MINUTES
TOWN COUNCIL
REGULAR MEETING
February 17, 2026
7:00 PM - Town Hall - Council Chambers
https://youtube.com/live/ePY6SoNAiNU

1. PRAYER - Marie Pyznar

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni

Absent: Robert Cressotti

Also present were Town Manager, Matthew Coppler; Assistant Town Manager, Steve Bielenda; Town Attorney, Cindy Cieslak; and Town Clerk, Sheila Bailey.

4. FIRE EVACUATION ANNOUNCEMENT

5. MINUTES OF PRECEDING MEETINGS

- Special Meeting - February 2, 2026

MOTION #7400 by: Cynthia Mangini seconded: Marie Pyznar to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7400** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

- Regular Meeting - February 2, 2026

MOTION #7401 by: Cynthia Mangini seconded: Aaron Thomas to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7401** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

6. SPECIAL GUESTS

None.

7. PUBLIC COMMUNICATION AND PETITIONS

Tom Cremona, 19 Tyler Road

Mr. Cremona had the opportunity to speak with Councilor Allegro about the veteran banners that will be going up around town. He had a picture of the banner that he ordered in honor of his father, and he wanted the public to know how wonderful they were and encouraged others to purchase them. He also commented on the February 2nd meeting and the procedure in which the new Town Attorney was hired. He said the town had put out an RFP where qualified candidates applied, and then one was selected for hire. During the February 2nd meeting, he stated that the candidate requested a different compensation schedule. The Council voted to approve that request and subsequently hired that candidate. As someone who is familiar with governmental RFPs, he believed the Council made a mistake. He stated that the RFP should have been re-released if they were considering making changes to the payment structure so that all candidates had equal opportunity.

James Vaughan, 601 Hazard Avenue

Mr. Vaughan spoke about his experience being a tenant of Scitico Gardens apartments. Mr. Vaughan befriended a neighbor who previously battled cancer and had passed away shortly after moving in. He stated that while her apartment was being remodeled after her death, he noticed mold on the bathroom floor material that was being removed. He provided his own timestamped photographs of mold on the subflooring of his apartment from a toilet installation. The deteriorating condition of the flooring and sheet rock has affected the health of his wife and neighbor. He explained that he used to be a P2 plumber, and the individual who installed the toilet was a P1 plumber and should have known not to install it over molded subflooring.

Mr. Vaughan sent many of the same pictures to his landlord, William Bellock. Since sending the pictures, his wife's health has continued to decline, and it wasn't until recently that he was able to connect the dots. Instead of remediating the mold, they enclosed it within sheet rock. Visibly upset, he said that he believed sewer gas had been coming through his apartment. He spoke with North Central District Health Department's Building Inspector, Richard Nieves, who explained that Scitico Gardens had its own inspector. He was baffled as to why the town would allow a landlord to choose their own inspector. He also was in contact with Ray Steadward, Chief Building Official, and asked if it was possible to ensure the mold in the ceiling had been properly abated. Mr. Steadward said that he would need a warrant because the landlord had Constitutional rights. He also went to the Housing Court, where he was advised to speak to the Mayor or Town Council.

8. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Mangini said that there is a benefit being held for First Readers at Mount Carmel starting at 6pm on Saturday, February 28th. Individual tickets or tables of ten are available for purchase. She said that she purchased a banner in honor of her father who was a Marine during the Korean War. She is very pleased with the proof she has seen, and she can't wait until they are all on display.

Councilor Pyznar also had banners made for her father and uncle. Ms. Pyznar ran into Michael Cotnoir, who said they already had 120 orders for banners and needed to pause to ensure they had enough poles. She explained that for the last two meetings, Councilors Hall, Unghire and herself have asked to have Daniel DeGray reappointed to the BAA. They were hoping that they would see his name on tonight's agenda. She stated that Mr. DeGray has done a great job on the Board of Assessment Appeals and works great alongside the other members. Soon they will be receiving appeals, and she questioned if there was a reason why they haven't added him to the agenda.

Councilor Hall said she has had many conversations with residents about the RFP process and how it transpired. Ms. Hall had a few questions for the Assistant Town Manager and asked when the RFP went out to the public, and where it was posted and for how long. Mr. Bielenda responded that he would get her the specifics about when the RFP became public at a later date, but said that they used the same RFP from four years ago and just changed the dates. Ms. Hall asked who authorized the terms of the RFP. Mr. Bielenda said the authorization as to the content was from the former Council and confirmed the latest RFP was not voted on by the current Council. Ms. Hall asked whether the RFP was sent to the Town Attorney's office for review before it was posted and Mr. Bielenda responded that he would need to check his emails to verify the information. Ms. Hall further asked if any negotiations took place with any of the applicants before there was a vote taken regarding the new Town Attorney. Mr. Bielenda asked for clarification and stated that the terms of the contract were stated in the RFP.

Ms. Hall asked when the decision and discussion took place to change the terms of the RFP. She explained that Councilor Zannoni made reference to bringing up a retainer during a meeting with Councilor Matthews and being told that Rose Kallor would not accept a retainer. Mr. Bielenda explained that during the meeting between the Town Manager, Councilor Zannoni, Councilor Matthews and himself, they discussed the RFP only in terms of providing the Councilors with a better understanding of it. They did not discuss specifics or any potential changes to the RFP. Ms. Hall said that it was stated on the Council floor that during the discussions with Rose Kallor's office, they would not accept the terms as stated, which led to the subsequent change to RFP parameters. She explained that when changes are made to the original RFP, it possibly limits additional candidates. She found issue with the fact that a cap was placed on the salary, and at some point they changed the terms of the RFP to accommodate the requests of Rose Kallor's office without a Council vote. She explained that the Town Attorney position has always been a line item on the budget.

Town Manager Coppler clarified that in response to the RFP, Rose Kallor indicated that they would charge an hourly fee. The hourly fee was also discussed in one of the interview groups. Ms. Hall questioned why they were not complying with what they had published in the RFP. Mr. Coppler said they would recheck the language in the RFP, but he did not believe the RFP stated that there must be a retainer. He said that the first page noted the salary range of $75k-110k. It also stated that respondents should include what they were looking for in regard to compensation. He explained that the RFP was also the same format used the last few times the Council went out looking for a Town Attorney. When Rose Kallor's firm replied, they stated it would be based on an hourly fee schedule and not a retainer. Mr. Coppler said there were no negotiations, the town only asked for clarifications of Rose Kallor's proposal so that they could better understand it and would be equipped to answer questions.

