



**MINUTES
TOWN COUNCIL
REGULAR MEETING
January 20, 2026
7:00 PM - Town Hall - Council Chambers
<https://youtube.com/live/6Y36zmNMZjI>**

1. PRAYER - Cindy Mangini

A prayer was made by Cynthia Mangini.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Present: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas (arrived at 7:25PM) Lori Unghire, Zach Zannoni

Absent: None

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

4. FIRE EVACUATION ANNOUNCEMENT

The fire evacuation was announced.

5. MINUTES OF PRECEDING MEETINGS

- Special Meeting - January 5, 2026

MOTION #7374 by: Cynthia Mangini seconded: Linda Allegro to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7374** 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.

- Regular Meeting - January 5, 2026

MOTION #7375 by: Cynthia Mangini seconded: Marie Pyznar to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7375** 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.

6. SPECIAL GUESTS

- Honoring the Service of Former Town Council Members

Mayor Cekala invited former Town Council members to come forward so that they could be honored for their service over the years. Ms. Cekala stated that unless you've served on the Town Council, it is hard to explain the amount of time and hard work you dedicate to the town, and she believed it should be recognized. Former Councilors Ken Nelson, Jim Nasuta, and Jeff Rousseau were presented with a plaque.

Mr. Nelson said that if anyone wants to see the Council fail, regardless of political party, it is like wishing your ship sinks because you don't like the captain. He wished the current Council luck and believed that every member had the best interests of the Town of Enfield at heart. Mr. Nasuta thanked them as well, saying that it really meant a lot to be recognized, and he was happy to be present. Mr. Rousseau appreciated the recognition from the new Council, and thanked town staff. He said that he can always be reached if someone needs help or support.

Councilor Unghire presented hand-drawn portraits to the Council and staff members. Ms. Unghire said she loves Enfield and serving on the Town Council. She said that they work better when they work together, and that being on the Council is a privilege.

7. PUBLIC COMMUNICATION AND PETITIONS

Vincent Cassotta, 1 Circle Drive

Mr. Cassotta, a lifelong resident and former Enfield music education teacher, came in support of the resolution adding fifth grade music education. Mr. Cassotta taught both high school and elementary students during his thirty-nine-year career. He said that one of the reasons he transferred from the high school was because at that time, they were experiencing budget cuts. He believed he would have the biggest impact on elementary-aged students. He said it was important to start music education in fifth grade, because as students age, less are involved in music education. As students reach middle school, it's harder to get them to start because of fear of judgment or rejection. He hoped they would be in support of funding the fifth-grade instrumental program.

George Young, 8 Holly Lane

Mr. Young stated he missed the last meeting but was happy to see a councilor of the majority party take a hard line and not approve a vote to add two additional resolutions. Mr. Young said that the resolutions were not an emergency, and he was happy they were properly added to tonight's agenda. He said that regardless of the vote on Items 13. H and 13. I, the town is not anti-education. It was important to hear their reasoning, and he demanded accountability. During the May 19, 2025, Council meeting, Item 13. F noted that the town received their first payment of \$332,726.60, as part of the MOU between the town and BOE. A balance of \$1,368,681.28 would remain outstanding to the town. He said the

same day, the Council also appropriated funds from that payment to Social Services grants to outside agencies that support residents of Enfield. The Council also used a portion of those funds to increase the appropriation for the BOE and apply it to the FY26 budget. He explained that the former Council used the payment for social service grants to increase the BOE appropriation. As of today, the current Council wishes to eliminate the MOU, which he has been in support of from the beginning. He questioned whether the prior payment total was correct as there appeared to be a \$40,041 discrepancy. He said that now the BOE is seeking additional funds for another music position and school equipment, and he was not in favor of that since he believed they had a lot of money this year. He also did not agree that Enfield needed to hire a new Town Attorney, because the current one has done a good job. He questioned when the comprehensive financial update for 2025 would be available.

Angela Foss, 16 Crescent Beach Drive

Ms. Foss stated she had been in support of a new roof at Parkman School for years, since the 2021 Referendum. She received an email from Council members stating that the roof they were promised for this summer would not be happening. The original replacement date for the Parkman roof was 2022. Now they are four years behind, and its condition continues to worsen. She said that every year she is promised a new roof, and every year it continues to deteriorate. She deferred to the Town Attorney for answers to her questions about whether the case was attributed to possible fraud. She explained that samples had been taken in the spaces between the ceiling tiles and the roof, but no findings had been given, even though Connecticut General Statutes require that they be brought before the public. She said damp ceiling tiles had been removed prior to their arrival. An HVAC company had also been to the school, and their findings had not been made public either. The technician offered to send a copy of the report to the custodian, who denied having received it. She questioned who received the copies of these reports. BOE members said that there has been no outside testing, even though students and staff saw otherwise. She requested results from all outside testing, as well as posting them per statute. She questioned why the results are being hidden and said they need full disclosure.

James Maloney, 39 West View Drive

On behalf of the Veterans Council, Mr. Maloney announced that America would be celebrating its 250th Anniversary of the Declaration of Independence. In honor of that, the Veterans Council created a committee to recognize Enfield's veterans. He said prior to the Declaration, the US had a continental army, navy and marine branches. Without them, the Declaration would have remained just a piece of paper and not a symbol of freedom like it is today. They created a group to celebrate Enfield veterans who have supported our freedom. On Friday, January 16th, they held a small ceremony in Council Chambers where they were able to present each veteran in attendance with a certificate of recognition, the

US flag, and a commemorative coin. As chairman of the committee, he thanked the Council members for their attendance and support in recognizing and celebrating our veterans.

Pam Townsend, 54 Kimberly Drive

Ms. Townsend, a Veterans Council member, thanked the Town of Enfield employees for their support. She appreciated the work they completed to make the building more accessible and orientated the room differently to accommodate the attendees.

Angela Foss, 16 Crescent Beach Drive

Ms. Foss said that residents need full disclosure, as students and teachers are always sick. She believed that the Town Manager and DPW were looking the other way and that the air quality is compromised. In the future, they will no longer be able to use the school as it is.

8. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Mangini thanked the Veterans Council for putting on a great ceremony and stated she was honored to be in attendance and participate. She said that the Veterans Council does a phenomenal job in recognizing those who have fought to protect our freedoms. The Rotary Club is sponsoring banners for Enfield veterans. Anyone who is interested in purchasing one can reach out to the Rotary Club or Michael Cotnoir. There will be multiple sponsorship periods with differing rates. The first period ends February 26, 2026, and the cost is \$115, and the second period ends July 14, 2026, and the cost is \$130. The banners will continue to hang until it is time for them to be retired.

