



**MINUTES
TOWN COUNCIL
REGULAR MEETING
April 7, 2026
7:00 PM - Town Hall - Council Chambers
<https://youtube.com/live/gHA82--G3lc>**

1. PUBLIC HEARINGS - 6:55 PM - Midtown Enfield Tax Increment Financing Master Plan

The Chair called the Public Hearing to order at 6:57pm.

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

Absent: None

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

The following Notice of Public Hearing was published in the Journal Inquirer on Wednesday, March 25, 2026.

The Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Tuesday, April 7, 2026, at 6:55 pm to allow interested citizens an opportunity to express their opinion regarding the proposed revisions to the Midtown Enfield Tax Increment Financing Master Plan. Copies of the proposed revisions may be reviewed by contacting the Community Development office at 860-253-6390.

Dated at Enfield this 24th day of March 2026
Sheila M. Bailey, Enfield Town Clerk

Chair Cekala announced the ground rules.

There being no members of the public who wished to speak, the Chair closed the public hearing at 6:58pm.

Chair Cekala opened the Regular meeting of the Enfield Town Council at 7:00pm.

2. PRAYER - Lori Unghire

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

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

Absent: None

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

5. FIRE EVACUATION ANNOUNCEMENT

6. MINUTES OF PRECEDING MEETINGS

- Regular Meeting - March 2, 2026 (Tabled 3/16/26)

MOTION #7436 by: John Santanella seconded: Cynthia Mangini to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7436** adopted. Yes: Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: Linda Allegro.

- Special Meeting - March 16, 2026

MOTION #7437 by: Robert Cressotti seconded: John Santanella to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7437** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Marie Pyznar, John Santanella, Aaron Thomas No: None Abstain: Cynthia Mangini, Maya Matthews, Lori Unghire, Zach Zannoni.

- Regular Meeting - March 16, 2026

MOTION #7438 by: John Santanella seconded: Robert Cressotti to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7438** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Marie Pyznar, John Santanella, Aaron Thomas No: None Abstain: Cynthia Mangini, Maya Matthews, Lori Unghire, Zach Zannoni.

7. SPECIAL GUESTS

- Pam Townsend

Deputy Mayor Santanella, alongside Mayor Cekala and members of the Council, presented Pamela Townsend with a proclamation for her commitment and service to the US Army and the Town of Enfield. It was stated that Ms. Townsend served in the US Army until her retirement in 2005. She has been married for over 35 years to Lucien LeFevre, where they share a loving blended family. She has also been a dedicated American Legion Post 154 member and frequently visits veteran residents at Parkway Pavilion. Ms. Townsend

volunteers her time at the state veterans home assisting with recreational activities. She has served as president of the American Legion Auxilliary Post 154 since 2016. In 2018, she began the post's participation in Wreaths Across America. She has been a participant in the Four Chaplains' Mass, and in 2020, received the Chapel of the Four Chaplains' Legion of Honor award recognizing her patriotism and service. Ms. Townsend is also the public relations officer for the Enfield Veterans Council and serves on the America250 Committee. She won the award for 2023 "Patriot of the Year," and continues to serve the community as a member of the Patriot Award Committee. On January 22, 2026, Pam was inducted into the Connecticut Veterans Hall of Fame. She was recognized for her exemplary service, advocacy for veterans, dedication to Enfield, and continued leadership and patriotism.

- Earl Provencher

Mayor Cekala and members of the Council recognized Fire Chief Earl Provencher for his fifty years of service to the Town of Enfield. Mr. Provencher started his career in the North Thompsonville Fire Department on February 15, 1976 as a junior firefighter. This started his lifelong career of service and safety to the town. Once he turned 18, he was appointed as a firefighter where his professionalism has defined his career for the last fifty years. On August 2, 1982, Chief Provencher made Enfield history by being the district's first career firefighter. Over the years, he has served as an engineer, Lieutenant, and Deputy Chief. He became Fire Marshal on March 3, 1988, and then became Fire Chief on July 1, 1990. He has a commitment to professional development. He has been a certified Emergency Medical Technician since 1978 and has received Fire Officer III state certification, as well as the prestigious Executive Fire Officer program at the National Fire Academy. Mr. Provencher's fifty-year career serves as a testament to his character, courage and devotion to the safety and well-being of Enfield residents.

Deputy Mayor Santanella also presented Mr. Provencher with an official citation on behalf of the state delegation. The citation stated that the Connecticut General Assembly was delighted to extend their congratulations to Mr. Provencher in recognition of his fifty years of service to Enfield. They extended their best wishes to him for his professionalism, dedication and commitment to public service.

8. PUBLIC COMMUNICATION AND PETITIONS

Lucien LeFevre, 54 Kimberly Drive and David Alexander, 277 Pearl Street

Mr. LeFevre, in his capacity as Commander, and Mr. Alexander, as a member of American Legion Post 154 spoke about the American Legion Boys State program. They explained that in the past they had been able to speak about it in schools, but as times have changed, that has not been an option. The Boys State program runs from June 27th through July 2nd and is open to eligible high school juniors. The program will be held at the University of New Haven in West Haven. Participating juniors from across the state learn about the government.

