**MINUTES**
**TOWN COUNCIL**
**SPECIAL MEETING**
**December 1, 2025**
**6:00 PM - Town Hall — Scitico Room**

## 1. ROLL CALL

Present: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas (arrived at 6:00pm) Lori Unghire, Zach Zannoni

Absent: None

Also present were Town Manager, Matthew Coppler; Assistant Town Manager, Steve Bielenda; Interim Town Attorney, Tom Tyler; Assistant Town Attorney, Mark Cerrato; and Town Clerk, Sheila Bailey.

## 2. EXECUTIVE SESSION

**MOTION #7338** by: Cynthia Mangini seconded: John Santanella

to go into Executive Session to discuss the following item(s).

Upon a **SHOW OF HANDS** vote being taken, the Chair declared **MOTION #7338** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Lori Unghire, Zach Zannoni No: None Abstain: None.

The Executive Session of the Enfield Town Council was called to order by Chair Cekala at 5:31pm.

A. **Pending Litigation**

- Catholic Cemeteries Association v. Town of Enfield

Chair Cekala reconvened the Special Meeting at 5:45pm. No votes or actions were taken by the Council during the Executive Session. The special meeting was recessed and moved to the Council Chambers at 6:00pm.

## 3. PRESENTATION - ENFIELD REVALUATION 2026

Assessor Vicki Rose and Deputy Assessor Tyler Devine presented information on what to expect during the upcoming October 2026 revaluation. Ms. Rose explained that revaluations are mandated by CGS §12-62 and must occur every five years. The primary purpose of a revaluation is to eliminate any assessment inequities that may have developed since the previous revaluation.

Enfield has contracted with Vision Government Solutions to assist with the revaluation process. The grand list changes every year. However, changes in the grand list are much more significant in a revaluation year. Assessments are calculated by taking 70% of the full 100% fair market value. Property owners can expect data collectors from Vision Government Solutions to perform inspections of properties that have recently sold and which have recent building permits issued to confirm the accuracy of property characteristics. Residents may also receive property mailers to confirm data. Property owners will be given an opportunity to discuss their values with Enfield's Assessor staff or Vision Government Solutions during informal hearings. Later in the process, they may file appeals with the Board of Assessment Appeals. Ms. Rose and Mr. Devine reviewed recent property sales data.

Chair Cekala informed the assessment staff that the Council will invite them back periodically throughout the upcoming year to update residents as to where Enfield is in the process. Ms. Rose stated that Vision Government Solutions has agreed to appear before the Council should the Council desire.

Councilor Hall asked when farmers' property cards would be updated after the last appeals process. Ms. Rose responded that they will be updated before the grand list is signed by the end of January.

Town Manager Coppler explained that whether taxes increase is a decision of the Council. However, how the tax burden shifts from commercial to residential is something that the market determines. Mr. Coppler stated that he was committed to giving the public as much information as possible throughout the process.

***A copy of the presentation is appended to these minutes.***

**4. TAX EXEMPTION - JOHN WILCOX**

Assessor Vicki Rose, Deputy Assessor Tyler Devine, and Finance Director John Wilcox presented information regarding the new veteran exemptions for 100% permanent and total disability. Public Act 25-168 contains administrative fixes to CGS §12-81 (83) and also contains several local options for municipalities to consider. The administrative changes are effective for the 2025 Grant List, and the local options may be effective for the 2025 Grand List should the Council opt in to any of them.

Mr. Devine reviewed the administrative fixes, the local options the Council could consider, as well as the resulting impact those choices would have on the Grand List. Mr. Devine also stated that letters had been mailed to all the veterans who received the exemption last year so that they could reapply.

Chair Cekala stated that the General Government and Finance Subcommittee discussed the veterans' exemption in the past. She would like to obtain a consensus to refer this discussion to the Subcommittee to report back to the Council. Councilor Hall agreed, which was seconded by Councilor Cressotti.

Ms. Hall stated that when the legislature voted on this exemption, the understanding of the subcommittee at the state level was that this change would have very little impact on the towns. She further asked how many permanently and totally disabled veterans qualify in Enfield. Mr. Devine responded that there are currently ninety-seven qualified veterans, which would increase by 27 if the Council passes the option of less than 100% disability with a qualifying designation of unemployable. Councilor Zannoni asked if the new statute passed in 2025 broadened the guidelines for who was considered disabled, and Ms. Rose responded that the exemption increased from the maximum benefit of $10,500 to the entire dwelling.