Councilor Zannoni enjoyed attending the Veteran's event as well, saying it was wonderful to give them the recognition they deserve. Mr. Zannoni explained that they received \$40,041 from the BOE in additional payment of the MOU in October. It was his belief that even with the two resolutions on the agenda, the BOE does not receive enough money. He said that as a member of the Joint Facilities Subcommittee, they face a tough reality when trying to uphold something that was voted on four years ago. Enfield would no longer receive state funding if they chose to repair the Parkman roof now. Since they are in the midst of school modernization, they would be on the hook for millions of dollars of state reimbursement money. At the time of the referendum, residents were under the assumption that there would be reimbursement from the state, but that is no longer the case. They would be looking to demolish the schools in 2030, and he didn't believe it was responsible to invest millions of dollars if that was the case. He believed Enfield had a history of misusing taxpayer funds in the past, and believed Parkman would be another example of that if they repaired the roof and then demolished it within four years. He said they are actively looking for ways to repair the roof to enable the school to last the next four years.

Councilor Pyznar was under the assumption that a fifth-grade music program already

existed. Ms. Pyznar agreed that the Parkman roof should have been done and wasn't sure why it hadn't been completed. She also agreed that it was an honor to have served on the Veterans' Recognition Committee. They created the event without a budget or original plan, and it was more successful than they imagined. She explained that 180 veterans had signed up for the event, and they have continued the recognition over at All American alongside Pam, Lucien, Jim and Don. They will also visit Little Sisters of the Poor, Parkway, and Suffield by the River. They did their best to ensure every Enfield veteran was acknowledged. She said that on Thursday, January 22nd, Pam Townsend would be going to Rocky Hill to be inducted into the State Veterans Hall of Fame. She praised Ms. Townsend for all the work she does for veterans, and she believed that her and Lucien LeFevre were the only Connecticut couple to be inducted.

Councilor Hall asked Ms. Foss to check her email, saying that a report had been forwarded to her. Ms. Hall said that if it was not the correct report, they would look into having the correct one sent. She agreed that the turnout for the veterans' event was great, considering over 1,000 invitations had gone out. She appreciated that the Veterans Council put the recognition event together and said it was a beautiful ceremony. Ms. Hall said that it would be wise for Joint Facilities to develop a backup plan should the referendum fail. She asked for definitive numbers on the cost of repairing the Parkman roof. Town Manager Coppler expected to have a resolution prepared for the February 2nd meeting to include a "not to exceed" number. If they required more details, it would take months because they would need experts to come and evaluate the roof. She thanked all the former councilors who attended tonight. She said it is a huge commitment for both councilors and their families.

Councilor Cressotti believed that a fifth-grade music program is important for children's musical development throughout the years, and he is in support of such a program in Enfield. He congratulated Pam Townsend on her induction into the Veterans Hall of Fame. He thanked Jim of the Veterans Council for putting together the event, and he enjoyed being on the committee. He said that Ms. Foss would be getting the reports as requested as they become available. He said they would be coming up with alternative solutions if the referendum does not pass, and how they would go about fixing the roofs without wasting taxpayer money. He asked for a follow-up regarding ADA compliance at Enfield's sports fields.

9. TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Coppler stated that Council goal setting starts tomorrow at 5:30, and he looked forward to seeing everyone there. Mr. Coppler said that while he would do his best to be available to the Council at all times, the budget process has already started, and it may take a little longer for a response.

Mr. Coppler explained that the Historical Society had wanted to create a new lease agreement for the Old Town Hall. They had a draft version which was provided to the Historical Society earlier in the day to start the conversation. It would be reviewed during subcommittee meetings and ultimately discussed with the Council. He believed he would meet with the Historical Society in the near future.

Mr. Coppler explained that Parkman School roof project has been subject to testing and assessments going back to 2025. Upon his arrival in July 2025, they started the engineering phase by bringing in engineers Fuss & O'Neill. They developed roof reports regarding replacement and those have been sent to members of the Council. He explained that the results would be posted and made available on the Town Managers page of the town website. Fuss & O'Neill looked at the hazardous materials and roof composition, and those findings would be in the report. Subsequently, there are school requirements that must be completed every year, such as IAQ. Councilor Zannoni requested that report which has been posted by the Board of Education on their website, and not on the town's website. In the past, they needed to hire outside contractors such as SNE who are more technologically savvy. Those reports should also be on their website, since it is a function and responsibility of the BOE. He said he will ensure that any report that has not been made public yet will be made available on the BOE website as required. He wanted it known that the town was doing what they needed to and was not being secretive or suppressive of any information from the reports. At the request of Councilor Hall, he said he would verify the exact date the testing was done. He believed the initial testing had to be completed before January 1st and those results were made available at a BOE meeting.

Assistant Town Manager Bielenda announced that he had started recruiting sponsors for the next Summer Concert Series. Mr. Bielenda said that Winstanley Enterprises and USA Waste and Recycling have both made monetary donations, and they are currently waiting on Artioli Dodge. He said he has been challenged to try and raise even more money than in the past few years. He proposed that Vincent Cassotta apply to perform again, stating that he drew quite a crowd of current and former students. The band selection committee would be starting up soon, and he looked forward to giving residents another great summer of concerts. He was happy to say that this event was funded entirely without taxpayer money, and he would like to continue that tradition.

10. TOWN ATTORNEY REPORT

The Town Attorney reviewed the status of lawsuits received by the Town Attorney's office, which were either handled in-house or which were referred to outside counsel. ***A copy of the discussed list is appended to these minutes.***

11. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

None.

12. UNFINISHED BUSINESS

None.

13. NEW BUSINESS

A. Consent Agenda

MOTION #7376 by: Cynthia Mangini, seconded: Linda Allegro to accept the Consent Agenda. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7376** 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. ***A copy of the full text of Resolutions #1 - 4 are as follows.***

1. Request for Transfer of Auction Proceeds for the Purchase of a Department of Public Works Aluminum Truck Flat Bed and Rust Repairs - \$17,600

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: CAPITAL NON-RECURRING FUND - REVENUES

Proceeds from Auctions	31042015 - 417027	\$17,600
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TO: CAPITAL NON-RECURRING FUND - PUBLIC WORKS EQUIPMENT

Other Repairs and Maintenance	31008708 - 543900	\$17,600
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I hereby certify that the above-stated funds are available as of January 9, 2026, by John A. Wilcox, Director of Finance

2. Resolution to Transfer Funds from the Enfield Housing Authority for the Mark Twain Congregate Meal Weekday Program - \$40,300

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: Social Services Fund

A&E Enfield Housing Authority Contributions	22040415-417115	\$40,300
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TO: Social Services Fund - Adult & Elderly Congregate Meals

Salaries	22040415-512000	\$5100
Social Security	22040415-522000	\$316
Medicare	22040415-522100	\$74
Food	22040415-563000	\$34,810

I hereby certify that the above-stated funds are available as of January 20, 2026 by John A. Wilcox, Director of Finance.

