul-de-sac.

Mansfield Receives \$500,000 Main Street Investment Fund Grant for Storrs Center

Governor Dannel P. Malloy recently announced that Mansfield was one of fourteen recipients of Main Street Investment Fund grants. The Town received a \$500,000 grant to enhance public spaces in Storrs Center.

"We are very pleased to receive this grant," commented Cynthia van Zelm, Executive Director of the Mansfield Downtown Partnership. "The public spaces are a critical part of Storrs Center, and this funding will allow us to ensure that the necessary elements for the enhancement of the public spaces are in place."

This funding will be used for decorative street lights and street trees; sidewalk planters, tree planters for the Town Square, decorative concrete pavement, and way-finding signage. Storrs Center Alliance plans to use funds for facade improvements on the buildings at 1 and 9 Dog Lane.

Mayor Betsy Paterson said, "We appreciate the continued support of Governor Malloy for Storrs Center. The new downtown has not only brought in over twenty new businesses and approximately 175 full and part-time jobs in just the first two phases, but it is also serving to enhance the feel of community in town by creating public spaces, like the Town Square, that residents of all ages can enjoy."

Questions? Ask the Mansfield Downtown Partnership or call 860.429.2740.

Town Hall Hours:

Monday	8:15-4:30
Tuesday	8:15-4:30
Wednesday	8:15-4:30
Thursday	8:15-6:30
Friday	8-12

KIDS WHO TRI SUCCEED

*Children's Triathlon
(ages 4-14)*

Kids Who Tri Succeed is a USAT sanctioned triathlon for children ages 4-14. Now in its 8th year, this event shows kids how much fun working towards a fitness goal is, and increases their confidence as a result. Saturday, August 24, 2013 at the Mansfield Middle School. For more information, and to register, go to www.kidswhotrisucceed.com.

Get Rid of that Old Paint!

*Got leftover paint hanging around in the basement?
Take it to the transfer station!*

Paints that are now accepted include:

- Interior and exterior latex, acrylic, water-based, alkyd, oil-based and enamel paints
- Deck coatings and floor paints
- Primers, sealers and undercoaters
- Stains



The latex paint that gets collected will be blended into recycled-content paint, and oil-based paint will either be incinerated or used as a blended fuel for cement kilns.

The Transfer Station, located on Rt. 89, is open on Tuesdays and Saturdays, 8:30 AM to 4 PM, Thursdays 12 PM to 4 PM. Phone: 860-429-7189.

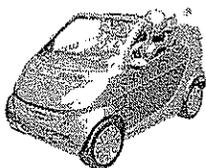
Save Cash—Join Car Share

With the price of gas on the rise, wouldn't it be nice to eliminate the cost of a car? Access to a car share program can help, because you can rent a car by the hour. UCONN, in partnership with the Town, has contracted with Hertz on Demand to offer car sharing. A plug-in electric Chevrolet Volt and a Fiat 500, located in the Town's parking garage are available.

You must have a valid driver's license and become a member of the Hertz on Demand Program. Membership is free. The per hour fee is between \$8 and \$9, which includes gas/car charging, insurance and 24 hour roadside assistance. There are no additional fees.

The cars are equipped with iPod connectivity, NeverLost® in-car navigation systems and EZ Pass transponders.

To join, visit www.hertzdemand.com.

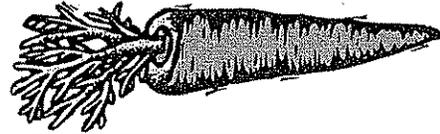


Storrs Farmers Market

Open every Saturday through Thanksgiving, 3-6 PM in front of Town Hall. Open rain or shine!

www.storrsfarmersmarket.org

Storrs Farmers Market is a certified farmers market, which means that everything at the Market is grown or produced here in Connecticut. In fact, the average distance from farm to Market is just 12 miles!



Are You Informed?

An informed citizenry is the only true repository of the public will. — Thomas Jefferson

Keep up with all the interesting news happening around town. It's easy to sign up electronically on the Town's web site:

1. Go to www.mansfieldct.gov
2. Select E-mail Notifications on the right side of the page, which will take you to Mansfield Qnotify Email Lists.
3. Type in your email address and then select which information you would like to receive. You can choose anything from Agenda and Minutes for Town Committees to information from the schools to your very own notification of the *Mansfield Minute!*
4. Select Join, and you will be signed up for email notifications.