Mr. Alexander attended the program in the past. He explained that it was a week-long program put on by the American Legion and the State of Connecticut, and open to students entering their senior year of high school. During their time, they created their own student government, including a General Assembly, Speaker of the House, Governor and two political parties. He likened the experience to a summer camp. They experience a rec time in the afternoons and listen to guest speakers. It makes a good addition to college resumes and applications and carries weight in college interviews. The Boys State alumni include Michael Jordan, Troy Aikman, Bill O'Neil, and Joe Lieberman. The deadline for applying is June 1st. The Girls State is the same week and is held at Eastern State University. A physical is required but food and dorms are included for the stay. The American Legion Post 154 would sponsor a boy and girl if interested and would be willing to find ways to sponsor other interested students. The American Legion provides a chaperone for the males, and an Auxiliary member for the females. At the end of the program, they select a student from both the Boys and Girls State to go to Boys Nation and Girls Nation in Washington, D.C. Interested parties for Boys State can reach out to Lucien LeFevre at 860-463-7168. Those looking for Girls State can contact Pam Townsend at 860-463-2795.

Mr. LeFevre reminded residents that the Memorial Day parade is on Sunday, May 24th starting at 1pm and ending at the Town Green. He was hoping to have the Chinooks' flyover again this year by Enfield's resident pilot and Fermi graduate. He said the most important part of the celebration is the ceremony.

9. COUNCILOR COMMUNICATIONS AND PETITIONS

Many of the councilors congratulated Pam Townsend and Chief Earl Provencher, saying their proclamations and citations were well-deserved. They stated that both individuals are pillars of the community and thanked them for all they do for Enfield.

Councilor Thomas wished everyone a happy Autism Acceptance Month, which recently changed from Autism Awareness month. The Enfield High School Lamplighters will present a performance of *Freaky Friday* this coming Friday and Saturday, the 10th and 11th. Tickets are on sale now.

Councilor Unghire stated that Enfield Social Services is putting on a free event called "Beyond the Canvas" which is open to all school-aged children between 6th and 12th grade. It's being held at Alcorn School on April 22nd from 3:30-5pm. The kids are going to make vision boards that focus on self-expression, confidence and goal setting. The Enfield High Arts Festival will be held on April 24th from 7-9pm, and April 25th from noon to 3pm. Enfield Social Services, along with the Enfield Police Department, invite grandparents who are raising grandchildren to the event on April 22nd at Alcorn School from 5-7pm. They will

focus on safety tips, hold a question-and-answer session and dinner. Childcare during the event will be provided. For more information, call Angelica at 860-253-5214.

Councilor Allegro reminded residents that the Public Works Department will hold a hazardous waste collection event this Saturday from 8am until 1pm at the Moody Road Complex.

Deputy Mayor Santanella inquired about why Lucien LeFevre is not able to talk about the Boys and Girls States program at the schools, since he didn't feel like Council meetings were the best avenue for them to hear about it. Town Manager Coppler replied that he would speak with the Superintendent in the morning. The Enfield Food Shelf has volunteer opportunities available, including the Walk Against Hunger on April 25th at Higgins Park. The Enfield Police Explorers will hold their annual pig roast on June 20th from 12-8pm at the Moose Lodge, and tickets are on sale now and can be purchased through the Explorers directly for \$20. He said an issue relating to water usage and deduct meters has come up in General Government and Finance as the weather has started to change. He reminded residents that unless you have a separate meter, then that usage will be calculated with your sewer bill. Anyone who has a pool or sprinkler system should get a deduct meter to ensure correct charges for usage. Mr. Santanella congratulated former Councilor Doug Finger on his retirement after thirty-five years of service to Enfield. Mr. Santanella thanked Mr. Finger for everything he had done for the town and wished him well in his retirement.

Councilor Mangini said that on April 9th at 10am the town would unveil the recently refurbished Thomas Abbey statue, which was spearheaded by the Daughters of the American Revolution and the Abbey family. She gave accolades to Aaron Marcavitch, Director of Economic and Community Development, for his involvement representing the town, especially for America250. On April 25th, Mount Carmel will host their Spring Fling, which is an event to raise money to donate towards scholarships. There will be a basket raffle and tickets cost \$25.

Ms. Pyznar stated that she received an email regarding the port-a-potties and hoped that it would be addressed later in the meeting. She said that this Thursday at 6pm at Hazardville Memorial the Town will hold a Community Conversation pertaining to the school and town budgets. She has received calls and emails about the budget and said that this would be a good opportunity to come out and speak. Community input is important as the Council begins deliberations, and she hopes to see a lot of people there.

Councilor Cressotti announced that the needs of the Powder Hollow fields are being met at this time. He wanted people to know that after a rough winter, the fields are shaping up and

looking good but said it would take some time before they are fully complete. He said that the Assistant Town Manager would address the port-a-potty concerns. April 6th was National Library Day, and Enfield has great libraries offering many services, activities, clubs, passes and events for residents to take advantage of. He thanked Mike Arnone, member of the Commission on Aging, for proposing the idea of having an individual to act as an advocate. The individual could be at the Senior Center, DSS or the Enfield Central Library, and they would be utilized to enhance the Commission's outreach in the senior community. The goal is to have a consistent person with office hours at each of the locations. They would like to focus on community connections, promote active participation amongst seniors, and ensure equitable access for people with disabilities or mobility constraints.

