



**AGENDA
ENFIELD TOWN COUNCIL
REGULAR MEETING**

**Tuesday, February 16, 2021
7:00 PM - Council Chambers**

<https://youtu.be/TWYBNW8yOCQ>

1. PRAYER – Mike Ludwick
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL.
4. FIRE EVACUATION ANNOUNCEMENT.
5. MINUTES OF PRECEDING MEETINGS.
 - Special Meeting – January 19, 2021
 - Regular Meeting – January 19, 2021
6. SPECIAL GUESTS.
7. PUBLIC COMMUNICATIONS AND PETITIONS. - Public will enter through Council Chamber doors in front of building.
8. COUNCILOR COMMUNICATIONS AND PETITIONS.
9. TOWN MANAGER REPORT AND COMMUNICATIONS.
10. TOWN ATTORNEY REPORT AND COMMUNICATIONS.
11. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL.
12. OLD BUSINESS.
 - A. Appointment(s) - Town Council Appointed.
 1. **Area 25 Cable Television Advisory Committee**- A Vacancy Exists Due to the Resignation of Stephen Moriarty (U) Expired 6/30/2014. Replacement Would be Until 6/30/2022. (Tabled 09/15/2014)
 2. **Connecticut Water Company Advisory Council Enfield Representatives**- A Vacancy Exist Due to a Resignation (R). Replacement Would be Until 01/01/2022. (Tabled 04/16/2012)

3. **Ethics Commission – Alternate** – A Vacancy Exists Due to the Resignation of Jason Casey (R). Replacement Would be Until 10/31/2021. (Tabled 03/02/2020)
4. **Enfield Beautification Committee** - A Vacancy Exists due to the Resignation of Jacob Nadeau (D). Replacement Would be Until 12/01/2022. (Tabled 10/19/2020)
5. **Ethics Commission** - The Term of Office of Philip Kober (U), Expired 10/31/2020. Reappointment or Replacement Would be Until 05/31/2022. (Tabled 11/09/2020)
6. **Ethics Commission** - The Term of Office of Carl Swenson (R), Expired 10/31/2020. Reappointment or Replacement Would be Until 05/31/2022. (Tabled 11/09/2020)
7. **Hazardville Water Company Advisory Council Enfield Representative** -The Term of Office of Scott Kaupin (R) Expired 01/01/2018. Replacement Would be Until 01/01/2022. (Tabled 01/16/2018)
8. **Hazardville Water Company Advisory Council Enfield Representative** -The Term of Office of Andrew Urbanowicz (U) Expired 01/01/2018. Replacement Would be Until 01/01/2022. (Tabled 01/16/2018)
9. **Historic District Commission - Alternate** - A Vacancy Exists due to the Resignation of Jacob Nadeau (D). Replacement Would be Until 08/21/2021. (Tabled 10/19/2020)
10. **Inland Wetland Watercourse Agency – Alternate**– A Vacancy Exists due to the regular Appointment of Robert Hendrickson (R). Replacement Would be Until 06/30/2021. (Tabled 11/09/2020)
11. **Loan Review Committee (Alternate)** - The Term of Office of Anne Brislin (R), Expires 12/31/2016. Reappointment or Replacement Would be Until 12/31/2020. (Tabled 12/19/2016)
12. **Library Board of Trustees** – The Term of Office of Yvonne Wollenburg (U) Expires 12/31/2020. Reappointment or Replacement Would be Until 12/31/2023. (Tabled 01/04/2021)
13. **Library Board of Trustees** – The Term of Office of Giorgianna Tippo (D) Expires 12/31/2020. Reappointment or Replacement Would be Until 12/31/2023. (Tabled 01/04/2021)
14. **North Central Health Department Board of Directors Enfield Representative** - The Term of Office of Ken Nelson (R), Expired 06/30/2020. Reappointment or Replacement Would be Until 06/30/2023. (Tabled 11/09/2020)
15. **Planning and Zoning Commission - Alternate**– A Vacancy Exists due to the Resignation of Dane Thorogood (R). Replacement Would be Until 12/31/2023. (Tabled 10/19/2020)

- 16. River Valley CT Central Regional Tourism District** –The Term of Office of William Hosley (R), Expired 06/30/2016. Reappointment or Replacement would be Until 06/30/2022. (Tabled 11/21/2016)