Councilor Zannoni explained that his comments were made from his understanding of what was discussed during the Executive Session and not individual conversations with the applicants. They were his understanding of the explanation given by the Town Manager regarding what would be an acceptable contract for the new Town Attorney. He did not believe he could elaborate further because it was said during an Executive Session.

Councilor Hall said that since the last meeting the potholes at Powder Hollow have gotten worse, and she asked for confirmation of when DPW would be out to fix them.

Deputy Mayor Santanella stated that Mr. Vaughan appeared to have significant issues with his apartment complex and the pictures that he could see were disturbing. He asked what options were available to help him and the other residents of Scitico Gardens. Mr. Santanella said that on March 7th, the July 4th Committee will hold their annual gala at the Elks Club. Tickets can be purchased online through Facebook links, or you can reach out to him, and he will provide you with the information. The money raised will go towards the 4th of July celebration.

Mayor Cekala asked Mr. Coppler to help define the role of the Council in the issue that Mr. Vaughan is having. If the Council can't assist, she wants the town to provide information to him about who can. Ms. Cekala said she appreciated Mr. Cremona's feedback about the Town Attorney hiring process, and she likes hearing different points of view. She encouraged Councilor Hall to provide her questions to the Town Manager's office ahead of time, so that they could have the correct answers prepared for her.

Ms. Cekala said the only discussions that took place before the interviews were Ms. Hall and a few other councilors on the dais who spoke about their support of former Interim Town Attorney Thomas Tyler. Ms. Cekala said that the town is bound by the Town Charter, and in Chapter V Section 1 Town Attorney it states:*The council shall, by majority vote at a meeting to be held, by the second Monday in December following the council elections, appoint a town attorney to serve for a term of two (2) years from the date of their appointment, January first...*" She explained that the two-year term coincides with municipal elections so that the new Council could appoint a new Town Attorney if they so chose. During the last Council, there was an appointment of an Interim Town Attorney who, during his tenure, never got appointed as Town Attorney. She explained that the new Council was well within their rights to obtain an RFP to appoint a new Town Attorney. They followed the proper procedures for the RFP which yielded only three candidates. All three were interviewed by all eleven councilors and each were able to discuss fee schedules and compensation. She stated that everyone knew what was in the RFP and that the process was fair and not underhanded. The most qualified candidate was hired as Town Attorney. She said that people may disagree with the result and not so much with the process.

Ms. Cekala introduced new Town Attorney Cindy Cieslak, a partner at Rose Kallor LLP. She is known as a leader in the field of public and sector law, and the firm has over seventy-five years of combined municipal law experience. Ms. Cieslak has advised municipalities on litigation, administrative processes, Freedom of Information, and other pertinent areas. She provided Ms. Cieslak's background, areas of expertise and accolades. Ms. Cekala believed that Enfield was lucky to have Rose Kallor's firm apply to the RFP and provide such an experienced candidate.

9. TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Coppler took a few moments to reflect on the progress of Enfield over the last year, and where they are headed. Mr. Coppler started with the Athenian oath, which was a pledge taken by young men over 2,000 years ago in Athens, Greece, because it emphasized civic duty, ethical behavior, and service to protecting their city. He explained that it takes those same ideals to manage and shape Enfield into the city it is today. Over the last twelve months, Enfield has made a lot of progress. The first phase of the North River Street apartments, also known as Enfield Station, has gone through rezoning which will allow for greater economic growth in the area. Construction is expected to start later in the year. The Enfield Square redevelopment has gone through several layers of the land use process. It is not completed yet but gives a framework for long-term reinvestment. They are waiting for the developer to close on the property. The last step of rezoning is the Master Plan, and then the closing and construction can begin. He is hopeful the timeframe is sometime this year.

The town has also made progress with Roads 2021. He said that Enfield has always taken road construction head-on and preferred that over deferred maintenance. They have been making sewer pump updates across town and continue to maintain the equipment they have. In 2025, the Council adopted a TIF budget. Previously, funds were spent from the TIF fund, but they didn't have an actual budget or plan. With a budget, the town is able to use funds in that particular area to allow for the betterment of the TIF District.

Bringing the momentum into 2026, Enfield looks forward to building the train station that will be completed in 2029, which had previously expected to be finished in 2040. With the hard work of previous councils and town managers, they were able to move it up about ten years. They have also created a committee to study the current elementary schools for modernization or total new construction. Currently, the elementary schools are a money pit, which is seen on a daily basis. It is expected to be a large project moving forward.

Enfield will be celebrating America's 250th Anniversary by offering many ceremonies, parades, commemorations, and programs throughout 2026.

Thompsonville will undergo a redevelopment that they don't expect to be quick or easy. Enfield has been trying to redevelop Thompsonville since the mid to late sixties, after the last urban renewal. Mr. Coppler is optimistic changes will move the area forward. In order to stabilize taxes across Enfield, they need to raise property values across all areas that are lagging. He provided a graph showing the Grand List increase for Thompsonville since 2017 which showed 18% growth compared to the other districts of Enfield which were closer to 30% growth. He explained that it was important to redevelop Thompsonville to give the area the same growth advantages as the rest of Enfield and prevent the shifting of the tax burden to the areas that are valued higher. The goal is to have a fair and equitable distribution of the tax burden.

Mr. Coppler explained that the Enfield Annex, the former Fermi High School, is a valuable asset that is being used for a number of different services. The building currently houses the Recreation Department, holds police training activities, and is used as storage for many Enfield non-profits. It also has underutilized storage space and maintains space for public school programs. The property has outdoor fields and an indoor pool that are in strong demand, and they are amenities the town would like to keep. While the Annex has opportunity, it also comes at a cost because as buildings age, they cost more to maintain. It is important for Enfield to determine what the future of the Annex will be — whether they reinvest in it, rethink its use, repurpose it, or re-imagine different areas of the building. Enfield needs to define the purpose of the Annex to ensure it's an asset to the town.

Mr. Coppler explained that they are looking to expand the Public Safety Complex through the use of additionally acquired property at the corner of Elm Street and Moody Road. This would allow for the expansion of the Police Department, give EMS a dedicated spot, and add training space for local, regional and statewide teams. He said it is important to make sure that EMS has a dedicated home for their ambulances, because right now they are operating in unsafe conditions, and it is driving up their costs. It is their goal to obtain the money from the state for the project, but if it's not possible, then they will need to have additional discussions about what they are going to do.