Mr. Cressotti presented an example of the pool adjustment form which could be completed to receive a deduction of water use for pool filling. Mr. Cressotti explained that he was wearing a blue puzzle piece pin in honor of Autism Acceptance Month, and he wears it proudly. He is an active member of *Autism Speaks* and will always be an advocate and supporter of families and individuals affected by autism.

Councilor Matthews stated that she and Councilors Unghire, Mangini, and Zannoni had the opportunity to attend the annual National League of Cities Conference. Ms. Matthews said they attended many conferences and workshops and had the opportunity to connect with other mayors and councilors across the country. They talked about national issues that affect our communities, took workshops that focused on development opportunities and strengthening advocacy and skills. She will be creating a presentation with key takeaways and insights to share with interested parties. Ms. Matthews also recognized Volunteer Appreciation Month, and thanked all the incredible volunteers who support our local nonprofits. She specifically thanked those at Enfield Loaves and Fishes, Opera House Players, the Fourth of July Committee, and all the councilors on the dais.

Mayor Cekala encouraged everyone to attend the Community Conversation on Thursday and have an informal discussion regarding the budget. Earlier this evening, they had a Special Meeting focused on the budget, which can be watched on YouTube and ETV. The meeting packet and presentations will be available on the town's website. Ms. Cekala acknowledged the recent tragedy involving a 12-year-old girl, and the chatter and concern of other residents on the subject. She read a statement that Chief Fox provided to the Council, including a timeline that she hoped would clarify some concerns. (The summarized statement can be watched on YouTube and ETV for tonight's meeting).

10. TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Coppler said that the town has issued a Request for Proposals for real estate services. Sealed responses are due by 11am on Thursday, April 16th, to the Director

of Finance. The CT Department of Revenue Services has announced the 2026 Neighborhood Assistance Act Tax Credit Program. The program would allow businesses to earn state tax credits by contributing funds to town-approved projects which are run by local nonprofits. In order to qualify, the projects must address community needs such as energy conservation, job training, and crime prevention. It provides businesses with financial incentives to invest locally. Interested Enfield businesses are encouraged to contact the Office of Economic and Community Development for more information. They can also obtain NEA information on the CT DRS website, or by following a link on the town's website. Submissions are due by 5pm on Friday, May 15th, A Public Hearing will follow in early June to include public comment and be finalized with a vote by Council. Town staff will then submit the recommendations to the CT DRS.

Mr. Coppler announced the launch of "Enfield Restaurant Week", which will be held October 4th through the 11th. The Economic Development Commission wishes to promote the week to spotlight the Enfield dining scene to support local restaurants and explore new eateries. A press release will be soon to follow. Any questions should be directed to the Economic and Community Development department.

Over the next few months, the America250 Committee will host a number of programs. The first event will be held on Thursday at 10am to celebrate the restoration of the Thomas Abbey monument. The rededication of the Edwards Monument will be held on April 25th at 11am which will include a number of guest speakers. The public and Council are invited to attend. On May 19th at 5pm the banner dedication will take place at the bandshell behind Town Hall. Future events will be forthcoming.

Mr. Coppler provided the Council with pictures of the new pickleball courts at the Annex and hoped to have a grand opening in the near future once the weather improves. The courts have already begun to be used and have had a lot of player participation. Unfortunately, DPW Director Donald Nunes stated that the Annex track will be shut down within the next week because of lack of maintenance. They are working on a plan that will allow the track to remain open once the rubberized track topper has been removed. It would then no longer be used for track meets but could be used for walking. He believed that most of the work could be done in-house. They will conduct the annual synthetic turf testing at the Annex and were not confident that it would pass. He believed that the turf test is what the insurance company would be most interested in.

Assistant Town Attorney Bielenda stated that he, alongside the Town Attorney and DPW Director, audited a majority of the baseball fields and bathrooms for handicap accessibility on Tuesday, March 31st. During their audit, they instructed the Deputy Director to order

more handicap-accessible restrooms at Brainerd Park, Powder Hollow and other fields. Unfortunately, the restrooms have not been delivered. They are dependent on the vendor with whom they have an RFP with, and he believed they would be delivered the next day.

Councilor Hall requested that the bathrooms at Enfield High be open during games. During the prior year they were closed, and spectators were dependent on using the few available porta potties. She asked if an update could be provided on road repairs, and what is planned for the spring and summer.

Councilor Zannoni asked if an Excel spreadsheet could be produced showing town-owned properties and their uses.

11. TOWN ATTORNEY REPORT

None.

12. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Thomas said that the Enfield Community Chorus will perform a special spring concert put on by the Enfield Culture and Arts Commission on Saturday, May 2nd, at 3pm at Enfield High. The *Stars, Stripes and Song* concert celebrates fifty years as a chorus as well as America's 250th anniversary.