***A copy of the presentation is appended to these minutes.***

**5. FIRE DISTRICT CONSOLIDATION UPDATE**

Mark Zarcarro, Commissioner of the Hazardville Fire Department, 12 Olmstead Road, and Steve Bourque, Commissioner of the North Thompsonville Fire Department, 27 Oxford Drive gave the Council an update on the consolidation of four of the five fire districts.

Mr. Zarcarro and Mr. Bourque are the Chair and the Vice-Chair of the Consolidation Committee representing the Hazardville, Thompsonville, North Thompsonville, and Shaker Pines Fire Districts. Mr. Zarcarro stated that their goal was to provide better service more efficiently and eliminate redundancies in personnel and equipment. The Districts have engaged a law firm experienced in consolidations as well as Eastern Connecticut State University to facilitate some of the subcommittees required for the process. One of the hurdles they had to cross was to obtain unanimous consent from each of the fire districts. On May 1 of 2025, they held a vote and all eighteen commissioners voted to pursue consolidation. The next step is to produce a charter for the new commission, and they expect it to go to referendum in November 2026.

Mr. Bourque clarified that they received legal advice that they will need to develop an ordinance and will require assistance and input from the Council to present to the Town Clerk. They are following the process stipulated in CGS §7-195 through 7-200. The Committee filed their intent to consolidate with the Enfield Town Clerk in June 2025, and they now have up to eighteen months to produce a charter and submit a Consolidation

Ordinance to the Town Clerk. The deadline to approve the resolution for the November 2026 ballot is September 1st. The next steps are as follows:

1. Approve and adopt a consolidation ordinance
2. Establish a new Charter and bylaws
3. Establish an operational outline
4. Set district boundaries
5. Complete a financial review and develop a consolidated budget
6. Determine the distribution and consolidation of assets and liabilities
7. Submit a consolidation ordinance for approval at a November 2026 referendum vote

Mr. Bourque confirmed that the voters will know prior to the referendum what the proposed district mill rate will be.

***A copy of the presentation is appended to these minutes.***

**6. ADJOURNMENT**

**MOTION** by: Carol Hall, seconded: John Santanella to adjourn.
Upon a **SHOW OF HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 7:01 pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

# ENFIELD REVALUATION 2026

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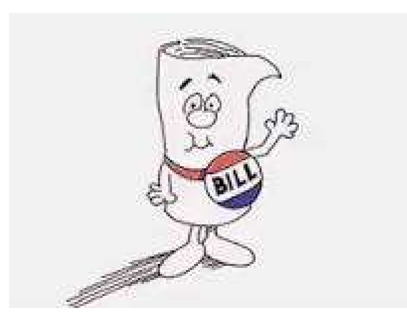
## WHY DO WE PREFORM REVALUATION?

- Revaluation is mandated by Connecticut General Statute Sec. §12-62 stating that revaluations must occur every 5 years.
- The primary purpose of a revaluation is to eliminate any assessment inequities that may have developed since the implementation of a previous revaluation.
- This is accomplished by updating the assessments of real property to reflect their fair market values as of October 1st of the revaluation year.
- The purpose of a Revaluation is not to raise taxes. The purpose is to create an equitable distribution of the tax load.

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## REVALUATION CONTINUED…

- Enfield's current revaluation date is October 1, 2021.
- Enfield's 2026 revaluation will update assessment values to a new revaluation date of October 1, 2026.
- The Grand List, which is the sum of all assessed property in town, will change, which it does annually.
- However, in a revaluation year, the changes in the Grand List are much more significant than in years when there is no revaluation.
- Real estate assessments are calculated by taking 70% of the full 100% fair market value.
- Example:
  - If a property's 100% fair market value is $300,000, the assessed value will be $300,000 * .70, or $210,000.

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## WHAT PROPERTY OWNERS CAN EXPECT

- Data collectors will be conducting inspections for properties that have recently sold, or who have pulled building permits to confirm the accuracy of property characteristics.
- Data mailers will be sent out to all property owners to confirm property characteristics.
  - Accurate data is vital to accurate values.
- Assessment notices will be mailed out in November of 2026 notifying homeowners of their new assessments.
- All property owners are given the opportunity to discuss their values with Enfield's Assessor staff or Vision Governmental Solution's staff during informal hearings. Times to be announced towards the end of the revaluation.


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## CURRENT MARKET CONDITIONS

- As most of us are aware, housing prices have been on the rise since 2021.
- On the next few slides, we have examples of houses that were sold in 2021, then resold in 2025 to show how some home values have changed over the past 4 years.
  - Not all property will change at the same rate.

