

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, JANUARY 4, 2021**

A Regular Meeting of the Enfield Town Council was called to order by Chairman Ludwick on Monday, January 4, 2021. The meeting was called to order at 7:16 p.m.

PRAYER – The prayer was given by Councilor Cressotti.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Bosco, Cekala, Cressotti, Hemmeler, Ludwick, Mangini, Muller, Riley, Sferrazza, Szewczak and Unghire. Also present were Assistant Town Manager, Kasia Purciello; Suzanne Olechnicki; Town Attorney, James Tallberg

FIRE EVACUATION ANNOUNCEMENT

Chairman Ludwick made the fire evacuation announcement.

MINUTES OF PRECEDING MEETINGS

MOTION #5642 by Councilor Mangini, seconded by Councilor Muller to accept the minutes of the December 21, 2020 Special Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5642** adopted 10-0-1, with Councilor Cressotti abstaining.

MOTION #5643 by Councilor Riley, seconded by Councilor Muller to accept the minutes of the December 21, 2020 Regular Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5643** adopted 10-0-1, with Councilor Cressotti abstaining.

SPECIAL GUESTS

There were no special guests this evening.

PUBLIC COMMUNICATIONS & PETITIONS

There were no comments from the public.

COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Mangini wished everyone a healthy, safe, and prosperous new year. She requested if Patrice Sulik, the Director of the Health Department, could come to a future meeting to share where Enfield is with the COVID situation, and how the State is administering the vaccinations. She thanked Connecticut's Governor and Town staff for doing a superb job in keeping workers safe and helping them work with the rules and regulations.

Councilor Szewczak stated the railroad tracks that run through Abbe Road and Hazard Avenue showed no activity for a long time, but now there is activity in that area. She noted the road was bad before, and its horrendous right now. She stated it's really bad where Abbe meets Broadbrook Road.

MOTION #5644 by Councilor Szewczak, seconded by Councilor Muller to suspend the rules to address under Miscellaneous this evening Items 14 F, G, H, and I.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5644** adopted 11-0-0.

TOWN MANAGER REPORT AND COMMUNICATIONS

Mr. Bromson stated they will extend the invitation to Patrice Sulik, Director of North Central District Health Department. He noted she is extremely busy and overwhelmed at this juncture planning for vaccinations. He stated the Town has been in constant touch with her for updates and Town staff and the Mayor participate on a call with her every Thursday morning. He noted depending on her schedule, they will see if they can get Ms. Sulik to attend one of the upcoming meetings.

Mr. Bromson stated Suzanne Olechnicki retired on December 31st. He noted Suzanne started with the Town in 1977 as a part-time clerk typist, and she was appointed Town Clerk on April 25, 1988, and she's been with the Town over 40 years. He noted this is a testament to her commitment and dedication to her hometown where she lives and raised her family. He explained with Suzanne's assistance, they have interviewed for a new Town Clerk and made a job offer, but it's not going to occur until February. He noted they asked Suzanne to do the next two Council meetings in January, and true to her form and her kind spirit, she agreed to do it. He stated he has known Suzanne all the years he's been with the Town, and she is so highly respected and beloved, not only by all the directors and employees, but residents as well. He noted he gets many compliments about Suzanne and her staff. He stated she never raises her voice or loses her cool and helps people in stressful situations. He noted it's not realized across the board how many lives the Town Clerk affects, from recording documents, real estate closings, etc., and keeping all that going during COVID when people had to be accommodated to record things. He stated one of the most difficult, but high points of her career was doing the absentee ballots and the remote voting in the last presidential election, which was a huge undertaking. He pointed out she did it flawlessly and in good cheer. He stated no one deserves a healthy and long retirement more than Suzanne, so he would like to recognize her this evening. He noted on behalf of the Council and a grateful town, a print will be presented to Suzanne tomorrow, and hopefully she will hang it in her home here in

Enfield and look fondly on her years in Enfield as we think of her and remember her with great love and affection. Mr. Bromson thanked Suzanne for all her selfless efforts as Town Clerk, her patience, her kindness, and wished her God's blessing for a healthy, wonderful retirement.

Ms. Olechnicki stated she couldn't have had a better experience than the years she's worked for Enfield. She noted it's been wonderful knowing everyone and meeting every Council member. She stated it has proven to her how important the Town is to everyone over the years. She expressed her appreciation for the great people who work in administration. She noted she will miss everyone, but looks forward to being home as well.

Chairman Ludwick stated the print being given to Suzanne is their last water-color photo and it couldn't have been given to a more appropriate individual. He noted it's a beautiful photo, and Suzanne obviously earned it.