B. Appointment(s) - Town Manager Appointed/Council Approved.

- 1. Building Code Appeals Board** – A Vacancy Exist for Contractor (D), Expired 11/01/2004. Replacement Would be Until 11/01/2024. (Tabled 11/25/2004)
- 2. Building Code Appeals Board** - A Vacancy Exists Due to the Resignation of Kenneth J. Bergeron, (D) Chairman, Architect. Replacement Would be Until 11/01/2021. (Tabled 10/16/2006)
- 3. Building Code Appeals Board** - A Vacancy Exists Due to the Resignation of Howard Coro, (D). Replacement Would be Until 11/01/2023. (Tabled 2/04/2013)
- 4. Building Code Appeals Board**- The Term of Office of Gary Sullivan, (R) Engineer Expired on 11/01/2014. Reappointment or Replacement Would be Until 11/01/2024. (Tabled 11/17/2014)
- 5. Building Code Appeals Board** – The Term of Office of William Marr (D), Professional Engineer, Expired 11/01/2016. Reappointment of Replacement Would be Until 11/01/2021. (Tabled 11/21/2016)
- 6. Fair Rent Commission (Landlord)** – The Term of Office of Sam McGill (D) Expired 06/30/2008. Replacement Would be Until 06/30/2022.
- 7. Fair Rent Commission (Tenant)** – A Vacancy Exists Due to Member Kristina Schoen (U), No Longer a Resident. Replacement Would be Until 06/30/2021. (Tabled 06/19/2017)
- 8. Fair Rent Commission** - The Term of Office of Elizabeth Gillen (R), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2022. (Tabled 06/1818)
- 9. Fair Rent Commission** - The Term of Office of William Downs Sr. (U), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2022. (Tabled 06/1818)
- 10. Fair Rent Commission** - The Term of Office of Marlene Cintron-Kakluskas (R), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2022. (Tabled 06/1818)
- 11. Fair Rent Commission** - The Term of Office of Dorian Owens (U), Expires 06/30/2019. Reappointment or Replacement Would be Until 06/30/2021. (Tabled 06/17/2019)
- 12. Fair Rent Commission** - The Term of Office of Dale Shambo (D), Expires 06/30/2019. Reappointment or Replacement Would be Until 06/30/2021. (Tabled 06/17/2019)

13. Housing Code Appeals Board (Alternate) - The Term of Office of Constance P. Harmon (R), Expired on 05/01/2016. Replacement Would be Until 05/01/2021. (Tabled 05/01/2021)

14. Housing Code Appeals Board (Alternate) - The Term of Office of Lawrence P. Tracey, Jr. (R), Insurance, Expired 05/01/2016. Replacement Would be Until 05/01/2021. (Tabled 05/01/2021)

15. Housing Code Appeals Board - The Term of Office of Karen Chadderton (D), Registered Nurse, Expired 05/01/2016. Reappointment or Replacement Would be Until 05/01/2021. (Tabled 05/16/2016)

16. Housing Code Appeals Board- The Term of Office of Paul Censki, Fire Marshal Expired 05/01/2017. Reappointment or Replacement Would be Until 05/01/2022. (Tabled 05/15/2017)

C. Appointment(s) - P & Z Commission Appointed- Council Approved.

D. Discussion/Resolution: MOU with Fire Districts for Collection and Distribution of Taxes. (Tabled 11/16/2020)

E. Discussion/Resolution: Resolution Authorizing the Town Manager to Sign a Real Estate Purchase Contract on Behalf of the Town of Enfield for the Sale of 92 Post Office Road. (Tabled 01/19/2021)

13. NEW BUSINESS.

A. Consent Agenda – Action.

B. Appointment(s)–Town Council Appointed.

C. Appointment(s) – Town Manager Appointed/Council Approved.

D. Appointment(s) - P & Z Commission Appointed- Council Approved.

14. ITEMS FOR DISCUSSION.

A. **Consent Agenda – Review.

B. Appointment(s) – Town Council Appointed.

1. Commission on Aging: A Vacancy Exist Due to the appointment of Marlene Hoginski to a Regular Member. Replacement Would be until 01/01/2024.

2. Inland Wetland Watercourse– A Vacancy Exists Due to the Resignation of Robert Chagnon (R). Replacement Would be Until 06/30/2023.

3. Planning and Zoning Commission – A Vacancy Exists Due to the Resignation of Charles Ladd (D). Replacement Would be Until 12/21/2021.

4. Board of Education- A Vacancy Exists Due to the Resignation of Wendy Costa (R), Replacement Would be Until 11/16/2021.

C. Appointment(s) – Town Manager Appointed/Council Approved.

D. Appointment(s) – P & Z Commission Appointed- Council Approved.

E. **Discussion/Resolution: Request for Transfer of Funds for Community Development \$20,000.

F. **Discussion/Resolution: Request for Transfer of Funds for Development Services Corridor Study \$21,715.

G. **Discussion/Resolution: Resolution Authorizing the Town Manger .to Sign a Real Estate Purchase Contract on Behalf of the Town of Enfield for the Sale of 75 Oliver Road.

H. **Discussion/Resolution: Resolution to Settle Pending Property Tax Appeal Balise Automotive Realty LP v. Town of Enfield.

I. **Discussion/Resolution: Resolution Setting a Public Hearing to Amend Chapter 26, Article 1, Sec 26-35 of the Enfield Town Code, Economic Development Commission Membership.

J. **Discussion/Resolution: Resolution to Authorize the Reduction of Property Maintenance Fines for 19 Welch Drive.

K. **Discussion/Resolution: Resolution Condemning Attack on Capital.

15. MISCELLANEOUS.

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

17. COUNCILOR COMMUNICATIONS.

18. ADJOURNMENT.

*** REMOVE FROM AGENDA**

**** MOVE TO MISCELLANEOUS**

***** WOULD LIKE TO BE CONSIDERED FOR REAPPOINTMENT**

**ENFIELD TOWN COUNCIL
MINUTES OF A SPECIAL MEETING
TUESDAY, JANUARY 19, 2021**

A Special Meeting of the Enfield Town Council was called to order by Chairman Ludwick on Tuesday, January 19, 2021. The meeting was called to order at 5:30 p.m.