13. UNFINISHED BUSINESS

None.

14. NEW BUSINESS

A. Consent Agenda

MOTION #7439 by: John Santanella, seconded: Robert Cressotti to accept the Consent Agenda. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7439** 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. ***Copies of the full resolutions are as follows:***

1. Resolution to Transfer Funds for the Juvenile Review Board Grant: \$856

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

FROM: DCF JRB GRANT

Other	Professional 22046169-533900	\$856
Services		

TO: DCF JRB GRANT

Part Time Salaries	22046169-512000	\$794
Social Security	22046169-522000	\$50
Medicare	22046169-522100	\$12

I hereby certify that the above-stated funds are available as of March 27, 2026, by John A. Wilcox, Director of Finance.

2. Request to Appropriate Additional Funds for Uniform Relocation Act - \$20,000

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

FROM: GENERAL FUND - NON-DEPARTMENTAL CHARGES - TRANSFERS OUT AND CONTINGENCIES

Contingencies	10800092 - 584000	\$20,000
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TO: GENERAL FUND - NON-DEPARTMENTAL CHARGES - TRANSFERS OUT AND CONTINGENCIES

Transfer to Social Services	10800092 - 593020	\$20,000
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FROM: SOCIAL SERVICES FUND - CARE COORDINATION

General Fund Transfers In	22040418 - 480001	\$20,000
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TO: SOCIAL SERVICES FUND - CARE COORDINATION

Miscellaneous Expenditures	22040418 - 589000	\$20,000
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I hereby certify that the above-stated funds are available as of March 27, 2026, by John A. Wilcox, Director of Finance.

3. Resolution Authorizing the Town Manager to Sign and Submit to the CT Network for Children & Youth the STEM Mini-Grant Application for Funds in the Amount of \$1,500 that has been Awarded to the Department of Social Services/Enfield Child, Youth & Family.

BE IT RESOLVED, that the Town Manager, Matthew W. Coppler, is authorized to sign and submit the grant application and other applicable documents to the CT Network of Children & Youth, subject to the review and approval of the Town Attorney.

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

FROM: Child, Youth & Family

Other Revenue	22040417-417050	\$1,500
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TO: Child, Youth & Family

Field Trips	22040417-532400	\$220
Instructional Supplies	22040417-561100	\$1280

I hereby certify that the above-stated funds are available as of March 25, 2026

4. Authorize the Town Manager to Sign a Historic Documents Preservation Grant Application with the Connecticut State Library

BE IT RESOLVED, that Matthew W. Coppler, Town Manager, or his designee, is empowered to execute and deliver, in the name of and on behalf of this municipality, an application and a contract with the Connecticut State Library for a FY2027 Historic Documents Preservation Grant subject to review and approval of the Town Attorney.

B. Appointment(s)–Town Council Appointed

1. Enfield Beautification Committee - A Vacancy Exists for a Member. Recommendation is Karen Prague (U) Until 12/1/2028.

NOMINATION #7440 by: Carol Hall MOTION by: John Santanella, seconded: Robert Cressotti 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 #7440** 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.

C. Resolution to Appropriate Funds to Assist the America 250 Celebrations - \$15,000
RESOLUTION #7442 by: Robert Cressotti, seconded: Cynthia Mangini.

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

FROM: GENERAL FUND - NON-DEPARTMENTAL CHARGES - TRANSFERS OUT AND CONTINGENCY

Contingencies	10800092 - 584000	\$15,000
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TO: ECONOMIC AND COMMUNITY DEVELOPMENT

Miscellaneous
Expenditures

10505100 - 589000

\$15,000

I hereby certify that the above-stated funds are available as of March 31, 2026, by John A. Wilcox, Director of Finance.

Mayor Cekala stated that the packets included a breakdown of the funds. Mr. Marcavitch came forward to answer any questions.

Councilor Pyznar asked why they had two resolutions for the same event, and why they had not combined the two amounts together. Town Manager Coppler explained that it was because there were two separate requests, one from the 4th of July Committee and the other from the America250 Committee.

Mr. Marcavitch explained that their original idea was to have a large reenactment. Unfortunately, the group will be in Hubbardton, VT because they were booked three years in advance. He is currently working with a TAG teacher from the middle school who is also a reenactor and may have a few other available individuals. The concept includes a large tent at the 4th of July celebration that would include the Enfield Historical Society, America250 Commission, and DAR. Conversations are being held with members of Old Sturbridge Village, East Windsor Historical Society and Suffield Historical Society to have a more regional offering and possibly a musical group. Since these groups have few members, they would only be in attendance for a one-day on a rotation. They are expecting to have the tent filled with activities geared towards children and heavily focused on America250.

Councilor Zannoni asked if the First Selectmen of the neighboring towns have been approached about contributing to the overall costs, though he was happy to approve the resolution as it was. Mr. Marcavitch said he hadn't really considered it because the groups are small non-profits.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7442** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: Maya Matthews.