Mr. Bromson stated they concluded the indoor farmers' market last Sunday, and it was a remarkable success. He noted they started with the farmers' market last July with about 20 vendors, and by the end they had over 80 vendors. He noted they started at the Square for the indoor farmers' market. He thanked the mall owners for allowing and supporting this. He thanked Connie Provencher for her ingenuity and dedication and Connie's assistant, Danielle, and Kasia Purciello. He stated they will come back bigger, better, and stronger in the summer of 2021 on the Town Green and hopefully expand it a little further. He thanked everyone who came and supported it.

Councilor Unghire expressed appreciation for allowing the farmers' market to move indoors. She thanked the mall owners for letting this happen. She noted Connie Provencher worked very hard with everyone. She stated she exhibited there herself.

TOWN ATTORNEY REPORT AND COMMUNICATIONS

Attorney Tallberg reported they had two emergency status conferences with Judge Berger about the emergency request for a temporary injunction that he referenced at the last Council meeting concerning a property at 117 North Maple Street. He noted it looks like they are very close to having a resolution of at least the injunctive part of that case, so they will be back with the judge later this week and perhaps at some point in the near future he can brief the Council in Executive Session.

REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Muller stated he spoke to Patrice Sulik late today and noted there's a special program called, "Be Safe" that everyone is provided after they've been vaccinated. He noted it actively tracks people for a week in order to provide information to the manufacturer. He stated if anyone reports an adverse side effect to Patrice, she has a form that they're required to submit and fill out, and this would be for any vaccine that a person gets. He noted they've done approximately 110 vaccines so far. He stated as to how much of the vaccine is available and who is in the next group or groups to receive it, is decided at the State level. He noted the estimate for starting the next phase of eligible people is anywhere between January and May. He stated there are many partners

engaged in the vaccination process, and Ms. Sulik's staff is ready to scale up or down and pivot relatively quickly to serve the community.

Chairman Ludwick stated Councilors Mangini and Muller are representatives to the North Central Health District, and questions can be submitted to them.

Councilor Szewczak stated Facilities had a presentation by Green Bank and the Clean Energy Subcommittee has been meeting. She noted they are going to bring three properties to Facilities with their blessings to have Green Bank look at them, and this is for solar, and there would be no cost to the Town and no work for Town staff. She stated they will look at vestibules and windows for the schools.

She stated West Hartford's middle school is saving a quarter million dollars as a result of their solar system.

Councilor Bosco stated DPW is having a meeting regarding trash, and anyone with questions can contact him.

OLD BUSINESS

All Old Business items remained tabled.

NEW BUSINESS

APPOINTMENTS (TOWN COUNCIL)

NOMINATION #5645 by Councilor Mangini to reappoint Judy Kilty (D) to the Commission on Aging for a term which expires 1/1/24.

MOTION #5646 by Councilor Cekala, seconded by Councilor Muller to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5646** adopted 11-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Judy Kilty reappointed to the Commission on Aging by an 11-0-0 vote.

All other New Business items remained on the agenda.

ITEMS FOR DISCUSSION

Items F through I remained on the agenda.

MISCELLANEOUS

RESOLUTION #5647 by Councilor Muller, seconded by Councilor Mangini.

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

GENERAL FUND

FROM:

TO:

General Fund Revenue-Appropriated Fund Balance	General Fund-Unallocated-Transfers to
Capital	
10040000-499000	10800092-593010
\$235,550	\$235,550

GRANT FUNDED PROJECTS

FROM:

TO:

Revenue Grant Funded Project-	Grant-Eli Whitney-Sch Roof-Construction
Barnard School roof	Services
31104000-460988	31108747-54500
\$437,450	\$421,000
Revenue Grant Funded Projects-General Fund	Grant-Eli Whitney-Sch Roof-
31104000-488001	Architect Services
\$235,550	31108747-533910
	\$180,000
	Grant-Eli Whitney-Sch Roof-
	Other Profess
	31108747-533900
	\$ 72,000

CERTIFICATION:

I hereby certify that the above-stated funds are available as of December 28, 2020.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5647** adopted 11-0-0.

RESOLUTION #5648 by Councilor Szewczak, seconded by Councilor Mangini.