One of the goals in the new year is to create a multi-year financial plan. In order to maintain services and infrastructure, have stable reserves and predictable taxes, they need to develop a plan that goes beyond one fiscal year. To do this, they need to understand the role that debt plays. Debt is used in a number of ways, from repairing roads to improving schools or upgrading properties. They need to consider what projects are essential, the timing of these projects, and how they will maintain their debt to ensure Enfield stays financially stable. He provided an in-depth breakdown of the debt. It was explained that the debt payments the town was making in the past were around \$6–7M a year, but in the current fiscal year the payment is closer to \$12M. Deputy Mayor Santanella explained that around \$13M comes right off the top of the budget for debt, which is significantly higher than in 2015.

Mr. Coppler said it was also important to maintain what the town owns, including keeping town-owned buildings in good shape, responsible vehicle replacement, reinvesting in the sewer system, enforcing town codes, and defining the level of service we are looking to provide. He said that what the town does over the next three years will shape what Enfield looks like in twenty years. Mr. Coppler stated that in 2016, Public Works' budget was around \$5.8 and in 2026 it is around \$5.6M. He believes this speaks to the condition of some of our buildings. In the past, salaries were higher because they included the salaries of tradespeople on staff, and now the town doesn't employ as many. As time has gone by, the town is now feeling the effects of changes and choices from the past. General Transfer to Capital is the money taken from the General Fund and placed into Capital. The total in FY26 is lower than FY16, but he reminded councilors that the number will increase due to the money for pickleball courts, trash vehicles and other improvements already authorized. For a number of years, the town has generated more money than it spent. He didn't believe they should be taxing as much if the money was just going to go in the fund balance. He said it's important to plan and gain trust from residents, so they know that what the town is doing is for their benefit.

In closing, he stated that as stewards of the Town of Enfield, it is their responsibility to leave the community in a better position by being disciplined, honest, and proactive.

A copy of the Town Manager's rpresentation is appended to these minutes.

10. TOWN ATTORNEY REPORT

None.

11. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Non

12. UNFINISHED BUSINESS

None.

13. NEW BUSINESS

A. **Consent Agenda**

MOTION #7402 by: Cynthia Mangini, seconded: Marie Pyznar to approve Item #1 and #2 on the Consent Agenda. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7402** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None. ***The full texts of the resolutions are as follows:***

1. **Resolution Authorizing an Asset Disposal over $6,000**

BE IT RESOLVED, that the Enfield Town Council authorizes the Department of Public Works to dispose of the subject ambulance per current policy as established by Resolution #3002 and Resolution #4702.

2. **Prison/Town Liaison Committee -** The Term of Office of Michael Arnone, Jr. (U) Expires 2/28/2026. Reappointment Would Be Until 2/28/2028.

B. **Appointment(s)–Town Council Appointed**

1. **Enfield Beautification Committee -** A Vacancy Exists for a Member. Recommendation is Debbie Climan (U) Until 12/1/27.

NOMINATION #7403 by: John Santanella

MOTION by: John Santanella, seconded: Cynthia Mangini to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Linda Allegro, Gina Cekala, 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 #7403** adopted. Yes:

Linda Allegro, Gina Cekala, 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. **Ethics Commission** – A Vacancy Exists for a Member. Recommendation is Desmond Caldwell (D) be Until 10/31/2027.

NOMINATION #7404 by: John Santanella

MOTION by: John Santanella, seconded: Cynthia Mangini to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Linda Allegro, Gina Cekala, 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 #7404** adopted. Yes: Linda Allegro, Gina Cekala, 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.

C. **Resolution to Submit US DOT BUILD Planning Grant**

RESOLUTION #7405 by: Cynthia Mangini, seconded: Linda Allegro.

BE IT RESOLVED, by the Town Council, that the Town Manager, Matthew Coppler, or his designee, is authorized to submit a request of $3,200,000 to the US Department of Transportation's BUILD program for planning work on the corridor between the proposed train station and Palomba Drive.

Director of Economic and Community Development Aaron Marcavitch said that the BUILD grant, which has had a variety of names over the years, is a program by the US DOT. He was approached by Mr. Coppler about the possibility of improving Palomba Drive and Freshwater Boulevard. Mr. Marcavitch researched various programs and noted that this program is very intense and requires a lot of documentation. Logically, he said it made more sense to pull back and utilize planning dollars that would help generate all the required documentation. Elm Street can be problematic and is considered a high crash corridor by the Capital Region Council of Governments (CRCOG). They are looking to expand it from Elm Street to include Main Street and N. Main Street crossing over to Enfield Street and under I-91. It would then continue down Elm Street, past the Enfield Marketplace and future Shops at Elm Street. Mr. Troiano, who is spearheading the Shops at Elm Street, has plans on paper to include Freshwater and Palomba. He would utilize a design program with $3.2M in requests with an $800K match. They seek to improve all the deficiencies in that corridor.

Mr. Marcavitch explained that Enfield had previously been awarded funds from Senator Joe Courtney's office and the LOTCIP program which could potentially be included in the match requirements. They also have staff time and staff support from CRCOG that could also be used as a match. They could possibly allocate TIF funds as well. Currently, they are not requesting any support from the General Fund. They are in the application stage, and they may be able to reduce the match requirement because a portion of the project would be in Thompsonville. Since Thompsonville is located in a distressed census area, that portion does not require a match, but the rest of the area would. He looked to leverage upwards of $500M in public and private investments.

Mayor Cekala stated that they were only looking for approval to submit the application for the grant with this resolution. She explained that if it was approved, they would then discuss where the match would come from.

Councilor Hall asked if Mr. Marcavitch could provide a more detailed breakdown of where the match funds would be coming from. He explained that the money from Senator Courtney's office was around $1M of federal grant money and the LOTCIP funding was also around $1M. He mentioned that he could provide a more detailed breakdown but noted that it would be dependent on whether the grant application was accepted and whether they could use all those funds.

Councilor Zannoni asked about the easements from east and west of I-91 as the road narrows on the eastern side. He was concerned about keeping the width the same as you continue down the road. Mr. Marcavitch was unsure of the easements in the area, but they would definitely be considered in the planning process. It would be important to include pedestrian access on both sides of the underpass.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7405** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

D. **Resolution to Amend Resolution No. 4472 Regarding the Joint Facilities Committee**

RESOLUTION #7406 by: Cynthia Mangini, seconded: John Santanella.