D. Resolution to Transfer Funds for America 250 Fireworks - \$10,000

RESOLUTION #7443 by: Cynthia Mangini, 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: GENERAL FUND - NON-DEPARTMENTAL CHARGES - TRANSFERS OUT
AND CONTINGENCIES***

Contingencies 10800092 - 584000 \$10,000

TO: GENERAL FUND - NON-TOWN AGENCIES - CELEBRATIONS AND SPECIAL EVENTS

Miscellaneous 10700780 - 589000 \$10,000
Expenditures

I hereby certify that the above-stated funds are available as of April 1, 2026, by John A. Wilcox, Director of Finance.

Councilor Matthews clarified that she would be abstaining from Items 13.C and 13.D since she is a member of the America250 Committee and 4th of July Committee.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7443** adopted. Yes: Linda Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire, Zach Zannoni No: None Abstain: Maya Matthews.

E. Resolution to Abate Motor Vehicle Taxes - 44 Marion Place

RESOLUTION #7444 by: John Santanella, seconded: Marie Pyznar.

BE IT RESOLVED, the Enfield Town Council, per Conn. Gen. Stat. Section 12-124, does hereby abate the interest and fees due on the 2022 Ford Bronco owned by Annaliese N Popp at 44 Marion Place,

Mayor Cekala noted this recommendation came from General Government and Finance. It was decided unanimously to bring the recommendation forward to abate the motor vehicle taxes for the couple due to recent hardships.

Upon a **ROLL CALL** vote, the Chair declared **MOTION #7444** 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 Town Manager to Sign a Lease Agreement with Collins Powder Hill Farm, LLC

RESOLUTION #7445 by: Cynthia Mangini, seconded: Carol Hall.

BE IT RESOLVED that the Town Manager is empowered to enter into the attached Lease Agreement in the name and on behalf of the Town of Enfield, with Collins Powder Hill Farm, LLC.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7445** adopted. Yes: Linda

Allegro, Gina Cekala, Robert Cressotti, Carol Hall, Cynthia Mangini, Maya Matthews, Marie Pyznar, John Santanella, Aaron Thomas, Lori Unghire No: None Abstain: Zach Zannoni.

G. Request for Transfer of Funds to the Town Attorney Legal Account - \$30,000

RESOLUTION #7446 by: John Santanella, seconded: Cynthia Mangini.

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

FROM: TOWN ATTORNEY

Salaries	10130000-511000	\$30,000.00
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TO: TOWN ATTORNEY

Legal	10130000-533200	\$30,000.00
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I hereby certify that the above-stated funds are available as of March 27, 2026, by John A. Wilcox, Director of Finance.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7446** 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 Regarding Setting Public Hearing for the 2026/2027 Budget

RESOLUTION #7447 by: Cynthia Mangini, seconded: Maya Matthews.

WHEREAS, the Town Council of the Town of Enfield values the opinions and comments of its constituents; and

WHEREAS, in accordance with Chapter VI, Section 4, of the Enfield Town Charter, any elector or taxpayer may have an opportunity to be heard regarding appropriations for the ensuing fiscal year and for the purpose of being heard on issues of vital community importance and concern; and

WHEREAS, the Town Council shall conduct a public hearing at the Council Chambers, Town Hall, 820 Enfield Street, April 22, 2026 at 7:00 PM.

BE IT RESOLVED, that the order of business of the 2025/2026 budget hearing be arranged as follows:

1. Presentation of the Town Manager's Budget

2. The Superintendent of Schools highlights the Board of Education Budget
3. Comments from members of the public for the first time

BE IT FURTHER RESOLVED, that each speaker be requested to register with the Town Clerk their name and address on the signup sheet provided, and that no speaker be allowed to speak more than five minutes each successive time the speaker's name is called. Additionally, anyone who has not registered with the Town Clerk will be allowed to speak only after those who have registered no longer wish to speak.

AMENDMENT #1 by: Marie Pyznar, seconded: John Santanella to amend the Resolution to correct a clerical error and amend the resolution to say 2026/2027 budget from 2025/2026. Upon a **SHOW OF HANDS** vote, the Chair declared the **AMENDMENT #1** 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.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7447** adopted *as amended*. 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.

15. ITEMS FOR DISCUSSION

None.

16. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

None.

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

None.

18. COUNCILOR COMMUNICATIONS

None.

19. ADJOURNMENT

MOTION by: Aaron Thomas, seconded: Lori Unghire to adjourn.

Upon a **SHOW OF HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 8:17pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council

LEASE AGREEMENT

THIS INDENTURE made this _____ day of May 2026, by and between the **TOWN OF ENFIELD**, a municipal corporation in the County of Hartford, State of Connecticut, hereinafter called the “Lessor” and **COLLINS POWDER HILL FARM, LLC**, of the Town of Enfield, County of Hartford and State of Connecticut, hereinafter called the “Lessee”.

WITNESSETH:

1. **LEASED PREMISES**. In consideration of the rents hereinafter reserved and all terms, conditions, covenants and agreements hereinafter contained, the Lessor hereby leases and demises to the Lessee, and the Lessee hereby hires, leases and takes from the Lessor unimproved real estate consisting of 11+/- acres located on Town Farm Road, Enfield, Connecticut, said demised premises being those farmed by the Lessee in recent years and part of a 173+/- acre Town parcel more particularly described in Exhibit A, attached hereto, and shown on a certain plan on file with the Town Clerk’s office, in Book of Maps Volume 226, Pages 3321-3324.