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

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

GENERAL FUND

FROM:

General Fund Revenue –
Appropriated Fund Balance Capital
10040000-499000 \$235,550

TO:

General Fund-Unallocated-
Transfers to
10800092-593010 \$235,550

GRANT FUNDED PROJECTS

FROM:

Revenue Grant Funded Projects –
Hazardville Mem
31104000-460988 \$437,450

TO:

Grant-Hazardville Mem-Sch Roof-
Construction Serv
31108747-545000 \$466,000

Revenue Grant Funded Projects-
General Fund Transfers In
31104000-4880001 \$235,550

Grant-Hazardville Mem-Sch-
Architect Srvcs
31108747-533910 \$148,000

Grant-Hazardville Mem-Sch-
Other Prof
31108747-533900 \$59,000

CERTIFICATION:

I hereby certify that the above-stated funds are available as of December 28, 2020.

/s/ John Wilcox, Director of Finance

Councilor Szewczak stated that is the referendum limit, and it's hoped the Eli Whitney roof can be done in two phases.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5648** adopted 11-0-0.

RESOLUTION #5649 by Councilor Muller, seconded by Councilor Mangini.

RESOLVED, that the Enfield Town Council does hereby authorize the Town Attorney, James N. Tallberg, or his designee, to settle the outstanding tax assessment appeal in the following action: HUNTINGTON CHASE DEVELOPMENT, LLC V. TOWN OF ENFIELD, Docket Number HHB-CV-20-6061046 S, the fair market value of the property known as 160 Hazard Avenue to be \$4,850,000.

Attorney Tallberg stated this is a negotiated resolution through Council of a pending tax appeal, which was brought against the Town and filed in the Superior Court. He noted the resolution was negotiated by Assistant Town Attorney Mark Cerrato with the Town's Tax Assessor. He stated for the reasons discussed in Executive Session at the last meeting, they fully endorse and recommend approval of this resolution.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5649** adopted 11-0-0.

RESOLUTION #5650 by Councilor Muller, seconded by Councilor Riley.

WHEREAS, the impact of the pandemic has left some working families negatively impacted financially; and

WHEREAS, the Alpha Delta Kappa Teacher Sorority has identified this population as one to which they would like to make donations to assist with procurement for heating fuel and gas during the cold weather season this year; and

WHEREAS, any unspent donations are to be used in the cold weather season next year for impacted working families.

RESOLVED, that the Town Manager or his designee, is authorized to establish the revenue account 22046140-417050 for the Alpha Delta Kappa Teacher Sorority donations to be used to procure heating fuel and gas for eligible working families negatively impacted by the pandemic.

Ms. Purciello explained the donation will likely be between \$300 to \$1,500, will be administered by Social Services, and it will be on a first come/first serve basis.

Councilor Riley stated Alpha Delta Kappa is a great organization. She questioned whether the account that's being established will allow normal citizens to donate funds into that account. Chairman Ludwick stated he would like that verified.

Chairman Ludwick thanked the Alpha Delta Kappa Teacher Sorority for doing this. He questioned the possibility of expanding such a program. He noted there's a definite need in Enfield. Ms. Purciello indicated she will look into this.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5650** adopted 11-0-0.

PUBLIC COMMUNICATIONS

There were no comments from the public.

COUNCILOR COMMUNICATIONS

Councilor Mangini wished Suzanne Olechnicki a happy and healthy retirement. She noted it's been a pleasure knowing her all these years. She stated Suzanne has done a super job for Enfield, and she wished her God's blessings.

Councilor Muller congratulated Ms. Olechnicki on her retirement. He noted it's been an honor to know her, and he thanked her for all she's done to keep the Council going.

Councilor Szewczak wished Ms. Olechnicki a happy retirement.

Councilor Szewczak questioned when they will be having their next WPCA meeting. Mr. Bromson stated they will look into scheduling that meeting.

Councilor Hemmeler congratulated Ms. Olechnicki on her retirement and noted the Town Hall won't be the same without her.

Councilor Unghire stated it was a pleasure working with Ms. Olechnicki, and she will miss her. She wished her the best on her retirement.

Councilor Cressotti congratulated Ms. Olechnicki on her retirement. He stated he definitely appreciated all of her hard work throughout the years, as well as her dedication to the Town of Enfield. He wished her the best on her retirement.

Councilor Sferrazza wished Ms. Olechnicki success and good health. He noted in all the years he worked for the Town, she was always there for him and his department. He wished her God's blessings and good health.

Councilor Bosco stated Ms. Olechnicki has always been great, and she always treated everyone with respect. He stated she helped make the Town where it is.

Chairman Ludwick stated there's no doubt that Ms. Olechnicki could be one of the most respected individuals in this town.