3. Resolution to Transfer Funds for the Social Services, Child, Youth & Family, Youth Services Bureau Grant Award – Base and Enhancement Grants: \$18,933
BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

BE IT FURTHER RESOLVED, that any funds remaining from the grant as of June 30, 2026, shall be transferred to the FY 27 budget for expenditure in accordance with the grant requirements.

FROM: Youth Services Enhancement

Revenue	22046146-460840	\$13,226
Professional Development	22046146-532200	\$ 1,000
Field Trips	22046146-532400	\$ 625

TO: Youth Services Enhancement

Salaries	22046146-511000	\$ 4,082
Other Professional Services	22046146-533900	\$ 8,556
Supplies/Materials	22046146-561900	\$ 1,187
Food	22046146-563000	\$ 1,026

**FROM: Youth Services Bureau
Base Grant**

Salaries	22040417-511000	\$ 4,082
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**TO: Youth Services Bureau
Base Grant**

Professional Development	22040417-532200	\$ 595.25
Other Professional Services	22040417-533900	\$ 2,000
Telephone	22040417-553100	\$ 500
Travel	22040417-558000	\$ 412
Dues/Fees	22040417-581000	\$ 574.75

I hereby certify that the above-stated funds are available as of January 13, 2026, by John A. Wilcox, Director of Finance

4. Resolution to Transfer Funds within FRC Grant: \$41,729

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: FRC Grant

Medical Insurance	22046144-521000	\$41,416
Stipend	22046144-516000	\$313

TO: FRC Grant

Certified Salaries	22046144-511100	\$114
Social Security	22046144-522000	\$226
Medicare	22046144-522100	\$53
Professional Development	22046144-532200	\$5,500
Other Professional Services	22046144-533900	\$20,000
Field Trips	22046144-532400	\$3,730
Printing	22046144-555000	\$3,047
Travel	22046144-558000	\$1000
Supplies	22046144-561900	\$5,289
Food	22046144-563000	\$2,500
Dues and Fees	22046144-581000	\$270

I hereby certify that the above-stated funds are available as of January 9, 2026 by John Wilcox, Finance Director

B. Appointment(s)–Town Council Appointed

1. **Enfield Culture and Arts Commission** - A Vacancy Exists Due ot the Resignation of Daniel Keating (U). Recommendation is Chris Gann (U) Until 6/1/2026.

NOMINATION #7377 by: Marie Pyznar **MOTION** by: John Santanella, seconded: Marie Pyznar to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7377** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None. The Chair declared the appointment made.

2. **Loan Review Committee** - A Vacancy Exists for a Member. Recommendations is Jennifer Bruyette (D) Until 12/31/2027.

NOMINATION #7378 by: John Santanella **MOTION** by: John Santanella, seconded: Linda Allegro to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7378** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Cynthia Mangini, Maya Matthews, John Santanella, Aaron Thomas, Zach Zannoni No: Carol Hall, Marie Pyznar, Lori Unghire Abstain: None. The Chair declared the appointment made.

C. Resolution to Transfer Funds for Extra Construction Work at the Transfer Station Renovation Project - \$47,161.75

RESOLUTION #7379 by: Robert Cressotti, seconded: John Santanella.

BE IT RESOLVED, that in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfer is hereby made:

FROM: CAPITAL NON-RECURRING FUND - ANNEX B&G REMODEL

Construction Services	31008205 - 545000	\$15,481.51
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CAPITAL NON-RECURRING FUND - B&G STORAGE BUILDING

Construction Services 31008206 - 545000 \$31,680.24

TO: CAPITAL NON-RECURRING FUND - TRANSFER STATION

Construction Services 31008162 - 545000 \$47,161.75

I hereby certify that the above-stated funds are available as of December 10, 2025, by John Wilcox, Director of Finance

DPW Director Donald Nunes explained that this project ended in May of 2023. Mr. Nunes said that most of their construction contracts are only one year and have a retainage period. This means they hold back 5% of the account in the event something goes wrong within that year, allowing them to fix the problem. Since 2024, they have had no less than six DPW workers on the project and three are no longer employed by the town. There have been multiple project managers who have worked with the contractors. He wanted to thank his office administrator, Joanne Sopelak, who has worked diligently for the last six months to get the figure to where it is today. He said the second to last pay out was May 2025. There have been numerous delays due to other projects and obligations, and he is satisfied with the figure presented tonight.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7379** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

D. Discussion Regarding Revisions to Property Maintenance Ordinance and Resolution Setting a Public Hearing

RESOLUTION #7380 by: Cynthia Mangini, seconded: John Santanella.

BE IT RESOLVED, the Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, February 2, 2026 at 6:45 pm to allow interested citizens an opportunity to express their opinion regarding the proposed revisions to the Property Maintenance Ordinance, Chapter 14 Article IV Sections 14-171 through 14-210.

Mayor Cekala said they would be looking to set this Public Hearing for 6:45pm, right before their next Council meeting. Ms. Cekala stated that Blight Review has been working to make the revisions that they would be discussing and encouraged residents to attend. Councilor Hall said that residents could review the rough draft reminding them that it is not final, and public input would be appreciated. Councilor Cressotti explained that it is a working draft and questioned if it would go back to the committee for discussion. Mr. Santanella said that

it would.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7380** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

E. Resolution Authorizing the Reduction of Property Maintenance Fines at 3 Cook Avenue

RESOLUTION #7381 by: Robert Cressotti, seconded: Cynthia Mangini.

BE IT RESOLVED, the Enfield Town Council does hereby authorize the reduction in the property maintenance fines from \$125,274.00 to \$1,000.00 associated with the property maintenance lien recorded August 27, 2014 at Volume 2607, Page 991 for the property at 3 Cook Avenue with the condition that the \$1,000.00 and the delinquent property taxes are paid in full at the closing.

Deputy Mayor Santanella said this property has gone through quite a transformation. The owner is looking to sell the property which will allow her some funds after the sale. Town Manager Coppler added that Social Services would be reaching out to the owner to offer assistance as needed.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7381** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

F. Resolution Authorizing the Submission of Letter to CRCOG Regarding Franklin & Enfield Street Bike Path

RESOLUTION #7382 by: John Santanella, seconded: Linda Allegro.

BE IT RESOLVED, that the Enfield Town Council authorizes the submission of a letter by the Town Manager, or his designee, to the Capital Region Council of Governments to modify the above-referenced project.