2. **USE**. Although the Lessor makes no representations or warranties as to the suitability of the premises for farming and agricultural activities, or for the growing of crops, the Lessor allows the Leased premises to be so used by the Lessee. Should the premises not be suitable for the intended purpose, the Lessee’s remedy is limited to return of the Rent. Aerial spraying of any kind is expressly prohibited.

3. **TERM**. The term of this Lease commenced retroactively as of April 1, 2026 and shall terminate on October 31, 2026.

4. **RENT**. The Lessee shall pay the Lessor \$100 per acre, for a total rental of \$1,100, which amount is due and payable in full, without necessity of demand, upon the signing of this lease.

5. TAXES ON LESSEE'S PROPERTY. Lessee shall be solely responsible for and agrees to pay, prior to delinquency, any and all taxes, assessments, levies, fees or other governmental charges of whatever kind or nature levied or assessed upon, against or with respect to all equipment and other personal property of any kind owned by Lessee or placed, installed or located in, upon or about the Premises.

6. COMPLIANCE WITH LAW. Lessee shall, at its cost, promptly observe and comply with all provisions of the law including, without limitation, all requirements of all governmental authorities, now or hereafter in force which pertain to or affect the Premises, the Lessee's use of the Premises, the conduct of any business on the Premises, or the making of any repairs, alterations, or improvements of or to the Premises.

7. LIABILITY INSURANCE. The Lessee will provide and keep in force, for the benefit of the Lessor, general accident and public liability insurance policies, protecting Lessor against any and all Liability occasioned by accident or disaster in the amount of \$1,000,000.00 in respect to any one accident or disaster, and \$1,000,000.00 in respect to injuries to any one person, \$1,000,000.00 property damage, and said liability policies shall cover the demised premises. Lessor shall be named as an additional insured on the liability policy. A liability policy covering the Lessor and Lessee, as their interests may appear shall be deemed in compliance with the provisions of this covenant. Lessee shall deposit with Lessor certificates of such insurance at or prior to the execution of this Lease and thereafter within ten (10) days prior to the expiration of such policies. Such policies shall provide that they may not be canceled without at least ten (10) days prior written notice to Lessor.

In the event that Lessee shall fail to deliver to Lessor certificates of such insurance, Lessor may cause such insurance to be issued and bills for the premiums therefor shall be rendered by Lessor to Lessee at such times as Lessor may elect, and shall be due from and payable to Lessee when rendered and the amount thereof shall be deemed to be, and paid as, additional rental.

8. INDEMNIFICATION. The Lessee shall at all times defend, indemnify and hold harmless the Lessor and its employees, officers, agents and servants, on account of any and all claims, damages, losses, litigation, expenses, counsel fees, and compensation arising out of injuries (including death) sustained by, or alleged to have been sustained by the employees or agents of the Lessor or Lessee, and from injuries (including death) sustained by, or alleged to have been sustained by the public, any or all persons on the demised premises, or by any person or property, real or personal (including property of the Lessor), caused in whole or in part by the acts or omissions of the Lessee, its employees or agents.

9. ASSIGNMENT. Lessee may not assign this Lease or sublease the demised premises without prior written consent of the Lessor.

10. DEFAULT. (a) If Lessee defaults in compliance with any term or covenant on its part herein contained to be performed, Lessor shall give Lessee fifteen (15) days written notice to cure said default, except, if the default relates to rent or other monetary obligations, Lessee shall be in default if the rent or other monetary obligation is not paid within ten (10) days after the same is due and payable.

(b) If such default, other than rent or other monetary obligation, cannot be reasonably remedied prior to such date, and the Lessee is engaged in good faith in curing such default, or, prior to the expiration date of the notice, has given Lessor adequate security of the remedy thereof, then this letting and Lessee's rights hereunder shall continue in full force.

(c) If any such default is not cured within the time limitations above provided and prior to the termination date hereinafter set forth, the Lessor shall have the right to terminate this Lease upon ten (10) days-notice to the Lessee if the default is still not cured within said period, and for such purposes may institute appropriate summary proceedings to enforce the payment of any obligation and the performance of any covenant to recover possession and to terminate this Lease, and after such termination may re-rent, reserving all rights against the Lessee for all loss of rent caused by lessee's breach of this Lease, plus all reasonable attorney's fees.

11. WAIVER OF REQUIREMENTS. No requirement whatsoever of this letting shall be deemed waived or varied, nor shall Lessor's acceptance of any payment with knowledge of any default or Lessor's failure to delay to take advantage of any default, constitute a waiver of Lessor's rights thereby nor of any subsequent or continued breach of any requirement of this letting. All remedies herein provided for shall be in addition to, and not in substitution for, any remedies otherwise available to Lessor.