WHEREAS, on April 18, 2016, the Town Council adopted Resolution No. 3602 establishing the Joint Facilities Committee (the “Committee”), specifying that the Committee would conclude its work upon submitting a final report to the Town Council and the Board of Education; and

WHEREAS, on January 2, 2018, the Town Council adopted Resolution No. 4472, extending the Committee’s service until such time as the Council determined otherwise; and

WHEREAS, Resolution No. 4472 further assigned specific duties and responsibilities to the Committee; and

WHEREAS, the Town Council has designated the Committee to serve as the building committee for several voter-approved roof referendum projects, reflecting its continued value in overseeing critical capital improvements; and

WHEREAS, the Town currently maintains multiple committees and subcommittees whose responsibilities overlap with those previously assigned to the Committee, resulting in redundancy and potential confusion regarding effective long-term planning; and

WHEREAS, the Enfield Town Council seeks to reduce this overlap, eliminate confusion, and streamline processes to ensure that the Committee's efforts are focused on the successful completion of the roof referendum projects;

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council hereby modifies the responsibilities of the Joint Facilities Committee to focus solely on the oversight, management, and successful delivery of the voter-approved roof referendum projects, and reassigns its former planning and facilities-related duties to the appropriate existing committees and Town staff, in order to promote clearer oversight, reduce redundancy, and improve the effectiveness and efficiency of Town governance.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7406** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

E. **Resolution to Suspend Further Action on the Roof Replacement Project for Edgar H. Parkman School**

RESOLUTION #7407 by: Cynthia Mangini, seconded: Marie Pyznar.

WHEREAS, the Town Council previously authorized the submission of an application to the State of Connecticut for reimbursement related to a roof replacement project at the Edgar H. Parkman School, consistent with the voter-approved roof replacement referendum; and

WHEREAS, the Town Council also authorized the development of plans and specifications necessary to advance the roof replacement project; and

WHEREAS, the Pre-Referendum Committee has since recommended that Edgar H. Parkman School be demolished and replaced with a newly constructed facility rather than rehabilitated; and

WHEREAS, undertaking a state-reimbursed roof replacement project at this time would reduce the level of state funding available to the Town for a full demolition and reconstruction project at Edgar H. Parkman School; and

WHEREAS, the Town Council finds it prudent to avoid actions that would diminish the Town's eligibility for future state reimbursement associated with a potential full-school replacement project; and

WHEREAS, the Town Council recognizes that while demolition and reconstruction planning proceeds, certain areas of the existing roof require interim maintenance to ensure safety, protect the building envelope, and allow continued school operations until such time as demolition occurs.

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council hereby suspends further action on the state-reimbursed roof replacement project for Edgar H. Parkman School so as not to adversely affect the Town's eligibility for future state funding associated with demolition and replacement of the facility; and

BE IT FURTHER RESOLVED, that the Enfield Town Council directs Town staff to develop and implement an interim maintenance plan to address identified areas of concern within the Edgar H. Parkman School roof system to ensure continued safe use of the building until demolition occurs.

Deputy DPW Director of Operations Erik Wicander confirmed that the town had up to two years (2027) after the acceptance of the grant to complete the work. Mr. Wicander said the design is about 95% completed by Silver Petrucelli and Associates. They also have a completed environmental assessment of the current roof materials, which is a pre-requisite to the project. The next step would be to complete bid documents to go out to bid. It would be difficult to narrow down the construction window since there are a lot of hazardous materials within the structure. Work would need to be completed when students are not there over the summer to allow for adequate time.

Councilor Pyznar stated for the record that she is very much in favor of the school referendum passing. She asked if the referendum didn't pass, could the paperwork and current progress be placed on hold to be completed at a later date. Mr. Wicander said there would be no harm in using the design at a later date, but the grant commitment timing could cause a problem. The grant commitment timing currently guarantees a certain percentage of reimbursement up until May 1, 2027. If the grant were to expire, they would need to reapply to obtain a new reimbursement rate and a commitment date. He received confirmation from Tecton Architects that this type of thing happens all the time, and they would have to apply for a waiver from the state. Mr. Coppler explained that the verbiage implied that the town could pause work on Parkman School until after the referendum decision. If it was to fail, they would decide whether they would resume the roof project. He emphasized that if the referendum does not pass in November, they would likely have another referendum. If it fails for a second time, they more than likely will not be able to use the current grant and will have to apply for the waiver or reapply for the grant. The roof project would probably not get completed within the two-year time frame. Mr. Wicander explained that they are well within state compliance by using the current company from a purchasing consortium contract.

Mr. Wicander explained that the Parkman Roof was not the only outstanding roof replacement. Alcorn, Enfield Street, Prudence Crandall, the Annex, and Stowe were all still left to be replaced. He clarified that the Parkman roof was one of the better conditioned roofs up for replacement. He explained that if the referendum didn't pass, the roof at Prudence Crandall would suffer the same fate. They would then apply the same strategies, including a moisture test and a five-year plan. He didn't have a resolution for the Annex because it's future is unknown. He has a resolution for Stowe because that is a priority and would be a full replacement with reimbursement. They will move forward with recommendations from Joint Facilities.

Mayor Cekala said that we are following the schedule for roof replacements which were created by Joint Facilities. She believed that Annex, Stowe, Enfield Street, Parkman and Alcorn were all to be completed within a similar timeframe. There would be no way to have them all ready for bid at the same time. Ms. Hall questioned why Parkman was made a priority replacement when other roofs were in worse condition. Mr. Wicander said that his direction came from the Council through a resolution. She asked when the reimbursement from the state would start if they began work on the Parkman roof because she was concerned about the bond time. Mr. Coppler said that he was not sure how long the bond was, but guessed it was likely a 20-year bond. Mr. Wicander confirmed it was a 20-year bond and that the reimbursement would look at the year after completion, plus twenty years. Ms. Hall's main concern was the referendum failing and having to wait an additional two years to determine what they will do to fix the leaking roof. She wanted to make sure that they had a plan in place since referendums can take up to three tries to get approved. Mr. Coppler said that if they expected it to fail on a large scale, they would try to identify areas that could be improved and fix them. Some roofs on the list will be completed at a later date, and it would be wise to decide how they will proceed when the time comes.

Councilor Zannoni said he appreciated the work that had gone into the proposed options brought forward. He said it didn't make much sense to spend millions of dollars improving a building that they ultimately plan to demolish. He also didn't believe that making Parkman a priority was the opinion of town staff but that of a past Council. He stated that he and other Joint Facilities Committee members decided that it was important to have a deeper conversation about the roof after learning about the possibility of demolishing the building. He agreed that reactive maintenance is not effective. Mr. Zannoni had full faith in the three representatives who would go before the state and work to ensure that there were no issues with their reimbursement.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7407** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

F. **Resolution Approving the Settlement Agreement for 117 North Street**

RESOLUTION #7408 by: Cynthia Mangini, seconded: Marie Pyznar.