But Wait...There's More Online...

Click on the Online Services & Pay Bills Online tab on the right side of the Town web page. Once you are there, you can:

1. Pay your tax, refuse, and sewer bills.
2. Pay or appeal parking tickets.
3. Register to go paperless for future tax bills.
4. Read the Town Charter and Code of Ordinances.
5. Access the assessor's property information.
6. Apply for jobs.
7. Register for Parks and Recreation Programs.
8. Complain about, praise or request town services.

Don't have a computer or the Internet at home? No problem, you can go online for free at the library. And you can always visit town offices in person, or call people on the phone.

Whatever works best for you!

Summer time happenings in Mansfield!

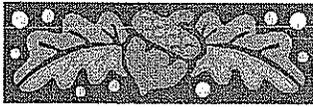
Parks and Recreation

Family Fun Nights

Saturdays, August 10 & 24
4:30—7:30 PM

at the Community Center.

There are giant inflatables in the gym, and in the pool, ping pong, inflatable pool floats, tot toys, puzzles, drop-in games, open gym, poolside basketball and more! No registration is required.



Registration for Fall Programs begins on Aug. 5 for members of the community center for aquatics and fitness classes, Aug. 8 for residents of Mansfield regardless of their membership status for all programs, and Aug. 10 for everyone for all programs. Watch for the fall brochure in your mailbox Aug. 1-3. Programs begin in September.

The **Community Center** will be closed for repairs, maintenance, and major cleaning, Aug. 12-18. We will re-open on Aug. 19.

Take me out to the ball game... There are still tickets available for the Yankees vs. Orioles game at Yankee stadium on Sept. 1. Call the Parks and Recreation Department at (860) 429-3015 ext. 0 for details.



Mansfield Public Library

Craft: Seed Bombs!

Friday, Aug. 2, 2 PM
Recommended for ages 5 & up.
Learn about compost and soil, and make a Seed Bomb for your garden.

Craft: Sticks and Stones

Wednesday, August 7, 2 PM
For teens and tweens.
Create something beautiful using objects from nature.



Ice Cream Social

Thursday, Aug. 8
at 2 PM
Fun & Games &
Make Your Own Sundae!
Everyone is welcome. FREE.

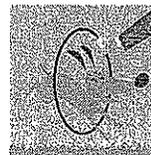
CT Authors Trail

Thursday, Aug. 8, 7 PM
Meet author Joe Hurley who will discuss his book

Ten Million Steps on Route 6: A Fresh Look at America & Americans from Cape Cod to California with photographs by Travis Lindhorst.

Our favorite talented dogs will be back this

Tuesday, Aug. 13, at 2 PM!
Come see the **Agility Dogs** as they use a variety of obstacles to navigate a course with their handlers. Great fun for adults and kids alike!



Mansfield Senior Center

Thursday, August 1st

Bring your favorite pot luck dish to share at 5:30 PM, and then enjoy the wonderful tunes of the "Shiny Lapel Trio" at 6:30 PM.

Wednesday, August 7th

Learn About Your Taste & Smell
12:45 PM, a study sponsored by UConn students.

Wednesday, August 21st

At the Races with
Ellie Lamb at
12:45 PM.
Bring your
quarters.
And they're off ...!



Live Music in Storrs Center

All performances 5-7 PM.

Wednesday, Aug. 14: **Still Pickin'**

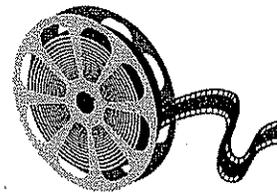
Wednesday, Aug. 21:

Shelly Died Laughing

Wednesday, August 28:

The Long River Band

Parking is available in the Storrs Center parking garage, free for the first two hours, then just \$1/ hour.



StoDoArts at Storrs Center

Friday Night
Movie Series

7:30 PM at von der Mehden Hall

Aug. 2: **Vicky Cristina Barcelona**

Aug. 9: **Casablanca**

Aug. 16: **Kinky Boots**

Kinkiest Shoes Contest with Prizes!

All Tickets Just \$5,
Cash Only at the Door,
Box Office Opens at 7 PM.



Town of Mansfield, Connecticut
Audrey P. Beck Municipal Building
4 South Eagleville Road, Mansfield, CT 06268
mansfieldct.gov 860.429.3336