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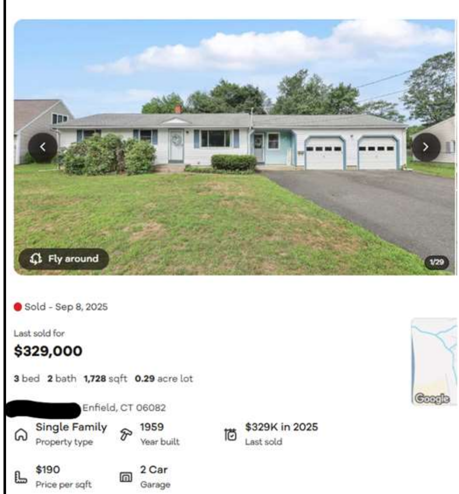
## RESOLD PROPERTY EXAMPLE




- Sold 08/31/2021 Sale Price: $275,000
- Resold 09/08/2025 Sale Price: $329,000
- 20% Increase

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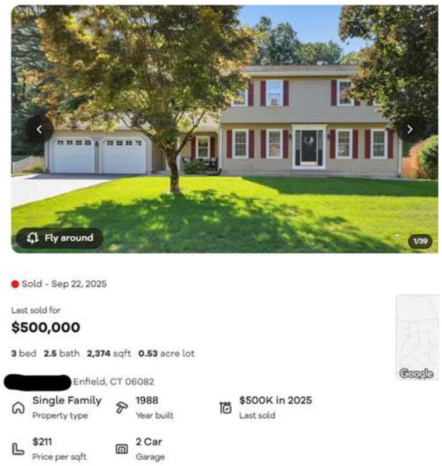
## RESOLD PROPERTY EXAMPLE

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- Sold 12/31/2021 Sale Price: $386,000
- Resold 09/24/2025 Sale Price: $500,000
- 30% Increase

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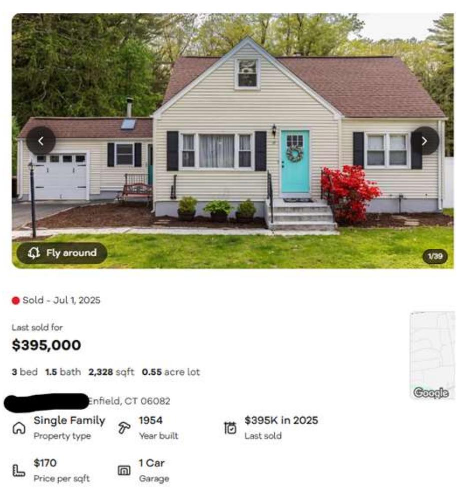
## RESOLD PROPERTY EXAMPLE

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- Sold 11/16/2021 Sale Price: $294,000
- Resold 07/02/2025 Sale Price: $395,000
- 34% Increase

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## RESOLD PROPERTY EXAMPLE


- Sold 11/19/2021 Sale Price: $180,000
- Resold 04/30/2025 Sale Price: $260,000
- 44% Increase

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## RESOLD PROPERTY EXAMPLE


- Sold 01/26/2021 Sale Price: $160,000
- Resold 09/03/2025 Sale Price: $285,000
- 78% Increase

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## DISCLAIMER

- We are still very early in the process of revaluation.
- It would be impossible to say with certainty how much assessments will be going up or down.
- We will be analyzing sales data that has not yet occurred.
- Market data could change from now until October 1, 2026.

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## QUESTIONS?

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# Veterans Law Changes & Local Options 2025

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## Public Act 25-168

- Section 233 contains several administrative fixes to 12-81 (83)
- Also contains several local options for municipalities to consider
- Effective for the 2025 Grand List

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# Public Act 25-168 Administrative Fixes

- Clarifies that the exemption to be based on the veteran's percentage of ownership.
- Includes mobile manufactured homes, or any other homes on leased land (12-93a).
- Allows the property to be held in trust (provided the veteran is responsible for the taxes)
- Allows the veteran to hold life use and still be eligible

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# Administrative Fixes Continued…..

- Clarifies that the exemption would not be eligible on any portion of the property used commercially or from which rental income is derived.
- Clarifies that the veteran must annually apply to the Assessor's Office no later than January 1st on a form prescribed by OPM and must bring all documentation necessary to demonstrate the veteran has a 100% permanent & total disability rating.

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# NO LOCAL OPTIONS

- Summary: If no local options are adopted.
- Current Impact: Grand List decreases by $11,336,940.

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# Local Option 1 Only – Include up to Two Acres of Land

- Summary: Gives the option to include up to two acres of land along with the dwelling for 100% permanently and totally disabled veterans.
- Total Impact: Grand List decreases by $15,894,820.
  - Impact Change: Grand List Decreases by $4,557,880.