ROLL-CALL – Present were Councilors Bosco, Cekala, Cressotti, Hemmeler, Ludwick, Mangini, Muller, Riley, Sferrazza, Szewczak and Unghire. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Suzanne Olechnicki; Town Attorney, James Tallberg; Director of Public Works, Donald Nunes; Director of Finance, John Wilcox; Deputy Director of Economic & Community Development, Nelson Tereso; Chief of Police, Alaric Fox; Director of Development Services, Laurie Whitten

MOTION #5652 by Councilor Mangini seconded by Councilor Muller to go into Executive Session to discuss Real Estate Negotiations and Pending Litigation.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5652** adopted 11-0-0.

EXECUTIVE SESSION

The Executive Session of the Enfield Town Council was called to order by Chairman Ludwick at 5:31 p.m.

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

Chairman Ludwick reconvened the Special Meeting at 6:00 p.m. and stated during Executive Session the Council discussed Real Estate Negotiations and Pending Litigation with no action or votes being taken.

TOWN MANAGER PRESENTATION ON THE STATUS OF ENFIELD TRAIN STATION

Present for this item were Congressman Joe Courtney, Senator John Kissel, State Representative, Tom Arnone and State Representative Carol Hall.

Mr. Bromson stated the Town lobbied the State to change from a \$50 million dollar train station to a platform, something which is more workable and fiscally responsible. He noted this plan would be about half the cost of the initial station and it will accomplish everything and more with all of the amenities that will be explained. He thanked Governor Lamont, who personally endorsed this project. He noted this has been a collaborative partnership, which involved local, state, and

federal employees. He stated they are also working with corporate partners, who want this platform for their employees, so they can commute from Enfield and other places. He noted they are also interested in housing in the area of the train platform.

Mr. Bromson stated Enfield had a train station for about 100 years, and the station was taken down in 1971, and platform service continued until 1986.

Mr. Nunes shared a conceptual design of the train platform and surrounding area. He noted this would be an intermodal system, which offers riders multiple options to use the train. He highlighted some features:

- Abundant parking on the west side of Commerce Street with a total of 107 parking spaces and four van accessible spaces. Town staff will engage Bigelow Commons for additional parking if there is a need.
- There will be walkways from the parking lots to the main walkways heading toward the train platform.
- There will be a bus drop-off area to the south
- The platform, which is located on the east side of the track, will be 200 feet long, be fully accessible, and a canopy will run the entire length.
- A mechanical building will be located somewhere between the parking lot on the west side of Commerce Street and the main walkway.
- The turnaround located at the northerly end of Commerce Street will be able to handle all commercial passenger buses, Magic Carpet buses, school buses, and any other multi-passenger vehicle. Those vehicles will travel on Commerce Street, use the turnaround, and drop off and pick up passengers.
- The intersection of Main Street and Commerce Street will be realigned to the greatest extent possible to make it safer to enter and exit.
- The proposed design includes raising the bridge over Main Street to 13 feet, six inches and by doing so will allow flexibility for expansion on the west side of the tracks across from the casket building to accommodate any commercial vehicles, including buses and tractor trailer trucks.
- A utility building will house all mechanicals required to operate the station and have a weather-proof area for riders to wait for the train. Amenities included will be ATM's, ticket dispensers, lighting, trash receptacles, variable message boards and security cameras.

Mr. Tereso stated the Enfield Train Station will assist in spurring the revitalization of neighborhood properties that are considered by the town as prime locations for economic redevelopment. He noted one of the reasons behind locating the train station to the east side of the Hartford line was to allow for the proposed riverfront development. He stated there are currently some redevelopment locations on the west side of the Hartford line. He noted 33 North River Street is a property the Town acquired in 2017 with the vision of ultimately seeking a private developer to rehabilitate this property. Eversource Energy owns three acres across from 33 North River Street. The Town has completed the necessary environmental investigation of this property and is working on acquiring this property from Eversource this year. Adjacent to the Eversource property is a 3.24-acre privately-owned parcel.

Mr. Tereso stated the Town is currently working with the Connecticut Department of Transportation on the reconstruction of the South River Street Bridge. He provided illustrative slides of the proposed reconstructed bridge. He noted the proposed bridge design will provide residents with a safer, wider, and more pedestrian-friendly bridge. He stated the existing bridge is 22 feet wide and does not have a sidewalk.

He provided a slide of 33 North River Street along with a rendering for its potential future rehabilitation and re-use. He noted his office has been working with the State Historic Preservation Office to get this property nominated on the National Register of Historic Places due to this property's historic architectural significance. He noted getting this property on this register provides developers opportunities to pursue federal preservation grants for the actual rehabilitation as well as a federal tax break. He stated the Town has evaluated redevelopment options and based on that assessment, this property could consist of mixed uses, i.e., office space, retail, restaurant and residential. He noted based on this plan, the Thompsonville District zoning regulations would require approximately 60 parking spaces to support this type of development. He pointed out the developers who looked at this property all had the same concern about the lack of parking available. He noted by acquiring the Eversource properties, the Town will not only have additional room for assets, but also provide necessary parking to support 33 North River Street development. He noted a rendering shows approximately 50 parking spaces and a bus drop-off area.