Chairman Ludwick stated the agendas have been small lately because of all the work done from August to November. He noted no one has slowed down at all. He pointed out they had huge agendas since August and September, and the good news is they're a little ahead of the game, even with this pandemic. He expressed his appreciation to the Town Council and Town staff.

Mr. Bromson thanked Paul Russell, the Chief Technology Officer, and Alex Giner for their work in arranging these virtual meetings.

ADJOURNMENT

MOTION #5651 by Councilor Muller, seconded by Councilor Sferrazza to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5651** adopted 11-0-0, and the meeting stood adjourned at 7:55 p.m.

Respectfully submitted,

Kenzy Lee
Acting Town Clerk
Clerk of the Council

Jeannette Lamontagne
Secretary to the Council



TOWN OF ENFIELD

December 28, 2020

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Request for Transfer of Funds to Replace a Portion of the Eli Whitney School Roof \$235,550

Councilors:

Highlights:

- The Enfield Facilities Committee has determined that it is necessary to replace the roof on the Eli Whitney School.
- This transfer will fund the project up to the referendum limit for FY21.
- Architectural Services are estimated at 10% of the total estimated project cost.
- Owners representative services are estimated at 4% of the total estimated project cost and are budgeted in the Other Professional Services account.
- This transfer assumes that the project will be approved and partially funded by the State of Connecticut.
- The school reimbursement percentage for FY21 per the Department of Administrative Services is 70% for the Town of Enfield. I used 65% in case of disallowed costs.
- Resolution No. 5636 passed on December 21, 2020 authorizing expenditures for the Eli Whitney School Roof Replacement Project.

Budget Impact:

This transfer will increase FY21 expenses by \$235,550.

Recommendation:

I recommend that the Town Council approve the attached resolution.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "John A. Wilcox".

John A. Wilcox
Finance Director

Attachments:

1. Resolution

Appended to minutes of
January 4, 2021 Regular
Town Council Meeting
See Page 5

**ENFIELD TOWN COUNCIL
REQUEST FOR TRANSFER OF FUNDS**

RESOLUTION NO. _____

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

GENERAL FUND

FROM:

10040000-499000 \$235,550
General Fund Revenue – Appropriated Fund Balance
Capital

TO:

10800092-593010 \$235,550
General Fund - Unallocated-Transfers to

GRANT FUNDED PROJECTS

FROM:

31104000-460988 \$437,450
Revenue Grant Funded Projects –Barnard School Roof

31104000-488001 \$ 235,550
Revenue Grant Funded Projects – General Fund
Transfers In

TO:

31108747-545000 \$421,000
Grant-Eli Whitney-Sch Roof – Construction
Services

31108747-533910 \$180,000
Grant-Eli Whitney-Sch Roof-Architect Svcs

31108747-533900 \$ 72,000
Grant-Eli Whitney-Sch Roof-Other Profess

CERTIFICATION: I hereby certify that the above-stated funds are available as of December 28, 2020.


John A. Wilcox, Director of Finance

APPROVED BY: _____



Town Manager

Date: 12-31-2020

Appended to minutes of
January 4, 2021 Regular
Town Council Meeting
See Page 6



TOWN OF ENFIELD

December 28, 2020

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Request for Transfer of Funds to Replace a Portion of the Hazardville Memorial School Roof \$235,550

Councilors:

Highlights:

- The Enfield Facilities Committee has determined that it is necessary to replace the roof on the Hazardville Memorial School.
- This transfer will fund the project up to the referendum limit for FY21.
- Architectural Services are estimated at 10% of the total estimated project cost.
- Owners representative services are estimated at 4% of the total estimated project cost and are budgeted in the Other Professional Services account.
- This transfer assumes that the project will be approved and partially funded by the State of Connecticut.
- The school reimbursement percentage for FY21 per the Department of Administrative Services is 70% for the Town of Enfield. I used 65% in case of disallowed costs.
- The resolution number 5632 passed on December 21, 2020 authorizing expenditures for the Hazardville Memorial School Roof Replacement Project

Budget Impact:

This transfer will increase FY21 expenses by \$235,550.

Recommendation:

I recommend that the Town Council approve the attached resolution.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "John A. Wilcox".