RESOLVED, that the Enfield Town Council hereby approves the Settlement Agreement in the following cases: *Planning & Zoning Commission of the Town of Enfield, et al. v. Joseph C. Liquore, et al.*, Docket Number LND HHD-CV-19-6118652-S and *Inland Wetlands and Watercourses Agency of the Town of Enfield, et al. v. Joseph C. Liquore, Et Al.*, Docket Number LND HHD-CV-19-6118659-S.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7408** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

G. **Resolution Making Recommendations for the Charter Revision Commission to Consider and Setting Time Frame for Submission of the Draft Report by the Charter Revision Commission**

RESOLUTION #7409 by: Cynthia Mangini, seconded: Marie Pyznar.

WHEREAS, the Enfield Town Council initiated the Charter Revision process at the February 2, 2026 meeting; and

WHEREAS, the Enfield Town Council must set a date for the Charter Revision to submit its draft report to the Enfield Town Clerk and provide suggestions for the Charter Revision Commission to consider.

NOW THEREFORE BE IT RESOLVED, that the Enfield Town Council:

1. Charges the Charter Revision Commission to review the Charter of the Town of Enfield and make any recommendations it deems appropriate; and
2. The Town Manager is instructed to transmit to the Charter Revision Commission all individual suggestions made by the Town Council members for the Commission's review of the Charter; and
3. Specifies that the Charter Revision Commission will submit a draft report to Enfield's Town Clerk by June 1, 2026.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7409** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: None.

H. **Resolution Adopting Policy on Settlement of Liability and Property Damage Claims**

RESOLUTION #7410 by: John Santanella, seconded: Aaron Thomas.

WHEREAS, the Town Council recognizes the need to provide an efficient and consistent process for the resolution of liability, property damage, and other insurance-related claims filed against the Town; and

WHEREAS, the Town Council finds that authorizing the Town Manager to settle smaller claims, subject to appropriate safeguards and reporting requirements, serves the best interests of the Town;

NOW, THEREFORE, BE IT RESOLVED by the Enfield Town Council that the "Policy on Settlement of Liability and Property Damage Claims," attached hereto and incorporated herein by reference is hereby adopted.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7410** adopted. Yes: Linda Allegro, Gina Cekala, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None 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

Councilor Matthews asked the Town Manager what the town would look like in five to ten years if they did not move forward with a multi-year financial plan, and what possible service reductions would occur. Mr. Coppler said he would not want to imagine what Enfield would look like without proper planning. He believed that the first step would be with the Council and how they would budget the town and the BOE since that is their largest expense. From there, residents would bring forward their complaints or concerns about roads, building permits, and blight. Then residents would talk about services like police, EMS, or fire. Historically, the biggest battle for the Council has been with funding the BOE. He believed that the Superintendent was forward-thinking in regard to the school budget and fiscal planning. He stated that sometimes you have to cut back on the things you want to do in order to accomplish the things you need to do. He said it was important to think about levels of service, but to keep in mind they will more than likely create a budget that no one is satisfied with but still meets the desire to move the town forward.

Ms. Matthews said that a lot of people are under financial constraints but also need to bear in mind the community they want to live in. She wanted to know how they could provide higher levels of service without burdening residential taxpayers. She believed corporations should take on more of the burden. She preferred the Council get creative about improving and maintaining services instead of raising property values in Thompsonville.

Councilor Pyznar asked Town Clerk Sheila Bailey how many votes it would take to add an item to the agenda as a result of their discussion at the last Councill meeting. Ms. Bailey stated that it takes two Councilors to request a special meeting. However, leadership ultimately decides what items get added to a future agenda. Ms. Pyznar said that she would still like to see the reappointment of Daniel DeGray from the BAA on the next agenda. She also mentioned that there were no members on the Ethics Commission except for that night's appointment of Mr. Caldwell and she asked that a list of board and commission vacancies be given to the Council.

Councilor Hall stated that after every November election, the majority party is able to make a lot of decisions, but there are procedures in place that need to be followed. She didn't believe that the proper procedures were followed. She also said that if she had questions, she would not be told when or where she could ask them. Mayor Cekala countered, saying that if the Councilor had questions that demanded answers, they could be asked ahead of time so that the answers could be prepared.

Deputy Mayor Santanella said that two years ago, when he was in his role as incoming minority leader, he received a phone call concerning the only two employees hired by the Council. One was told to resign, or they would be publicly humiliated in Council Chambers, and the other employee was told they no longer had a job and would be replaced. This occurred with no discussion with himself or former Mayor Cressotti. He stated that that was the procedure followed two years ago. Everything the Council has done so far as hiring the new town attorney has been done publicly. He was not certain, but he believed that it was noted on one of the agendas that they were going to issue an RFP for a town attorney. He was pleased with the attorney they had chosen, and believed they handled the process appropriately. Mr. Santanella said they handled it with respect to the outgoing party, ensuring their dignity and treating them with respect. They did not list a host of reasons in a public forum as to why they wished to make the change. In return, they had cameras, threats and intimidation directed at them which they would not tolerate.

Councilor Pyznar said she was on the Council when he was minority leader. At that time, the former mayor was called by the current mayor and asked to attend the meeting. She believed that most of the town had wanted to see the resigned employee leave, because there were signs around town. She said the other employee resigned and didn't get fired. Councilor Hall responded to Deputy Mayor Santanella, saying that the RFP did appear on an agenda, but it was after the RFP had gone out.

18. ADJOURNMENT

MOTION by: John Santanella, seconded: Zach Zannoni 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