Director of Economic and Community Development Aaron Marcavitch said that the letters referenced in Items 13. F and 13. G, are related to a project which has crossed his office a number of times over the last few years. Mr. Marcavitch said the original project was supposed to start on Franklin Street (Route 519) and continue to Enfield Street (Route 5) but was scrapped after the initial design by concerned residents. The project was then put on hold, but the funds were still available within the LOTCIP program. Once he started, he met with CRCOG who disburses the LOTCIP funds, along with the CT DOT to discuss other options. The goal was to move forward with as little impact on residents as possible. The

challenge was to find a way to connect the Windsor Locks bike path to allow riders to venture through downtown Thompsonville and then connect with the existing bike path from Thompsonville to Enfield Street. They would like to reallocate the funds to install "sharrows", or markings that delineate a safe bike route. An initial analysis of Pearl Street shows that it would be a safe route to ride a bike and would allow them to pick up the existing path from that location. The cost of doing this would be close to \$1M. They would be applying the money towards a bike path, sharrows, and streetscaping to help align with the funds that were granted by Joe Courtney's office.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7382** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

G. Resolution Authorizing the Submission of Letter to CTDOT Regarding Franklin Street

RESOLUTION #7383 by: Robert Cressotti, seconded: John Santanella.

BE IT RESOLVED, that the Enfield Town Council authorizes the submission of a letter, by the Town Manager or his designee, to the Connecticut Department of Transportation to indicate that the project on Franklin Street is no longer being pursued, and the street should be added to the paving schedule as soon as possible.

The original project included paving Franklin Street and this now causes concern about whether it would now be years before Franklin gets paved. The second letter would go to CT DOT, to let them know that the project will not be happening on Franklin Street, and to put them on their list for paving as soon as possible. The state has indicated that there is a possibility, but not a guarantee, that Franklin Street could get paved this year.

Town Manager Coppler said he challenged Mr. Marcavitch to find a way to spend the money that was given by the state so that the town would not lose the grant money, all while ensuring the street got paved. He believed that Mr. Marcavitch achieved that goal and expressed his appreciation of Mr. Marcavitch's efforts.

Mayor Cekala said it was the perfect example of the goal not changing, but the path to get there. She said that they took into consideration the concerns of residents and found a way to move forward.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7383** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

H. Resolution to Terminate the Memorandum of Understanding between the Enfield Town Council and the Enfield Board of Education regarding the submission and payment of expenses and costs incurred in Fiscal Year 2023–2024

RESOLUTION #7384 by: John Santanella, seconded: Maya Matthews.

WHEREAS, in June 2024, the Enfield Town Council entered into a Memorandum of Understanding (MOU) with the Board of Education to provide additional funding for expenditures incurred by the Board beyond the Town’s appropriation for the 2023–2024 school year; and

WHEREAS, the MOU required the Board to repay the Town \$1,701,407.88 for excess expenditures over a five-year period, beginning in Fiscal Year 2026 and ending in Fiscal Year 2030; and

WHEREAS, pursuant to the MOU, an audit has been completed, the Board has submitted its budget in the prescribed manner, and quarterly financial reports have been provided; and

WHEREAS, the Council now wishes to terminate this MOU;

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council hereby terminates the Memorandum of Understanding between the Enfield Town Council and the Enfield Board of Education regarding the submission and payment of expenses and costs incurred in Fiscal Year 2023–2024; and

BE IT FURTHER RESOLVED, the Mayor, Gina Cekala, or her designee, is hereby authorized to sign the Termination Agreement on behalf of the Town Council; and

BE IT FURTHER RESOLVED, that this termination shall become effective upon mutual agreement of termination by the Board of Education.

Councilor Hall said the process they are using for this resolution is unusual. She stated that moving this amount of funds without having the Superintendent present to answer questions is not usual. She explained that department heads normally come before the Council to state their case when they are looking to have large dollar amounts transferred. She made the request during Leadership to have the Superintendent present tonight to discuss the BOE's budget allocations and the status of their reserve funds. She explained that years ago, the state voted to allow Boards of Education to hold back up to 2% of funds that were not spent and put them into a non-lapsing fund. She stated that she had voted on that item in legislation because she believed it was a good idea because it limited the boards from overspending. It also created emergency funds for school districts. Currently, the BOE has a \$1.5M non-lapsing fund balance. It was stated that the BOE would have a surplus at the end of this year. She wished to be able to speak with the Superintendent to ask what they

intend to do with the funds, since they already have a surplus. She said she would have been in support of this resolution if it were part of the budget negotiations between the town and the BOE.

Deputy Mayor Santanella clarified that they are not moving any money with this resolution and that this is only a forgiveness of future payments. Mr. Santanella felt it was ridiculous to give the board money and then turn around and ask for it back. He agreed that this is part of the budget and would be included in the discussions.

Councilor Zannoni agreed with the Deputy Mayor and said that he is in support of this resolution. He said that this money was intended to be returned to the fund balance and would have no impact on the mill rate. He said that while it should be a part of budget discussions, the BOE needs to start their budget now. It is important to have this discussion now so that they do not need to revise their budget later. He would have appreciated having the Superintendent in attendance tonight but explained that they also had the opportunity to email questions to him. He is in support of the resolution.

Councilor Mangini said she would be in support of the resolution. Ms. Mangini was baffled as to why they would create an MOU where funds would be exchanged from one town faction to another since they are servicing the same community. She said that it needs to be passed and should be supported by every member of the Council.

Councilor Pyznar was in agreement with Councilor Hall. She believed that this was a budget item and should be discussed as such. She also believed that it was "one hand feeding the other". She felt like the timing was off for this resolution. The Council still needs to know what they are coming up with for a budget. After watching the BOE meetings, she believed they would have a large budget proposal. She asked if the funds from this resolution would be decreased from their budget proposal. If they forgive the \$1.3M, will the BOE budget decrease by that amount? She would not be in support of the resolution.

Deputy Mayor Santanella stated that it was important to note they are forgiving an annual payment of \$340,000 a year and not a lump sum of \$1.3M in the next year. He agreed that the budget the BOE will propose will increase because the Council voted on the new teachers' contract. He said they had already voted on a tax increase to fund the schools when they voted to approve the teachers' contract which stated that there would be a budget impact of \$1.5M.

Councilor Cressotti said he had not been in support of the BOE budget reductions which took place over the last few budget cycles. The MOU stated that the BOE would be making

five annual payments, and in forgiving them, it would make the BOE whole. He hoped this would allow them to reinstate programs and staff. Like in the past, the BOE will be required to present their budget for review and approval. He is in full support of this resolution.