12. NOTICES. All notices to be given under this letting shall be in writing and shall be either served or sent by certified or registered mail to the address of the parties below specified. Lessee's address for notices shall be John M. Collins, 9 Powder Hill Road, Enfield, CT 06082 or such other address as Lessee may designate from time to time. Lessor's address for notices shall be Town Manager, Enfield Town Hall, 820 Enfield Street, Enfield, CT, or such other address as Lessor may designate from time to time.

13. PEACEFUL ENJOYMENT. Lessor covenants and agrees that upon Lessee's paying rent and performing all the covenants and conditions aforesaid on Lessee's part to be observed and performed, Lessee shall and may peacefully and quietly have, hold and enjoy the premises hereby demised for the term aforesaid, subject however, to the terms of this Lease.

14. CONSTRUCTION OF LEASE. Words of any gender used on this Lease shall be held to include any other gender, and words in the singular number shall be held to include the plural, when the sense requires. Wherever used herein, the words "Lessor" and "Lessee" shall be deemed to include the heirs, personal representatives and successors of the parties, unless the context excludes such construction.

15. PARAGRAPH CAPTIONS. The paragraph captions as to contents of the particular paragraph herein are inserted only for convenience, and are in no way construed as part of this Lease or as a limitation on the scope of the particular paragraphs to which they refer.

16. BINDING UPON SUCCESSORS. All the provisions herein contained shall bind and inure to the benefit of the parties hereto, their heirs, successors, assigns and personal representatives.

17. PARTIAL INVALIDITY. If any term, covenant or condition of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstance other than those as to which it is held invalid or unenforceable, shall not be affected thereby. Each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