John A. Wilcox
Finance Director

Attachments:

1. Resolution

Appended to minutes of
January 4, 2021 Regular
Town Council Meeting
See Page 6

ENFIELD TOWN COUNCIL
REQUEST FOR TRANSFER OF FUNDS

RESOLUTION NO. _____

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

GENERAL FUND

FROM:

10040000-499000 \$235,550
General Fund Revenue – Appropriated Fund Balance
Capital

TO:

10800092-593010 \$235,550
General Fund - Unallocated-Transfers to

GRANT FUNDED PROJECTS

FROM:

31104000-460987 \$437,450
Revenue Grant Funded Projects –Hazardville Mem

31104000-488001 \$ 235,550
Revenue Grant Funded Projects – General Fund
Transfers In

TO:

31108746-545000 \$466,000
Grant-Hazardville Mem-Sch Roof –
Construction Services

31108746-533910 \$148,000
Grant-Hazardville Mem-Sch-Architect Srvcs

31108746-533900 \$ 59,000
Grant-Hazardville Mem-Sch-Other Prof

CERTIFICATION: I hereby certify that the above-stated funds are available as of December 28, 2020.


John A. Wilcox, Director of Finance

APPROVED BY: 

Town Manager

Date: 12-31-2020

Appended to minutes of
January 4, 2021 Regular
Town Council Meeting
See Page 6



TOWN OF ENFIELD

December 22, 2020

Honorable Members
Enfield Town Council
Enfield, Connecticut

Subject: Resolution to Settle Pending Property Tax Appeal
Huntington Chase Development, LLC v. Town of Enfield

Councilors:

Highlights:

- Huntington Chase Development, LLC is the owner of 160 Hazard Avenue.
- Upon completion of construction, the Assessor determined the fair market value of this property to be \$5,542,370.
- Huntington Chase filed an appeal as to the Town's valuation of the property on the Grand List of 2019.
- After a conference call on November 18, 2020 and follow up calls that same day and on November 19, 2020 with Attorney Peter Reynolds and his appraiser it was proposed that the property's fair market value be reduced to \$4,850,000.

Budget Impact:

The proposed settlement will apply to the Grand Lists of 2019 and 2020. The overpayment made on July 1, 2020 will be applied to the January 1, 2021 payment.

Recommendation:

It is recommended that the Town Council approve the attached resolution if it wishes to accept the proposed settlement.

Respectfully Submitted,

Mark J. Cerrato
Assistant Town Attorney

Attachments:

1. Resolution.

Appended to minutes of
January 4, 2021 Regular
Town Council Meeting
See Page 6

ENFIELD TOWN COUNCIL

RESOLUTION NO. ____

RESOLUTION TO SETTLE PENDING PROPERTY TAX APPEAL

RESOLVED, that the Enfield Town Council does hereby authorize the Town Attorney, James N. Tallberg, or his designee, to settle the outstanding tax assessment appeal in the following action:
HUNTINGTON CHASE DEVELOPMENT, LLC V. TOWN OF ENFIELD, Docket Number HHB-CV-20-6061046 S, the fair market value of the property known as 160 Hazard Avenue to be \$4,850,000.

Prepared by: Office to the Town Attorney

Date Prepared: December 22, 2020



TOWN OF ENFIELD

January 4, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Authorizing Social Services to Establish a Revenue Account and to Utilize Funds for the Procurement of Heating Fuel and Gas for Eligible Families

Councilors:

Highlights:

- The Department of Social Services has received a request from Alpha Delta Kappa Teacher Sorority to donate funds to the Town of Enfield for heating fuel and gas needs of eligible families associated with the negative impact of the pandemic.
- Donations accrued in this account will be used for procuring heating fuel and gas for families who are ineligible for state assistance, and who qualify as Asset Limited Income Constrained Employed (ALICE).
- If that cost is below the total level of funding in the account at the end of the heating season, the remainder of the funds will be used for the same purpose and for the ALICE families next heating season until the funds are exhausted.

Budget Impact:

There is no impact to the town budget.

Recommendation:

That the Town Council approve the attached resolution.

Respectfully Submitted,

Cindy Guerrerri
Director of Social Services

Attachments:

1. Resolution

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

**Resolution Authorizing Social Services to Establish a Revenue Account
and to Utilize Funds for the Procurement of Heating Fuel and Gas for
Eligible Families**

WHEREAS, the impact of the pandemic has left some working families negatively impacted financially; and

WHEREAS, the Alpha Delta Kappa Teacher Sorority has identified this population as one to which they would like to make donations to assist with procurement for heating fuel and gas during the cold weather season this year; and

WHEREAS, any unspent donations are to be used in the cold weather season next year for impacted working families.

RESOLVED, that the Town Manager or his designee, is authorized to establish the revenue account 22046140 417050 for the Alpha Delta Kappa Teacher Sorority donations to be used to procure heating fuel and gas for eligible working families negatively impacted by the pandemic.

Submitted by: Cindy Guerreri, Director of Social Services
Date: December 28, 2020