Mr. Tereso showed a rendering of a riverfront housing development along the Connecticut River. He noted this involves a 3.24-acre former industrial property that was previously used for a power plant for the former Bigelow Carpet Company manufacturing facility. He stated this site remained since the 1970's and is ripe for redevelopment opportunities. He noted the Levitz family, who is the current owner, is actively seeking the redevelopment of this property.

He stated Bigelow Commons is home to over 700 residents, who would benefit greatly from having a train stop nearby.

Ms. Whitten stated Enfield's population is approximately 44,400, and of that 20,600 were employed in 2020 per the Department of Labor statistics. She noted of that figure, 3,900 were employed within Enfield, 6,700 commuted out of town, 1,600 commuted to Hartford, 1,400 commuted to Windsor and just over 1,000 commuted to Springfield, Massachusetts. She noted only 167 of those commuters use public transportation and the rest drive to work.

She stated by 2030, it is estimated that 1.15 million car trips will have been eliminated annually in the 52-mile train corridor because of the trains.

Ms. Whitten stated the Enfield station is not just a stop, but a hub from Connecticut, Boston, New York, and the Northeast corridor. She noted they will be promoting multi-modal opportunities with trains, planes, automobiles and pedestrian ways. She stated ultimately, people will be able to take the train to the plane when access to Bradley International Airport is finalized.

Ms. Purciello stated the Town has been in touch with the Build America Bureau, which has a particular loan that helps finance transit-oriented projects within walking distance of a train station.

She noted before this plan, the Town could not qualify for any of this very attractive financing. She then spoke about the Higgins Park, which will be behind the Town Hall, and it is envisioned there will be walking paths, a playground, band shell, lawn seating and a pool.

She noted this evening, the Town Council will be voting on a building consolidation plan, which will begin by investing in the Enfield Express. She stated the Enfield Express is located at 800 Enfield Street and has 1.7 acres, which will be available for parking to support the new use of the Higgins Park and the annual Farmers Market.

Ms. Purciello stated the St. Adalbert's gymnasium is adjacent to the Higgins Park, Town Hall and Enfield Express. She noted the Council will also vote this evening to set aside funding to begin the process of restoring this beautiful gymnasium and stage, which will support tournaments and cultural events.

She stated the Council will also be voting to fund the demolition of the Strand Theater and the Lamagna Center. She noted the vision for that location is to become mixed use, commercial and residential development, which will be in walking distance to the Enfield Train Station, the Higgins Park, the St. Adalbert's gymnasium, downtown Thompsonville, and Freshwater Pond. She noted in 2020 the Town funded the dredging of the Pond; a walkway was completed in 2015 and streetscape improvements were done in 2011. She stated most recently, the Council has acted to repair the spillway, which is planned for the Spring of 2021. She noted in November 2020, the Council voted to add paddleboats to the pond. She stated these paddleboats will be arriving in the Spring of 2021.

Ms. Purciello stated the community garden on Main Street has 35 plots, and this garden has been so successful that in the past year, the Town Council added 30 plots on Chapel Street and another 140 plots spread across Enfield. She noted they expect these plots to be completely filled in the upcoming season.

Mr. Bromson noted there are many other things to talk about, and this presentation did not include the plans for the Alcorn campus with outside basketball courts, garden plots, and parking.

He stated the Town would like to rebuild a walking bridge where the old bridge used to be across the Connecticut River to Suffield, and they want to include an Eagle Watch at the boat launch. He pointed out people from across the northeast come to this location to take pictures of the winter eagles. He pointed out Enfield has an asset that no one else has, which is the pristine, beautiful Connecticut River. He stated the Town will access it and use it to the Town's benefit.

Mr. Bromson stated due to the demand for building permits, even during the pandemic, the Council voted to hire an additional full-time Assistant Building Inspector to keep up with the permits because so many people are expanding their homes, businesses, and companies in Enfield.

Mr. Bromson stated the Department of Transportation will be at a Town Council meeting in March, and they will present the final design and take questions from the Council. He added they will also be having public hearings, so the public will have full input as to the new design. He noted

DOT has made it clear to him that they have funding for the design and engineering in the next year.

Chairman Ludwick invited comments.

Congressman Courtney referred to the federal funding and noted it took real local leadership to come up with a design and proposal, which showed Enfield's seriousness by proposing a modified and affordable plan and a plan where the Town is willing to invest its money. He stated intermodal is the magic word when dealing with the federal DOT in terms of getting federal funds released. He believes that infrastructure being a catalyst is absolutely true. He noted adjoining properties will benefit from this project. He noted millennials are not as invested in cars, and they want walkability and other options. He stated mass transit and rail fits in perfectly with the emerging demographics. He noted he cannot say enough about Mr. Bromson and his leadership in Enfield. He stated his belief all the pieces have been put together very intelligently.

Congressman Courtney stated his belief the direction Enfield is heading is totally in tandem where Hartford and Washington are heading. He noted it would not be happening if the leadership had not come together and grabbed the bull by the horns, and that is what Enfield did. He commended everyone.