Councilor Unghire explained that the process for this resolution was not normal, and, in most instances, they would have had a department head present to answer questions. She said it was important for the public to have transparency. She believed they should wait until the budget negotiations and believed it was premature to do anything about it tonight.

Councilor Hall stated that because they unanimously agreed to teacher raises, it did not mean they voted for a budget increase. The reason they go through budget negotiations is to find ways to save and evaluate revenue incomes. She said it was important to note that if they had a mill rate increase to pay every time they have a raise increase, then town employees would never get an increase. That is why budget negotiations are important. She understood that the Council voted to give the BOE \$5.8M. They were then given a large sum of money to help get them out of their shortage and no money was taken from the BOE. Any cuts were implemented by the BOE.

Mayor Cekala stated that the Councilors had more notification of this resolution than the others on the agenda this evening, and any questions should have been directed to the Superintendent during the last two weeks. She said that if you were to ask an Enfield student, teacher, or parent, they would agree that the Council took things away from them.

Upon a **ROLL CALL** vote, the Chair declared **MOTION #7384** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Cynthia Mangini, Maya Matthews, John Santanella, Aaron Thomas, Zach Zannoni No: Carol Hall, Marie Pyznar, Lori Unghire Abstain: None.

I. Resolution to Increase the Fiscal Year 2026 Appropriation to the Town of Enfield Board of Education - \$285,000

RESOLUTION #7385 by: Cynthia Mangini, seconded: Linda Allegro.

BE IT RESOLVED, the Town Council of the Town of Enfield hereby approves an increase of \$285,000 for the Total School Appropriation to \$79,617,249.

BE IT FURTHER RESOLVED, the Town of Enfield adopted budget for Appropriated Fund Balance (account 10040000 499000) will be increased by \$285,000.

Councilor Pyznar said that the Council had no prior knowledge about what the appropriation would be used for until tonight. Councilors Pyznar and Hall were in support of the teaching positions and support staff but questioned the additional items.

Councilor Zannoni stated that he would be in support of the resolution but did agree that some items were questionable. He said that some of the furniture in the schools is 60–70 years old and now poses a safety concern. He believed that it was important to put money behind education in a way that would benefit them this year. He was happy to see that the amount on the list had decreased by 10% from its first proposal and wished that it had been even lower.

Mayor Cekala said it was unfortunate that Councilor Hall had not forwarded the list after receiving it on January 15th. She said they had asked the Superintendent to let the Council know what they could do for the school system now that would have the greatest impact.

Town Manager Coppler explained that this amount would affect their MBR because they would be increasing the BOE allotment by \$285,000. He explained that not everything on the list was included in the amount, and certain items were highlighted to show what would be included.

Councilor Hall said it was important to note that anytime they increase the BOE budget, the MBR will impact what the minimum budget requirements will be for the following year. That reason is why it's important that this resolution be a part of budget deliberations. She said that it may appear like money is just moving from one area to another, but if that was the case, there would be no reason to have MOUs between the town and the BOE. She would not be in support of the resolution.

Deputy Mayor Santanella stated that in the past they have designated \$600-700K for pickleball courts off budget, even just weeks after the budget was approved. He gave examples of how the Council had voted down police cruisers to turn around and find a way to fund them after a budget had passed. He couldn't understand why they were not in support of giving the BOE \$285K. He reminded residents that weeks earlier he promised that he would work to ensure Enfield students get what they deserve. Due to past actions, the school district is way behind, and it will take a long time to catch up. He fully supports the resolution.

Councilor Cressotti said this vote would allow for the institution of a music program which he said was paramount. He appreciated that the Town Manager put together a list that highlights items that could have been in their budgets in prior years, but they were unable to purchase. He believed the items were necessary and not frivolous. It included equipment and furniture that classrooms need. He said it's their goal to ensure the schools get what they need to bring them to a higher level. He is in support of the resolution and anything

related to education.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7385** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Cynthia Mangini, Maya Matthews, John Santanella, Aaron Thomas, Zach Zannoni No: Carol Hall, Marie Pyznar, Lori Unghire Abstain: None.

14. ITEMS FOR DISCUSSION

None.

15. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

None.

16. PUBLIC COMMUNICATIONS/APPLIES ONLY IF PRIOR TO 11:00 p.m.

None.

17. COUNCILOR COMMUNICATIONS

Deputy Mayor Santanella said that he knows the feeling of being told you aren't doing a good job, or that you don't care. He said it was important to tell the Town Manager that he and his staff are doing a good job, and that they are appreciated.

Councilor Cressotti thanked Councilor Unghire for the portraits she provided for him and the rest of the Council.

Councilor Pyznar wished Councilor Mangini an early Happy Birthday.

18. ADJOURNMENT

MOTION by: John Santanella, seconded: Cynthia Mangini to adjourn.

Upon a **SHOW OF HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 9:15pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council

PART IV - CODE OF ORDINANCES
Chapter 14 - BUILDINGS AND BUILDING REGULATIONS
ARTICLE IV. PROPERTY MAINTENANCE

ARTICLE IV. PROPERTY MAINTENANCE

Sec. 14-171. Purpose and declaration of policy.

- (a) This article is enacted pursuant to C.G.S. §§ 7-148(c)(7), 7-148aa, and 7-152c as amended and is considered a blight ordinance.
- (b) This article prohibits any person in control of real property located in the Town of Enfield from allowing, creating, maintaining or causing to be created or maintained blighted premises. This article also establishes penalties for violations.
- (c) This article is enacted due to a number of real properties which are in blighted condition, and that the continued existence of such properties in a blighted condition contributes to the decline of neighborhoods, adversely affects the economic well-being of the Town of Enfield, and is in opposition to the health, safety, and welfare of the residents. Furthermore, many of these properties can be rehabilitated, reconstructed, reused, or demolished so as to provide decent, safe, and sanitary housing and commercial facilities, eliminate, remedy, and prevent the adverse conditions herein described, maintain and preserve the integrity of the Town neighborhoods, preserve and protect property values, and control visual blight.

Sec. 14-172. Definitions.

For the purpose of this article the following terms shall have the meanings set forth herein unless the context clearly indicates a different meaning.

Adjacent property means the land or lot adjoining the property in question along a lot line. This does not include buildings, structures or anything attached to or constructed on it.