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## Local Option 2 Only – Include Veterans Who Died Prior to 10/1/2024

- Summary: Gives Town Council the option to include veterans who died prior to October 1, 2024. Council can change date to another point in time to increase the number of surviving spouses who qualify for the exemption.
  - We only know of 5 such spouses, more could come forward.
- Total Impact: Grand List decreases by $11,844,720.
  - Impact Change: Grand List decreases by $507,780.

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## Local Option 3 Only – Limit Total Exemption by Capping Assessed Value

- Summary: Creates a cap on the assessed value that can be exempt based on the median assessed value of residential property.
  - Enfield's median assessed residential value is currently $156,300.
  - 18 of 97 residents who currently qualify would be impacted.
- Total Impact: Grand List decreases by $10,612,640.
  - Impact Change: Grand List would increase by $724,300.

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# Local Option 4 Only – Increasing the Eligibility to Veterans Based on Individual Unemployability

- Summary: Increases the eligibility to receive exemption to veterans who have a less than 100% permanent and total disability rating from the VA but are deemed unemployable.
  - Additional 27 veterans would qualify.
  - Total Impact: Grand List decreases by $13,889,410.
    - Impact Change: Grand List would decrease by $2,552,470.

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# Local Option 5 Only – Enables Gold Star Families to Qualify for P & T Exemption

- Summary: “Gold Star” refers to a parent or surviving spouse whose child or spouse was killed in action. This option would extend the exemption to those families.
- Impact: No current impact. We are unaware of any Gold Star families located in Enfield currently.

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## Local Option Impact (Each Option Only)

| OPTIONS | GRAND LIST IMPACT | CHANGE IN GL IMPACT |
|---|---|---|
| NONE | $ (11,336,940) | |
| OPTION 1 (ACREAGE) | $ (15,894,820) | $ (4,557,880) |
| OPTION 2 (SURVIVING SPOUSE) | $ (11,844,720) | $ (507,780) |
| OPTION 3 (MEDIAN) | $ (10,612,640) | $ 724,300 |
| OPTION 4 (TDIU) | $ (13,889,410) | $ (2,552,470) |
| OPTION 5 (GOLDSTAR) | $ - | |

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## Council Items to Consider

- Council can opt to adopt all, some or none of the local options.
- If option 2 is chosen, council can change the date to any other point in time to increase the number of surviving spouses who qualify for the exemption.

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# FIRE DEPARTMENTS OF ENFIELD CONSOLIDATION

2025

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## Why Consolidation

- Limited or lack of manpower availability. Department is essentially a full time / paid on-call Fire service.
- Sharing of resources ( equipment, personal, training )
- Purchasing economics (professional services, insurance, workers comp, life & health)
- Eliminate redundancies inherit in multiple districts ( 4 chiefs, Fire marshals, maintenance/engineers)
- Improved service.

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# WHO IS INVOLVED

NTFD

Capt, Scott Bertrand, Com. Steve Bourque

HFD

Com. Mark Zaccaro, D.C. Jamie Hurley

SPFD

Com. Guy Beck, D.C. Ed Prayzner

TFD

Com. Pat Talliritta, Com Kieth Plyska

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# HOW WE GOT HERE

- Past 2 years monthly meetings, doing research and getting guidance from professional entities and our lawyers.
- Following state statues, the committee decided to move forward with the consolidation process.
- Each Fire district commission had to hold a vote and sign a resolution to move forward with the consolidation process.
- Consolidation committee was appointed by each Fire district.

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## IMPORTANT DATES/TIMELINES

- Each department signed their respective department ***resolution to consolidate*** on various dates in April 2025. Then submitted resolutions to Consolidation committee.
- May 1st, all district commissioner met at Shaker Pines. A vote on the resolution to consolidate was passed unanimously.
- Filed intention to consolidate with Enfield town clerk. 19th 2025
- Secured 100k state grant to assist in financing consolidation.
- We now have up to 18 months to submit a Consolidation ordinance to the town clerk. ( June2025 )
- Sept 1st is deadline to submit to Town clerk to get on referendum for Nov ballot. 2026

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## WHAT'S NEXT ?

- Approve and Adopt consolidation ordinance. (August 2026)
- Establish a new Charter / bylaws (charter draft complete needs vote for adoption)
- operational outline. (draft completed, not adopted)
- Set/define District boundaries (complete)
- Financial review, develop consolidated budget.
- Distribution / consolidation of assets and liabilities.
- Submit consolidation ordinance for approval and for submission to be included as Nov 2026 referendum vote.

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