Senator Kissel stated one of the first things he did when elected 28 years ago was to secure \$300,000 to fix the roof on the Strand Theater. He noted he has never been inside that theater, and before it is torn down, he would like to tour the inside. He stated he does not disagree with the plan to tear down the theater. Mr. Bromson stated people cannot enter that building due to the hazardous materials. He noted he understands the sentimentality.

Senator Kissel stated he was lucky to serve with Congressman Courtney in his first term, and he has been a pleasure to work with. He stated whatever happened at the Capitol, it is his opinion that was a disgrace, and he respects Congressman Courtney for serving the country, and they cannot let that ever happen again.

Senator Kissel stated he serves on Transportation, and he will do whatever he can to expedite this. He noted the federal funding will be very helpful. He stated his belief this will be a game changer for Thompsonville. He expressed his appreciation for the leadership of Mr. Bromson, Mayor Ludwick, and other Council members for leading this charge.

Rep. Carol Hall stated this has been a long-awaited project. She stated her belief it has gotten to this point because they have had a Council, Town Manager, and a state and federal delegation that have worked well collectively to make this happen. She feels Mr. Bromson's persistence and belief in this project has been the driving force and the fact that he has a government that supports him is amazing. She thanked everyone for their work in this endeavor. She noted Enfield's state delegation will push very hard to get this over the finish line.

Mr. Bromson thanked Rep. Carol Hall for her tireless efforts and advocacy.

Rep. Tom Arnone stated this has been a huge priority of his since he started at the Capitol. He noted he is looking forward to boarding the train in Enfield.

Mr. Bromson stated Rep. Arnone pushed and assisted in getting a meeting set with DOT before he was even sworn in. He noted when everyone works together united and collaboratively, great things get accomplished.

Councilor Sferrazza agreed this was a collaborative effort. He thanked Congressman Courtney, Senator Kissel, Reps Arnone and Hall and Town staff for all their work. He added it takes someone of Mr. Bromson's caliber to push the ball over the line. He stated he has never been prouder of Enfield as a resident.

Councilor Mangini thanked everyone for their work. She stated with Mr. Bromson's leadership, this Council and state and federal supporters, this is going to happen. She thanked Congressman Courtney for his time, diligence, and dedication to Enfield.

Councilor Cressotti thanked Congressman Courtney, Senator Kissel and Reps Hall and Arnone for their hard work in helping promote this huge project that will come to fruition. He commended Town staff for putting this presentation together.

Rep. Kissel congratulated Councilor Cressotti for his recent appointment to the Town Council.

Councilor Bosco stated in the past he did not want a train station, but over the years it became apparent that a train station would revitalize the area, and he changed his mind. He thanked everyone who worked hard on this.

Chairman Ludwick thanked Congressman Courtney, Senator Kissel, Reps. Arnone and Hall for their support, and he thanked Town staff for doing a great presentation.

Congressman Courtney stated Mr. Bromson is a special person, and he has known him for many years before they were in public office. He noted he is a very dynamic person with charisma and imagination, and the Town is lucky to have him. He noted he is looking forward to the groundbreaking.

Mr. Bromson stated lots can get done when working together, and it makes it a lot easier when surrounded with the best and brightest people. He noted that is what they have done with the Town staff and that is what they have in place in the legislative delegation and with this Town Council. He noted there's still hard work left ahead, but they are committed to it. He stated everyone is welcome to hear DOT's presentation of the final design in March, and they can answer any questions people may have.

ADJOURNMENT

MOTION #5653 by Councilor Mangini, seconded by Councilor Muller to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5653** adopted. 11-0-0, and the meeting stood adjourned at 6:55 p.m.

Respectfully submitted,

Kenzy Lee
Acting Town Clerk
Clerk of the Council

Jeannette Lamontagne
Secretary to the Town Council

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
TUESDAY, JANUARY 19, 2021**

A Regular Meeting of the Enfield Town Council was called to order by Chairman Ludwick on Tuesday, January 19, 2021. The meeting was called to order at 7:00 p.m.

PRAYER – The prayer was given by Councilor Hemmeler.

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; Director of Finance, John Wilcox; Director of Libraries, Jason Neely; Chief of Police, Alaric Fox

FIRE EVACUATION ANNOUNCEMENT

Chairman Ludwick made the fire evacuation announcement.

MINUTES OF PRECEDING MEETINGS

MOTION #5654 by Councilor Muller, seconded by Councilor Riley to accept the minutes of the January 4, 2021 Special Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5654** adopted 11-0-0

MOTION #5655 by Councilor Mangini, seconded by Councilor Muller to accept the minutes of the January 4, 2021 Regular Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5655** adopted 11-0-0.

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 stated she is getting inquiries about work being done on rail tracks on Broadbrook Road, Abbe Road, and other areas. She questioned what is the plan for these areas.

Mr. Bromson stated there is no big project underway, but there have been some replacements in areas. He noted a report will be provided.