Town of Enfield
Connecticut

Reflecting on the last year… Looking forward to the future

Town Manager Report

February 17, 2026

1

Town of Enfield
Connecticut

2

Town of Enfield
Connecticut

North River Street

3

Town of Enfield
Connecticut

Enfield Square
Redevelopment

4

Town of Enfield
Connecticut

Roads 2021

5

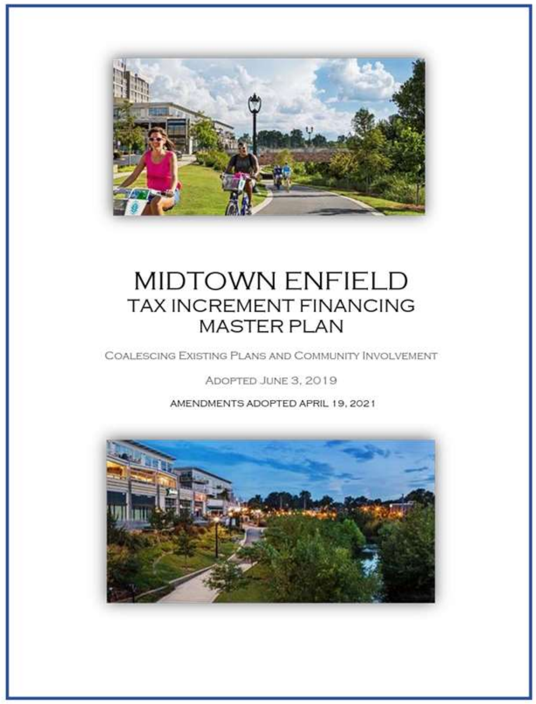
Town of Enfield
Connecticut

Sanitary Sewer
Improvements

6

Town of Enfield
Connecticut

TIF Budget


MIDTOWN ENFIELD
TAX INCREMENT FINANCING
MASTER PLAN

COALESCING EXISTING PLANS AND COMMUNITY INVOLVEMENT

ADOPTED JUNE 3, 2019

AMENDMENTS ADOPTED APRIL 19, 2021

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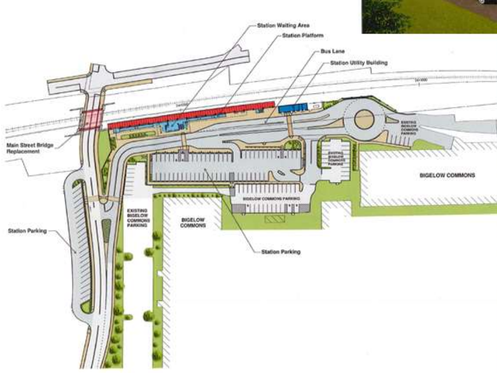
Town of Enfield
Connecticut

Train Station



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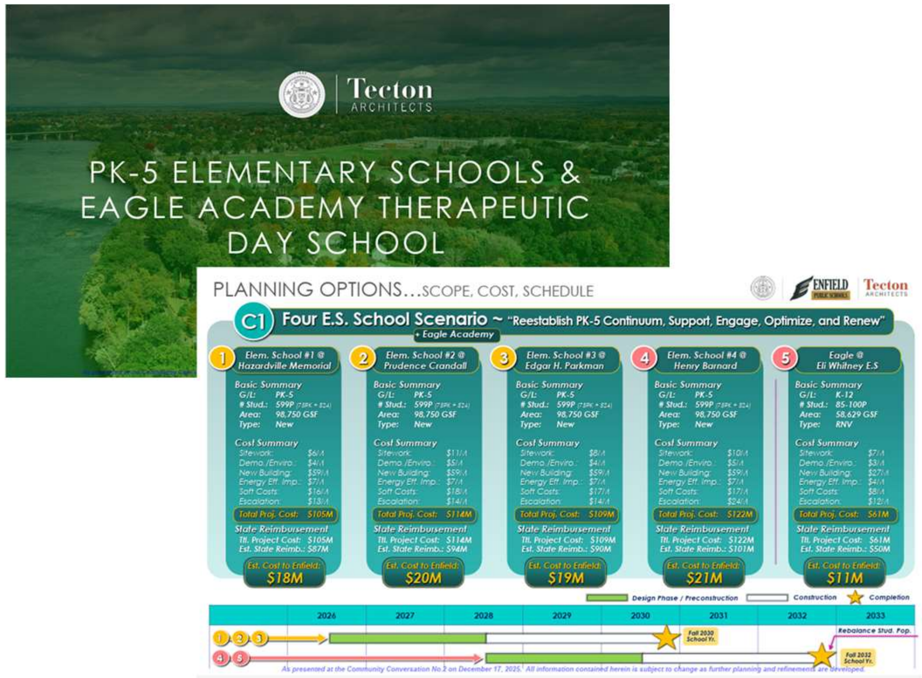
Town of Enfield
Connecticut

School Modernization



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Town of Enfield
Connecticut

America's 250th

- January 2026 - Veterans Recognition Ceremony
- April 2026 - Commemoration of Thomas Abbey's call to action
- July 12-13, 2026 - America250 Tent during 4th of July Celebration
- November 2026 - Veterans Day Parade and "First Purple Heart" to Elijah Churchill

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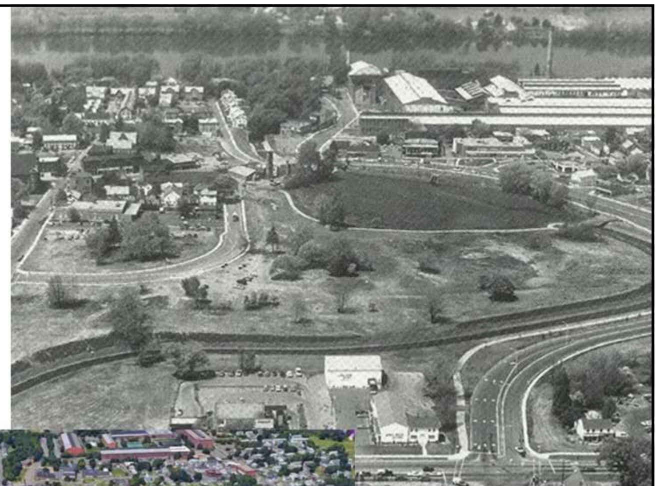
Town of Enfield
Connecticut

Redeveloping Thompsonville



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Town of Enfield
Connecticut

Town of Enfield										
Thompsonville Fire District										
Net Grand List - FY17 through FY26										
		FY 2026	FY 2025	FY 2024	FY 2023	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018	FY 2017
	Grand List Year	10/1/2024	10/1/2023	10/1/2022	10/1/2021	10/1/2020	10/1/2019	10/1/2018	10/1/2017	10/1/2016	10/1/2015
Real Estate[1]		$ 549,322,488	$ 556,041,020	$ 552,673,420	$ 551,314,420	$ 465,975,490	$ 451,410,110	$ 468,072,650	$ 470,172,090	$ 471,234,770	$ 478,987,610
Motor Vehicle[2]		$ 56,453,010	$ 58,218,830	$ 61,755,100	$ 59,016,915	$ 44,547,390	$ 43,882,790	$ 42,079,150	$ 43,154,120	$ 45,588,600	$ 41,863,780
Business Personal Property		$ 76,094,291	$ 72,253,699	$ 69,265,080	$ 67,658,590	$ 63,573,140	$ 58,624,990	$ 55,264,050	$ 54,433,663	$ 52,927,536	$ 54,124,990
Taxable Grand List Value		$ 681,869,789	$ 686,513,549	$ 683,693,600	$ 677,989,925	$ 574,096,020	$ 553,917,890	$ 565,415,850	$ 567,759,873	$ 569,750,906	$ 574,976,380