Blight means ~~premises containing any one of the following conditions visible from a public way~~ any or all of the following:

- (1) ~~It has been~~ A property condition that poses a serious or immediate threat to the health, safety or general welfare of the community as determined by a town ~~Building~~ ~~Official~~, ~~Director of~~ ~~Health~~, ~~Fire~~ ~~Marshal~~, ~~Town~~ ~~Engineer~~, ~~Zoning~~ ~~Enforcement~~ ~~Officer~~ or other appropriate official, as designated by the ~~Town~~ ~~Manager~~, acting within the scope of their authority, ~~that a condition exists that poses a serious or immediate threat to the health, safety or general welfare of the community.~~
- (2) A structure that has ~~one (or more) of the following conditions that are visible from a public way or from ground level of an adjacent property without obstruction:~~
 - (a) Missing or broken doors, screens, or windows; or ~~boarded~~ doors or windows ~~that are boarded~~ for a period of more than 90 days. Should ~~a~~ boarded windows or doors be necessary for any additional period up to 180 days, a valid building permit is required.
 - (b) Collapsing, substantially damaged or dilapidated exterior features which may include, but are not limited to, walls, roofs, floors, foundations, stairs, ramps, porches, handrails, railings, fences, hatchways, chimneys, metal smokestacks, attics, overhang extensions, awnings, stairways, canopies, signs, marquees, or vents any of which are in a state of decay including but not limited to containing mold, moss, chipping paint, holes, fractures, breaks, loose materials, or other rotting materials.
 - (c) ~~Any~~ A roof ~~that is~~ missing exterior materials exposing plywood or sheathing.

- ~~(d) Persistent garbage, refuse or trash.~~
- (ed) A tarp on a roof in excess of 90 days; or any deteriorated or unsecured tarp on a roof for any length of time.
- (e) Graffiti or vandalism.
- (3) ~~Premises~~ A premises that ~~have~~ has one (or more) of the following conditions that are visible from a public way or from ground level of an adjacent property without obstruction:
- (a) ~~Parking~~ A parking lot or driveway in a state of disrepair or abandonment, evidenced by cracks, potholes, fractured asphalt and cement, overgrowth of vegetation within the surfaces, pavement or macadam, or medians and buffers.
 - (b) Shrubs, hedges, and/or plants that have been left in a neglected manner and are covering, blocking, or growing over/into means of egress, driveways, sidewalks, streets, or any other public way.
 - (c) Dead, decayed, diseased, or damaged tree(s) constituting a hazard or danger to adjacent premises or the occupants thereof or to public property or persons lawfully therein.
 - (d) ~~Grass~~ Areas of grass, weeds or similar growths reaching a height greater than 12 inches. The owner of any undeveloped premises may not allow any grass, weeds, or similar growths thereon greater than 12 inches in height to remain within 25 feet of a street line or any adjoining property line of any premises with a building or dwelling located thereon whether said building or dwelling is occupied or not. Maintained gardens, including flowers and vegetables, are excluded from this subsection.
 - ~~(e) Graffiti or vandalism.~~
 - (fe) ~~The storage of an inoperable~~ Inoperable or unsightly motor vehicles ~~or an unsightly motor vehicle~~, boats, or trailers.
 - (gf) Motor vehicles or boats that are not parked in a legal parking space, driveway, or behind the front line(s) of any dwelling on the premises, which is the portion of the dwelling that is closest to the street.
 - ~~(hg) The storage of junk occupying at least a cumulative area of 100 square feet. A cumulative area of at least 100 square feet containing junk.~~
 - (jh) Unsightly or dilapidated above ground or in-ground swimming pools, spas, or hot tubs posing a potential environmental, health, or safety hazard.
 - (i) Persistent garbage, refuse or trash.
 - (j) Areas of accumulated brush, tree limbs, logs, or branches. Exception: This subsection shall not apply to firewood that is neatly maintained and not posing a health or safety hazard.

Building means any structure having a roof and intended for shelter, housing, or enclosure of person, animals or materials. Any other structure eight feet or more in height shall be considered a building, including a solid fence or wall, but excluding a public utility pole or flagpole.

Citation Hearing Officer means any individual appointed pursuant to C.G.S. § 7-152c to hear contested cases.

Decayed means weakened, corroded, rusted, or decomposed to a point of ineffectiveness.

Dilapidated means in a state of disrepair or ruin as a result of age or neglect.

Driveway means a private way or road for cars, leading from a street or road to a garage, house, etc.

Graffiti means the writing, drawing or spraying of words, slogans, symbols, initials on the wall of any public or private building or structure ~~without the consent of the property owner.~~

Inoperable motor vehicle means a motor vehicle that is incapable of performing the function for which it was designed by virtue of missing parts or broken or severely damaged components.

Junk means a worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use and/or material including but not limited to household appliances, parts of motor vehicles, furniture, equipment, building materials, and refuse.

Motor vehicle means a vehicle as defined by C.G.S. § 14-1, as may be amended from time to time, including, but not limited, to an automobile, truck, van, motor vehicle trailer, camper trailer, boat trailer, house trailer, mobile home, motorcycle, and/or any other motorized wheeled vehicle designated or used for highway purpose.

Person means any individual, corporation, or other legal entity capable of occupying, owning or possessing real property.

Premises means any real property including, among other things, any dwellings, buildings, or other structures located thereon.

Property Maintenance Inspector means any individual appointed by the Town Manager for purposes of enforcing this article.

Public Nuisance means any premises containing any of the conditions enumerated in section 14-172.

Public Way means any passageway, including but not limited to any sidewalk, alley, road, highway, boulevard, turnpike or part thereof, open as of right to the public.

Real Property means land and anything attached to or constructed on it.

Structure means anything constructed or erected which requires location on the ground or attached to something having location on the ground, including signs and billboards, but not including fences or walls used as fences, provided such fence or wall is less than eight feet in height.

Unightly motor vehicle means a motor vehicle which is substantially damaged, vandalized, dismantled, and/or partially dismantled.

Town means Town of Enfield.

Sec. 14-173. Blighted premises prohibited.

- (a) No person owning real property shall cause or allow blighted premises to be created, nor shall any such person allow the continued existence of blighted premises. Blighted premises are prohibited. Such creation or maintenance of blighted premises shall be considered a public nuisance and shall be prohibited and shall subject such person to enforcement and penalties pursuant to this ordinance.
- (b) Any building, structure, premises or any part of a structure that is a separate unit, in which exists any one or any combination of the conditions defined as blight in section 14-172 shall be deemed to be blighted.

Sec. 14-174. Exemptions.

- (a) The following properties shall be exempt from the application of Section 14-172 (3c) and (3d):
 - (1) Agricultural lands pursuant to C.G.S. § 22-3(b).
 - (2) Land dedicated as public open space.
 - (3) Land preserved in its natural state through conservation easements or conservation restrictions.
 - (4) Areas designated as buffers by land use agencies.
 - (5) Upland review areas, wetlands and watercourses.