Councilor Riley referred to the consolidation plan as a whole and noted she did some math and found it came out better than she originally thought. She stated if they are going to save \$2,275,000 in repairs to those three buildings, and if they get \$819,800 in the sale, then that is going to be \$3,094,800 plus \$1,060,000 in cost avoidance for five years, which is \$4,154,800. If they then get tax revenue over five years for the three properties of \$320,000, that is \$4,474,800. Subtracting that by the \$3,028,339 they will spend tonight, over five years, they will save and avoid \$1,446,461 and divide that by five years, that amounts to \$289,292 every year. She believes this will be great for Enfield.

Councilor Cressotti stated a couple days ago he sent out an email to everyone with a proposed resolution that they discussed at their caucus to be added to Miscellaneous on tonight's agenda. He stated he thoroughly understands the principles in terms of presenting a resolution at leadership. He noted this is an opportunity for the Town Council to unify to show residents that through this resolution they are condemning the insurrection that occurred on January 6, 2021 at the Capitol by insurgents. He noted he appreciates that in setting that up and having discussion, it will be brought up at leadership next time, and it will be presented to the Council and be open for consideration and discussion.

Councilor Cressotti stated the Enfield Safe Harbor Warming Center is now located at St. Patrick's Church, and because of the pandemic, it is only open on Wednesdays and Sundays from 6:00 p.m. to 9:00 p.m. He noted it opened January 3rd and will be open until March 27.

Councilor Cressotti stated he received a few phone calls from some residents in the Thompsonville area regarding transportation to Adult Education programs. He noted the bus stops at 7:00 p.m., and some of the Adult Education programs run from 6:00 to 9:00 p.m., therefore, it is preventing people from attending these classes. He questioned whether a couple rooms might be available to help some of these students get their diplomas. He noted they previously used the basement of the Pearl Street Library, but that space is being used to quarantine books before placing them back on the shelves.

Councilor Cekala referred to the many resolutions on tonight's agenda and commended Mr. Bromson and Town staff for their vision and hard work. She acknowledged that some people do not like change, but she believes these are great ideas. She suggested people, who have a lot of questions, should go online and look at the building consolidation presentation. She noted in addition to the presentation, there are questions and answers online, which can provide further insight.

Councilor Bosco stated 183 years ago, the Four Town Fair had its first fair in Somers. He noted in 1839, Daniel Gowdy and Henry Abbey of the Wallop area met with a few other people and they put together their first fair. He stated in 1960, fairgrounds land was purchased, and they had their fair there since 1960. He noted at this time, eleven individuals signed a cease-and-desist order, and they are going for an appeal before Somers Planning & Zoning. He suggested people read Facebook and the newspapers because they need help from the public. He stated there will be a GoFundMe page to help with legal fees. He feels it is very sad that eleven people could cease the fair. He noted if this fair ends, it will be the last opportunity for young people in this area to see what agriculture is. He stated if they are ruled against by the Zoning Board of Appeals, this fair will probably cease.

Councilor Hemmeler commended Mr. Bromson and Town staff for a great presentation.

MOTION #5656 by Councilor Muller, seconded by Councilor Mangini to suspend the rules to address under Miscellaneous this evening Items 14 E through T.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5656** adopted 11-0-0.

Chairman Ludwick commended Mr. Bromson and Town staff for a great presentation. He acknowledged a lot of work went into this.

Chairman Ludwick stated Enfield High School students are trying to compete in their sports. He encouraged people to cheer them on. He noted the last year has been tough on Enfield students.

TOWN MANAGER REPORT & COMMUNICATIONS

Mr. Bromson stated the Council had a 6:00 to 7:00 special presentation and an update on the Enfield Train Station. He noted it was very informative, and he encouraged people to watch this presentation. He stated Department of Transportation representatives will be coming before the Town Council to give a presentation and answer questions at a March meeting. He noted there will also be a series of public hearings. He stated it appears Enfield will have a train station, and the timeframe has been accelerated. He commended the staff on the excellent presentations they put together.

He thanked Councilor Riley and agreed with her math. He feels it is important for people to recognize that consolidation results in cost savings and efficiencies. He noted Enfield is very sensitive to historic preservation and Enfield history, and he believes that is why the Alcorn School is going to be a beautiful campus because previous Councils wanted to save and preserve this school. He noted the same can be said of the St. Adalbert's School gymnasium. He stated the Council plans to refurbish the gymnasium and make it available for tournament basketball and sports, as well as cultural arts and theater events.

Mr. Bromson stated the Strand Theater is in very dire straits. He noted the cost of removing it will be almost a million dollars. He noted that would only be a starting cost to try and rehab that

building and remediate the toxic mold and other things that have ravaged it over the course of time. He noted when he toured it 16 years ago, it was badly damaged, and it is even worse today.

Mr. Bromson stated Enfield is in good shape fiscally because this Council and past Councils were fiscally responsible and conservative, and they were great stewards of the Town's money. He noted it is time to invest in infrastructure and projects that they haven't invested in over the past years, while still having a level mill rate next year, which will allow them again to invest in infrastructure for roads and roofs.

He stated he has been on calls with the Director of Finance and Standard & Poor's, and Enfield has done very well because they re-negotiated bonds and saved millions. He noted they also re-negotiated and went out to bid on insurance and saved millions over the next few years. He pointed out this has put them in the position where they are today to make these expenditures for the future because Standard & Poor's and rating agencies want to see that towns are investing in infrastructure. He noted this is a chance for Enfield not only to catch up, but to leap ahead for the next couple decades.