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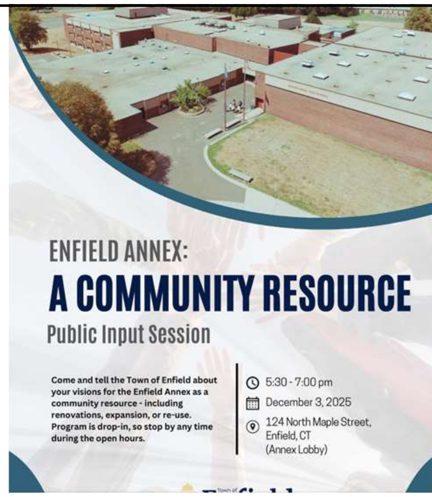
Town of Enfield
Connecticut

Enfield Annex



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Town of Enfield
Connecticut

Public Safety Complex

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Town of Enfield
Connecticut

Multi-Year Financial Plan

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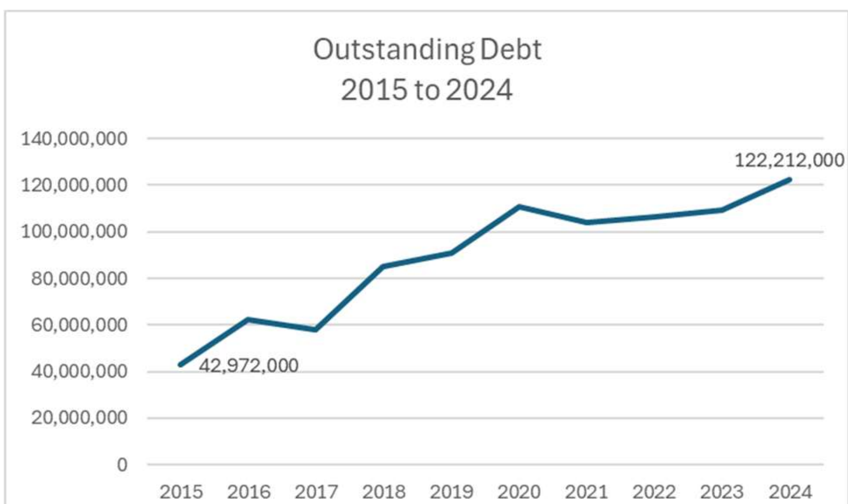
Town of Enfield
Connecticut

Understanding Our Debt



*Source: FY 2024 Town of Enfield Audit

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Town of Enfield
Connecticut

Maintaining What We Own

FY 16 Building & Grounds	$5,779,086
FY 26 Building & Grounds	$5,589,581

FY 16 General Transfer to Capital	$3,020,620
FY 26 General Transfer to Capital	$1,727,062

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Town of Enfield
Connecticut

FUND BALANCES – GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(IN THOUSANDS)

	2015	2016	2017	2018	2019	2020	2021	2022*	2023	2024
General Fund										
Nonspendable	$ 4,593	$ 3,521	$ 4,431	$ 3,231	$ 1,906	$ 9	$ 576	$ 4	$ 2	$ 3,379
Restricted	-	-	-	155	3,001	2,850	212	175	175	194
Committed	2,130	1,889	3,837	6,348	1,189	1,611	-	-	-	-
Assigned	2,171	3,110	2,646	16	2,157	3,595	12,625	11,893	8,989	6,343
Unassigned	16,908	18,070	18,919	18,507	25,660	31,836	24,772	26,174	31,770	30,314
Total General Fund	$ 25,802	$ 26,590	$ 29,833	$ 28,257	$ 33,913	$ 39,901	$ 38,185	$ 38,246	$ 40,936	$ 40,230

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Town of Enfield
Connecticut

Our responsibility is to leave this community greater than we found it!

19

Town of Enfield
Connecticut

Thank you for Listening!

20

TOWN OF ENFIELD

TO: Enfield Town Council

FROM: Office of Economic & Community Development

RE: Grant Request Background - BUILD FY 2026 Transportation Planning Grant Application - Enfield Regional Multimodal Corridor Planning Study

Grant Request: $3,200,000 (Federal) + $800,000 (Local Match) = $4,000,000 Total

Application Deadline: February 24, 2026

The Office of Economic & Community development proposes submission of a US DOT BUILD planning grant to develop "shovel ready plans" including comprehensive engineering, environmental review, and benefit-cost analysis for the 2.5-mile corridor between the new train station and the intersection of Palomba/Elm. Currently there are multiple projects moving ahead without coordination. (train station area improvements; Thompsonville streetscaping; Enfield Marketplace; Palomba Drive intersection). This project is highly needed based on the CRCOG Traffic Impact Study showing multiple failing intersections, a high crash rate corridor, and the increase in truck traffic. Of course, the redevelopment of the mall, as well as the train station coming online will mean that the rates of traffic will likely increase.

This project will deliver a complete EPA Part 58/NEPA documentation; 30% design for entire corridor + 60-90% design for priority segments; comprehensive modeling of failing intersections; a benefit-cost analysis required for BUILD capital grant applications; and extensive public involvement. All these deliverables are required for a capital grant application to USDOT but would also be required for most other project funding methods. The Office anticipates that this would position us for a competitive request for $30-35M in FY28.

This project <u>does</u> require a local match. Previously awarded funds from the Courtney grant and LOTCIP for Thompsonville area bike/ped improvements can be used as part of this match. Staff time and support from CRCOG would be utilized for "in-kind support." TIF Funds would be available for use as matching dollars. Currently, the Office is not requesting direct support from the General Fund. The Office anticipates seeking additional grant funds or in-kind support to meet the goals of the match.

The benefit of a coordinated approach ensures the Town can leverage upwards of $500M in public/private investments. Additionally, this project would break down barriers to connect Thompsonville and its revitalization with the rest of Enfield. The return on an investment by the town of less than $800,000 will pay significant dividends – both in direct economic investment and in improvement of quality of life.

POLICY ON SETTLEMENT OF LIABILITY AND PROPERTY DAMAGE CLAIMS

I. Purpose

The purpose of this policy is to establish clear authority and procedures for the settlement of liability, property damage, and other insurance-related claims filed against the Town, consistent with Connecticut law and sound municipal governance practices.