- (6) Lots with slopes in excess of 15 degrees or escarpments left to grow wild provided they are keeping with the established setting and natural character of the neighborhood.
- (7) Motor vehicle recycler's yards licensed pursuant to C.G.S. § 14-67i that are not in violation of any zoning regulations of the Town of Enfield.
- (b) One inoperable or unsightly motor vehicle shall be allowed on any premises, provided the motor vehicle shall be rendered safe. The motor vehicle's exterior shall be fully intact and shall be locked or otherwise secured. The motor vehicle shall be free of jagged, sharp, or protruding metal or glass parts. The motor vehicle shall be covered and secured by a motor vehicle cover designed for such use. Tarps or other plastic covers are not acceptable.
- (c) Farms are exempt from the application of section 14-172(3f).

Sec. 14-175. Designated enforcement officer.

The Property Maintenance Inspector(s) is charged with the enforcement of this article and is hereby authorized to take such enforcement actions as specified herein.

Sec. 14-176. Violation complaints.

~~Complaints of alleged violations shall be submitted in writing, including electronic mail or citizen request procedure available at www.enfield-ct.gov, and shall be signed by the individual making the complaint, including electronic signature.~~ Complaints concerning Property Management and Blight matters that are the subject of this Article IV shall be made pursuant to the Town's Property Maintenance/Blight Complaint Policy, which may be found at www.enfield-ct.gov.

Sec. 14-177. Notice of violation.

- (a) The Town, through its Property Maintenance Inspector, shall serve written notice to the person responsible for the blighted premises. The notice may be hand-delivered or mailed by certified mail, return receipt requested to the last known address of the owner, or such notice may be served by any other method authorized or required in Connecticut. A copy of the notice shall also be sent to the lien holder(s) of the property per C.G.S. § 7-148gg. Notices shall:
 - (1) Be in writing.
 - (2) Set forth the violations of this chapter that are causing the premises to be considered a blighted premises.
 - (3) Specify a final date for the correction of any violation.
 - (4) Contain an outline of remedial action, which if taken, will affect compliance with the provisions of this chapter pursuant to the current violation and any appeals process.
 - (5) State that the penalties and enforcement provisions of this chapter will become effective on the final date set for the correction of any violation.
 - (6) State that the Town, its employees, its designated agents and/or its contractors may enter the premises to remediate exterior blighted conditions and that the costs of such remediation shall constitute a lien on the premises.
- (b) Such notice shall state that the violation(s) shall be corrected within 30 calendar days. If the owner fails within that time to correct the violation(s) or provide a written plan of correction that may include a bona fide purchase and sale agreement which addresses the blighted condition that is acceptable to the Property Maintenance Inspector, the Property Maintenance Inspector may issue an enforcement citation as specified herein. Notwithstanding the foregoing, any violation which pertains only to grass, weeds, or similar growths

reaching a height greater than 12 inches, or the accumulation of persistent garbage, refuse or trash shall be corrected within ten days.

- (c) If the owner or other person responsible for the blighted premises cannot be ascertained or does not accept delivery of the written notice, the notice shall be published once in a newspaper having a substantial circulation in the Town. The notice shall include the name of the last known owner of the real property upon which violation has been found and the address of the real property.
- (d) Notwithstanding the foregoing, the Town Manager or his/her designee may elect to first provide informal verbal notice to the person responsible in an attempt to resolve the matter prior to formal written notice being sent.
- (e) If the property owner disagrees with a Notice of Violation issued pursuant to section 14-172(3)(c) of this Ordinance, it is the owner's responsibility to provide the Property Maintenance Inspector with a letter from a licensed arborist, on the arborist's letterhead, stating that the tree(s) in question are not dead, decayed, diseased, or damaged. The letter must be received by the Property Maintenance Officer within the corrective time period set forth in the Notice of Violation.

Sec. 14-178. Enforcement citation.

- (a) If any violation remains unabated after 30 days, the Property Maintenance Inspector is hereby authorized to issue a citation to the violator in accordance with this article. The citation will require immediate payment to the Town.
- (b) If any violation which pertains only to grass, weeds, or similar growths reaching a height greater than 12 inches, or the accumulation of persistent garbage, refuse or trash remains unabated after ten days, the Property Maintenance Inspector is hereby authorized to issue a citation to the violator in accordance with this article. The citation will require immediate payment.
- (c) Failure to remedy the violation shall subject the violator to criminal penalties as permitted by statute, including referral to the State's Attorney's Office for criminal prosecution.

Sec. 14-179. Penalty for violation.

- (a) Violations of the provisions of this ordinance shall be punishable by a fine of no less than \$100.00 each day the violation continues after the date of the citation. Each day of each violation shall constitute a separate offense subject to the established \$100.00 fine.
- (b) If a hearing is requested pursuant to section 14-180 herein and the citation hearing officer finds liability, fines assessed shall accrue from the date of the issuance of the citation.

Sec. 14-180. Citation procedure.

Any person issued a citation pursuant to this article shall be entitled to a hearing to contest the citation pursuant to the provisions of C.G.S. § 7-152c. The request for a hearing shall be made to the Town Manager. If any person so cited chooses not to timely request a hearing, he shall be deemed to have admitted liability. The Town Manager shall appoint a citation hearing officer. The citation hearing officer shall not be a police officer, any other Town employee or any person who has the authority to issue citations.

Sec. 14-181. Appeal of penalty assessment to Superior Court; Blight Review Committee.

- (a) A person against whom a judgment has been entered is entitled to judicial review in accordance with the provisions of C.G.S. § 7-152c; or
- (b) After the appeal period pursuant to C.G.S. § 7-152c has passed, any person having been issued a citation may seek relief from enforcement citation fines from the Blight Review Committee by contacting the Town Manager's office.

Sec. 14-182. Recording of lien.

- (a) Any unpaid fine imposed for blight violations shall constitute a lien upon the real estate in accordance with C.G.S. § 7-148aa. Each lien shall be continued, recorded and released as provided for in C.G.S. § 7-148aa.
- (b) Any unpaid imposed fine for a blight or public nuisance violation, other than housing, shall be enforced in accordance with the Connecticut General Statutes, including the filing of a judgment lien when appropriate.
- (c) Any unpaid costs associated with bringing the premises into compliance per Section 14-179 herein shall constitute a lien upon the real estate in accordance with C.G.S. § 49-73b. Each lien shall be continued, recorded and released as provided for in C.G.S. § 49-73b.

Sec. 14-183. Foreclosure of liens for blight violations.