Mr. Bromson stated the Town's policy is that they must maintain a 9% fund balance, which is 9% of the total approved budgetary expenditures, which in Enfield is \$146 million dollars. He noted after they make these expenditures, which not only include consolidation, but also includes all the body cams and upgrades done for the Police Department plus the three roofs, the Town does not have 9% in the Fund Balance after those expenditures, but rather they have double that at 18%. He stated Enfield is in very good shape financially.

TOWN ATTORNEY REPORT & COMMUNICATIONS

Attorney Tallberg stated he announced at a recent meeting that in 2021 it was planned to do some training for the volunteers who serve on boards and commissions and possibly Town staff on issues such as Freedom of Information. He noted the feedback he heard was that Town staff is quite proficient in dealing with FOI responses. He stated he heard from volunteers serving on land use boards and commissions that there are recurring issues not related to FOI that they would like some guidance on. He noted in the next couple weeks he will be reaching out to volunteers and the Town Manager's office, as concerns some legal training for volunteers and Town staff.

Chairman Ludwick stated it is beneficial for everyone to understand land use law from a development perspective.

REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Cressotti stated he recently attended a Commission on Aging meeting. He commended this Commission for their work. He stated the Senior Home Repair Program probably will not start until the summer season due to the pandemic. He noted if any senior needs assistance, they can contact Tim Slade. He noted the annual symposium the Commission has every year will be suspended until 2022. He stated the Senior Living TV program, which is hosted by Martha McCloud, will begin airing in February, and they will discuss vaccination programs, nutrition, exercise, and they will get updates from Patrice Sulik from North Central Health District.

Councilor Cressotti referred to the Grandparents Raising Grandchildren Committee and noted there have been virtual appointments with Amy Morales.

He noted the Blue Book is located at Social Services, the Enfield Food Shelf, and the library. He stated Social Services can also provide this book.

Councilor Cressotti stated the Commission on Aging would like to recognize Cindy Guerreri, the Director of Social Services, and her staff for their efforts in helping the Commission. He stated they also wish to recognize and thank Jason Neely, Director of Libraries, Sheila Grady from the Senior Center and Mary Keller in Recreation for all their support to the Commission.

Councilor Cressotti stated the Circuit Breaker Program begins February and runs through May 15th.

Councilor Unghire stated she is also on the Commission on Aging. She noted they are utilizing the walking trails behind the Senior Center, and that has been very popular. She stated the Blue Books are also available at the Enfield Express.

Councilor Cekala reported on the JFK renovation. She noted work continues on the auditorium, there is new roofing on the yellow and black wings, and they are working on the new kitchen and plumbing in the locker rooms. She stated the classrooms, lighting, ceilings, and windows in the blue wing are all being finished, and their hope is to move students into the blue wing after February break.

Councilor Bosco stated the lighting for equipment at JFK needs to be moved a little since it gets into people's eyes.

OLD BUSINESS

APPOINTMENTS (TOWN COUNCIL)

MOTION #5657 by Councilor Muller, seconded by Councilor Riley to remove item A2 from the table.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5657** adopted 11-0-0.

NOMINATION #5658 by Councilor Muller to appoint Marlene Hoginski (R) to the Commission on Aging for a term which expires 1/1/2024.

MOTION #5659 by Councilor Muller, seconded by Councilor Unghire to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5659** adopted 11-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Marlene Hoginski appointed to the Commission on Aging by an 11-0-0 vote.

NOMINATION #5660 by Councilor Muller to appoint Virginia Higley (D) to the Capitol Region Council of Governments for Regional Planning Commission Enfield Representatives for a term which expires 1/4/21.

MOTION #5661 by Councilor Cressotti, seconded by Councilor Muller to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5661** adopted 11-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Virginia Higley appointed to the Capitol Region Council of Governments by an 11-0-0 vote.

NOMINATION #5662 by Councilor Muller to appoint Frank Alaimo (R) appointed as an Alternate to the Capitol Region Council of Governments for Regional Planning Commission Enfield Representatives for a term which expires 1/4/21.

MOTION #5663 by Councilor Muller, seconded by Councilor Sferrazza to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5663** adopted 11-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Frank Alaimo appointed to the Capitol Region Council of Governments as an Alternate by an 11-0-0 vote.

All other Old Business remained tabled.

NEW BUSINESS

MOTION #5664 by Councilor Muller, seconded by Councilor Unghire to remove Item E. from the agenda.

Upon a **ROLL-CALL** vote being taken, the Chair declared **MOTION #5664** adopted 10-0-1, with Councilor Mangini abstaining.

ITEMS FOR DISCUSSION

RESOLUTION #5665 by Councilor Muller seconded by Councilor Riley.

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

TO: DUI Enforcement Program

FROM: DUI Enforcement Program

Overtime

DUI Enforcement

25006049-514000 \$85,714

25040000-460490 \$87,514

Medicare

25006049-522100 \$ 1,243

Workers Comp

25006049-526000 \$ 343

Unemployment

25006049-525000 \$ 214

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 11, 2021.