II. Authority

Pursuant to the Town Charter and applicable Connecticut General Statutes, the Town Council hereby delegates limited authority to the Town Manager to resolve certain claims against the Town, subject to the conditions and limitations set forth herein.

Nothing in this policy shall be construed to waive any legal defense, immunity, or statutory protection available to the Town under Connecticut law.

This policy does not apply to matters that are not covered by an insurance policy.

III. Settlement Authority of the Town Manager

A. Claims Up to $5,000

The Town Manager, after consultation with the Town Attorney, is authorized to settle liability, property damage, and other insurance-related claims against the Town in an amount not to exceed Five Thousand Dollars ($5,000) per claim, provided that:

1. The Town's insurance carrier, risk pool, or third-party administrator has reviewed the claim;
2. The Town's insurance carrier, risk pool, or third-party administrator has provided a written recommendation to settle the claim; and
3. The settlement is determined by the Town Manager to be in the best interests of the Town.

B. Claims Exceeding $5,000

Any proposed settlement in excess of Five Thousand Dollars ($5,000) shall require prior approval by the Town Council.

In such cases, the Town Manager shall place the matter on a Town Council agenda and provide:

1. A summary of the claim;

2. The recommendation of the Town's insurance carrier, risk pool, or third-party administrator;
3. The advice of the Town Attorney, if applicable; and
4. The proposed settlement amount and funding source.

IV. Insurance Carrier Recommendation Required

No claim shall be settled under this policy without a written recommendation from the Town's insurance carrier, municipal risk pool, or authorized third-party claims administrator.

If the insurance carrier does not recommend settlement, the matter shall be referred to the Town Council for direction.

V. Reporting Requirement

The Town Manager shall provide a written report to the Town Council of all claims settled pursuant to this policy.

Such report shall:

1. Be provided at least quarterly, or more frequently if requested by the Council;
2. Identify the date of the claim;
3. Provide a brief description of the nature of the claim;
4. State the settlement amount; and
5. Identify whether the payment was funded by insurance proceeds, deductible, or Town funds.

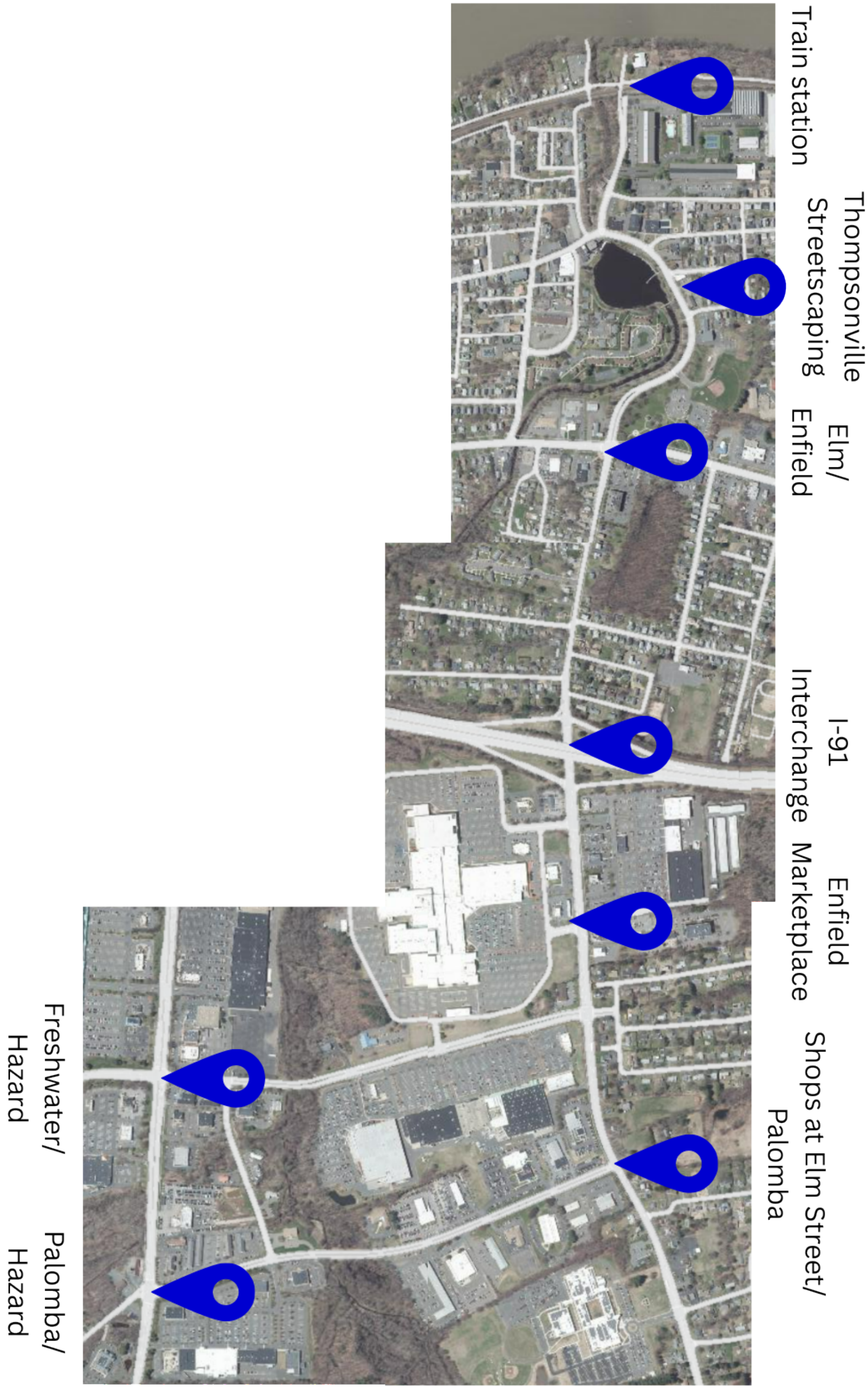
The report may be provided in executive session to the extent permitted by Connecticut General Statutes §1-200 et seq. (Freedom of Information Act) when discussing pending claims or litigation strategy.

VI. Reservation of Rights

The Town Council retains full authority over all claims exceeding $5,000 and reserves the right to modify, revoke, or amend this policy at any time.

Adopted by Council:

Revised by Council:


Train station
Thompsonville Streetscaping
Elm/ Enfield
I-91 Interchange
Enfield Marketplace
Shops at Elm Street/ Palomba
Freshwater/ Hazard
Palomba/ Hazard