- (a) ~~The Town reserves the right to proceed with the foreclosure of property maintenance liens reach an amount of \$20,000 in unpaid imposed fines for blight violation(s) has been reached or 180 days, whichever comes first.~~ The Town reserves the right to proceed with foreclosure due to property maintenance lien fines for blight violations remaining unpaid in an amount of \$20,000 or for a period of 180 days, whichever occurs first.
- (b) The Town Manager or their designee may issue written notices as specified below upon the owner at his last known address by hand-delivery, first class mail, certified mail, return receipt requested, or any other method authorized, required, or permitted in Connecticut. At its discretion, the Town may also serve notices upon any other person(s) responsible for the blighted premises. A copy of the notice may also be sent to the holder(s) of any recorded liens encumbering the blighted premises pursuant to C.G.S. § 7-148gg. The following notices may be served prior to the commencement of any foreclosure with the purpose of encouraging voluntary compliance without the need for legal action:
 - (1) A First Warning Notice of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$10,000.
 - (2) A 2nd Warning Notice of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$15,000.
 - (3) A Letter of Foreclosure Action may be issued by the Town to the owner once the unpaid imposed fines have reached \$20,000.

Sec. 14-184. Municipal performance.

- (a) The Town may take such steps as are necessary to abate blight in violation of Section 14-172 (3) (b) and/or (3) (d) of this article per Conn. Gen. Stat. §7-148(c)(7)(H)(xv) and after all appeal periods have expired.
- (b) In addition to any civil or criminal penalties as permitted by statute, the Property Maintenance Inspector is authorized to institute any and all legal proceedings before the superior court to compel compliance with this article.
- (c) In the event that the Property Maintenance Inspector prevails in any legal proceedings provided for herein, the violator shall be liable for all costs of bringing the property into compliance and shall further be liable for

all legal costs incurred by the town in bringing the property into compliance, including its reasonable attorney's fees.

Sec. 14-185. Pending special permit, site plan or property sale exception.

- (a) Any blighted premises for which a building permit, special use permit, or site plan application is required in order to remediate the blighted premises shall be exempt from the provisions of this ordinance for a period of 30 days in order for the property owner or his designee to apply for any required building permit, special use permit or site plan approval, and shall be further exempt therefrom during the pendency of the review of such application by the municipal agency having jurisdiction.
- (b) Any blighted premises which has been sold to a bona fide purchaser shall be exempt from the provisions of this ordinance for a period of 30 days from the date of sale for any remediation work not requiring a building permit, special use permit, or site plan approval.
- (c) Any blighted premises which has been sold to a bona fide purchaser and which requires a building permit, special use permit or site plan approval for required remediation work, shall be subject to the provisions of subsection (a), above, commencing on the date of sale.

Sec. 14-186. Minimum standards.

- (a) The provisions in this article shall not be construed to prevent the enforcement of other statutes, codes, ordinances or regulations which prescribe standards other than are provided for in this article.
- (b) In any cases where a provision of this article is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance, regulation or other code of the town or state, the provision which establishes the higher standard for the promotion and protection of the health and safety, and property values of the residents shall prevail.
- (c) This article shall not affect violations of any other ordinance, code or regulation existing prior to the effective date of this code, and any such violations may be governed and continue to be punishable under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.

Sec. 14-187. Responsibility for compliance.

All persons subject to this article shall be jointly and severally obligated to comply with the provisions of this article. Whenever the person, as herein defined, is a corporation or other legal entity, the officers thereof shall be jointly and severally responsible with that corporation or other legal entity.

Sec. 14-188. Applicability.

Every privately owned property in the Town, including but not limited to, residential, nonresidential or mixed occupancy buildings and the land on which they are (or were) situated, used or intended to be used for dwelling, commercial, business or industrial occupancy, shall comply with the provisions of this article. Such compliance is required whether or not such buildings have been constructed, altered or repaired before or after the enactment of this article. This article shall also apply to mobile home parks.

Secs. 14-189—14-210. Reserved.



Property Maintenance/Blight Complaint Policy

The Property Maintenance Ordinance, Chapter 14 Article IV Section 14-171 - 14-210 of the Enfield Town Code, addresses matters concerning properties that are blighted or have property maintenance concerns as described in the Ordinance.

Complaints regarding blight or property maintenance violations should be submitted:

- By **emailing, mailing** or **hand-delivering** a complete Property Maintenance/Blight Complaint Form (page two of this document) to the address below. Copies of this form can be found on the Town website <https://www.enfield-ct.gov/1373/Property-Maintenance-Blight> or in the Office of Economic & Community Development;
- Through **SeeClickFix**, an online system that tracks complaints. You can access SeeClickFix on the Town website www.enfield-ct.gov by selecting Report a Concern, or by using the following QR code; or
- By **telephone** to the Property Maintenance Inspector at 860-253-6504.



- Anonymous complaints are accepted but may receive a lower priority in reviewing and addressing the issue.
- Complaints, including voicemails left for the Property Maintenance Inspector, must include the following information:
 - Address of the property that is the subject of the complaint
 - Full and detailed description of complaint/violation(s).
- Incomplete complaints will not be investigated. Incomplete complaints made through SeeClickFix will be closed if required information is not added within seven calendar days of the initial complaint.
- If residents would like updates on their complaints, they must include their contact information in their submission.
- All complaints received are reviewed by a Property Maintenance Inspector and confirmed by an inspection of the property.
- Town staff can submit a complaint.
- The Property Maintenance Inspector may initiate an inspection without the need for a complaint.
- Under the Connecticut Freedom of Information Act, the complaint will remain on file in the Office of Economic & Community Development and will be available for inspection by the public.
- Contact information for the Property Maintenance Inspector is as follows:

Property Maintenance
Office of Economic & Community Development
Town of Enfield
820 Enfield Street
Enfield, CT 06082
Email: propertymaintenance@enfield.org
Phone: 860-253-6504

Effective _____, 2026



Property Maintenance/Blight Complaint Form

If you would like to submit a complaint regarding a property maintenance or blight concern in the Town of Enfield, please provide the following information pursuant to the Property Maintenance Complaint Policy and Town Code Chapter 14 Article IV Section 14-171 – 14-210. Once completed, please return via email, mail or hand delivery to the following:

Property Maintenance
Office of Economic & Community Development
Town of Enfield
820 Enfield Street
Enfield, CT 06082
Email: propertymaintenance@enfield.org
Phone: 860-253-6504

Date	
Property Address Street address of property in question	
Description of Complaint/Violation(s)* Please provide as much detail as possible	
Your Name**	
Your Address Optional	
Your Contact Information Optional – Provide email or phone number for updates	

*If you have pictures of the issue or violation, please include a copy with your submission.

**Anonymous complaints are accepted but may receive lower priority in reviewing and addressing the issue.

Incomplete complaints will not be investigated.

Economic & Community Development | Property Maintenance
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