Town of Enfield

Collins Powder Hill Farm, LLC

By: _____
Matthew W. Coppler
Town Manager

John M. Collins
Member

Date: _____

Date: _____

Exhibit A

Description of Premises

3323

VOL. 226
PG. 3323

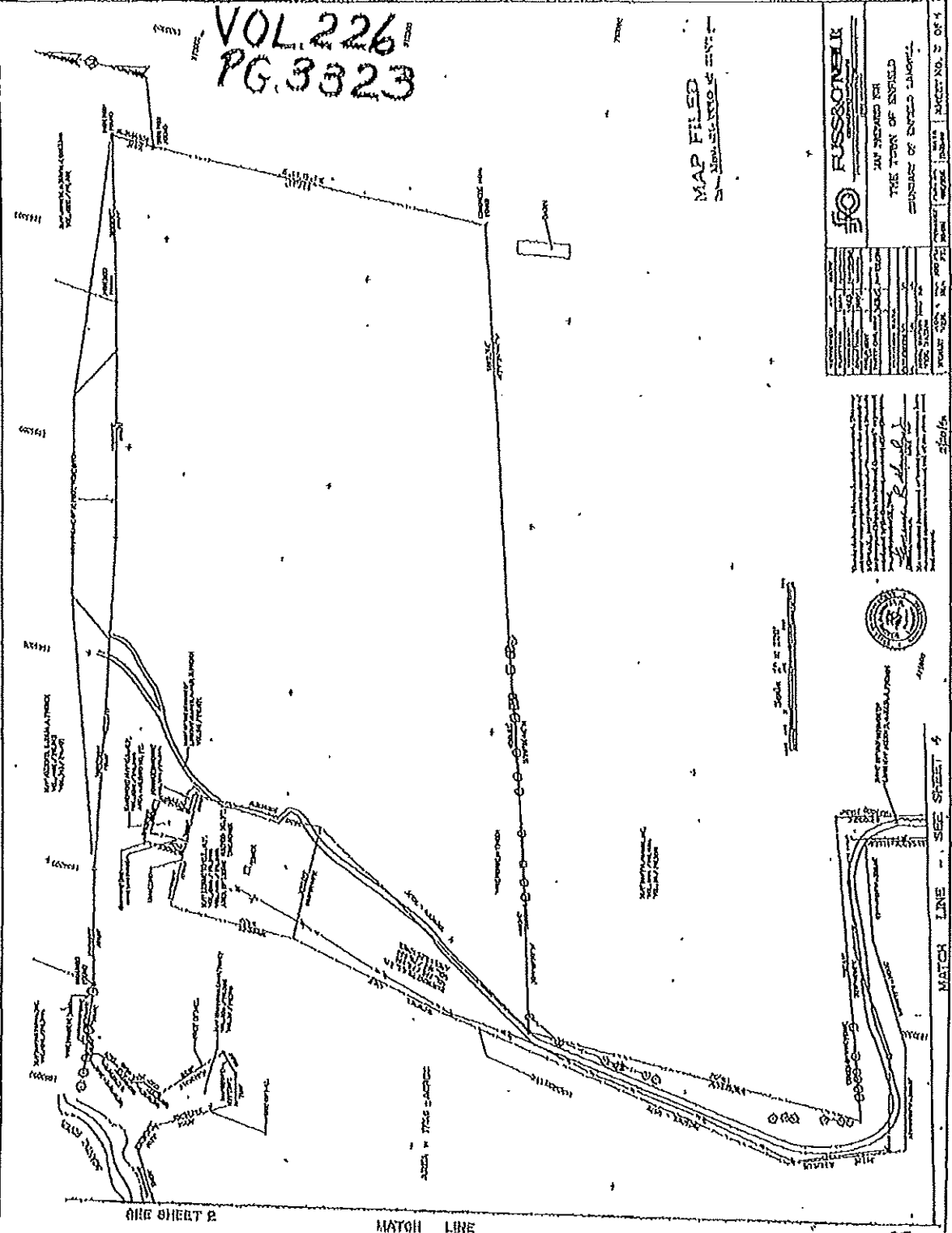
MAP FILED
IN
RECORDS

FUSSELL	
JAN 1960 FOR	
THE TOWN OF NEWFIELD	
COUNTY OF ENFIELD, MAINE	
DATE	1960
BY	JOHN F. FUSSELL
SCALE	1" = 100'
SHEET NO. 2 OF 4	

2/20/60
John F. Fussell
Surveyor



MATCH LINE - SEE SHEET 4



AIR SHEET 2

MATCH LINE

VOL. 226
PG. 3323

Legal Fees FY 2026

YEAR	POST DATE	PURCHASE ORDER	AMOUNT	CHECK NO	VDR NAME/ITEM DESC	COMMENTS
2026	12/15/2025	11300017	\$ 1,695.00	703408	FALLON LAW OFFICE LLC	LEGAL SERVICES - SALE OF 5 TAYLOR ROAD
			\$ 1,695.00			
2026	09/15/2025	11300006	\$ 350.00	19774	GREENE LAW PC	LEGAL SERVICES - FORECLOSURE
2026	10/20/2025	11300010	\$ 350.00	702296	GREENE LAW PC	LEGAL SERVICES - FORECLOSURE
2026	01/12/2026	11300020	\$ 8,555.00	703800	GREENE LAW PC	LEGAL SERVICES - FORECLOSURE
2026	01/20/2026	11300025	\$ 80.00	703958	GREENE LAW PC	LEGAL SERVICES - FORECLOSURE
2026	01/20/2026	11300026	\$ 350.00	703958	GREENE LAW PC	LEGAL SERVICES - FORECLOSURE
2026	02/09/2026	11300030	\$ 2,795.00	704356	GREENE LAW PC	LEGAL SERVICES - COLLECTIONS
2026	03/10/2026	11300034	\$ 350.00	704870	GREENE LAW PC	LEGAL SERVICES - FORECLOSURE
2026	03/10/2026	11300035	\$ 318.75	704870	GREENE LAW PC	LEGAL SERVICES - COLLECTIONS
			\$ 13,148.75			
2026	01/20/2026	11300024	\$ 1,500.00	703970	LINDA J. YEIMINI	LEGAL SERVICES - MEDIATION
			\$ 1,500.00			
2026	03/23/2026	11300037	\$ 3,294.00	0	ROSE KALLOR, LLP	LEGAL SERVICES - TOWN ATTORNEY
			\$ 3,294.00			
2026	10/20/2025	11300009	\$ 258.00	19976	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LABOR
2026	11/24/2025	11300014	\$ 2,509.00	20155	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LABOR
2026	11/24/2025	11300014	\$ 1,770.97	20155	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LIQUORE
2026	12/15/2025	11300016	\$ 11,821.80	20254	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LIQUORE
2026	12/15/2025	11300016	\$ 8,202.50	20254	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LIQUORE
2026	01/12/2026	11300019	\$ 2,938.87	20438	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LIQUORE
2026	01/12/2026	11300022	\$ 7,052.45	20438	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LIQUORE
2026	01/20/2026	11300023	\$ 129.00	20476	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LABOR
2026	02/09/2026	11300028	\$ 86.00	20579	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LABOR
2026	02/17/2026	11300031	\$ 2,623.00	20621	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LABOR
2026	02/17/2026	11300032	\$ 1,149.20	20621	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LIQUORE
2026	03/23/2026	11300036	\$ 5,272.12	0	SHIPMAN & GOODWIN LLP	LEGAL SERVICES - LIQUORE
			\$ 43,812.91			
2026	08/05/2025	11300001	\$ 5,416.67	701027	TYLER & TYLER LLC	TOWN ATTORNEY RETAINER - JUL
2026	09/10/2025	11300001	\$ 5,416.67	701616	TYLER & TYLER LLC	TOWN ATTORNEY RETAINER - AUG
2026	10/07/2025	11300001	\$ 5,416.67	702086	TYLER & TYLER LLC	TOWN ATTORNEY RETAINER - SEPT
2026	11/10/2025	11300001	\$ 5,416.67	702771	TYLER & TYLER LLC	TOWN ATTORNEY RETAINER - OCT
2026	12/09/2025	11300001	\$ 5,416.67	703317	TYLER & TYLER LLC	TOWN ATTORNEY RETAINER - NOV
2026	01/12/2026	11300001	\$ 5,416.67	703867	TYLER & TYLER LLC	TOWN ATTORNEY RETAINER - DEC
2026	02/09/2026	11300029	\$ 5,416.67	704396	TYLER & TYLER LLC	TOWN ATTORNEY RETAINER - JAN
			\$ 37,916.69			
			\$ 101,367.35			