/s/ John Wilcox, Director of Finance

Mr. Bromson stated this is a yearly grant and very appropriate. He noted the Enfield Police Department is very vigilant in making sure streets are safe. He stated they work regionally, and it is very aggressive enforcement for the safety of citizens.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5665** adopted 11-0-0.

RESOLUTION #5666 by Councilor Muller, seconded by Councilor Riley.

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

GENERAL FUND

FROM:

TO:

10040000-499000 \$639,670

General Fund Revenue-Appropriated Fund Balance

10800092-593010 \$639,670

General Fund-Unallocated-Transfers
To Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$639,670
CIP Fund Revenue FY2020-2021-Gen. Fund
Transfers In

TO:

31008199-545000 \$639,670
Alcorn Remodel-Construction Srvcs

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Mr. Bromson explained this is for moving Youth Services and Recreation out of the Lamagna Center and into Alcorn and The Annex. Mr. Wilcox noted Social Services will also be moved to Alcorn.

Councilor Bosco stated his belief this is money well spent and will move the Town forward, and the same can be said for the following resolutions.

Mr. Bromson stated people can learn more about this by going onto the Town's website to view the presentation as well as the 30-page document about all the specifics. He noted people can also contact Town staff if they have questions.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5666** adopted 11-0-0.

RESOLUTION #5667 by Councilor Muller, seconded by Councilor Cekala.

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 \$150,867
General Fund Revenue-Appropriated
Fund Balance

TO:

10800092-593010 \$150,867
General Fund-Unallocated-Transfers to
Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$150,867

TO:

10800092-593010 \$150,867

General Fund Revenue-Appropriated
Fund Balance

General Fund-Unallocated-Transfers to
Capital

CAPITAL AND NON-RECURRING FUND

FROM:

TO:

31042021-480001 \$150,867
CIP Fund Revenue FT2020-2021-Gen. Fund
Transfers In

31008200-545000 \$150,867
Alcorn Parking Lot-Construction Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5667**

RESOLUTION #5668 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:

10040000-499000 \$20,500
General Fund Revenue-Appropriated Fund Balance

10800092-593010 \$20,500
General Fund-Unallocated –
Transfers to Capital

CAPITAL AND NON-RECURRING FUND

FROM:

TO:

31042021-480001 \$20,500
CIP Fund Revenue FY2020-2021-Gen Fund
Transfers In

31008198-545000 \$20,500
Senior Center Renovation-
Construction Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5668**

RESOLUTION #5669 by Councilor Muller, seconded by Councilor Cressotti.

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 \$25,080
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$25,080
General Fund-Unallocated –
Transfers to Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$25,080
CIP Fund Revenue FY2020-2021-Gen Fund
Transfers In

TO:

31008138-545000 \$25,080
Annex Refurbishment-
Construction Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Councilor Cekala stated she would like the Town to do a very detailed review of scheduling and routes for the Magic Carpet and Dial-A-Ride services. Mr. Bromson stated they will be sensitive to that when moving forward.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5669** adopted 11-0-0.

RESOLUTION #5670 by Councilor Mangini, seconded by Councilor Muller.

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 \$46,760
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$46,760
General Fund-Unallocated –
Transfers to Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$46,760
CIP Fund Revenue FY2020-2021-Gen Fund
Transfers In

TO:

31008205-545000 \$46,760
Annex B&G Remodel-
Construction Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Councilor Cekala stated she and Councilor Riley are on the Joint Facilities Committee, and they have been working on renovations and an addition at the Jablonski Complex that would move Buildings & Grounds to that location. She noted she wants to be sure B&G's move to the Annex is considered a short term move because the long-term goal is to move all DPW under one roof at the Jablonski Complex. Mr. Bromson acknowledged that is the goal.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5670**

RESOLUTION #5671 by Councilor Muller, seconded by Councilor Riley.

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 \$308,000
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$308,000
General Fund-Unallocated –
Transfers to Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$308,000
CIP Fund Revenue FY2020-2021-Gen Fund
Transfers In

TO:

31008205-545000 \$308,000
B&G Storage Building -
Construction Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5671** adopted 11-0-0.

RESOLUTION #5672 by Councilor Muller, seconded by Councilor Cressotti.

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 \$81,760
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$81,760
General Fund-Unallocated-Trans to
Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$81,760
CIP Fund Revenue FY2020-2021 – Gen Fund
Transfers In

TO:

31008202-545000 \$81,760
Enfield Express-Const Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Mr. Bromson stated this is to pay for the move of the Tax and Assessor's offices from Town Hall to the Enfield Express.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5672** adopted 11-0-0.

RESOLUTION #5673 by Councilor Muller, seconded by Councilor Riley.

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 \$43,035
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$43,035
General Fund-Unallocated-Transfers
To Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$43,035
CIP Fund Revenue FY2020-2021-Gen Fund
Transfer In

TO:

31008201-545000 \$43,035
Town Hall Video Conf-Construction
Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Mr. Bromson stated many groups will benefit with this new meeting space.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5673** adopted 11-0-0.

RESOLUTION #5674 by Councilor Muller, seconded by Councilor Cressotti.

GENERAL FUND

FROM:

10040000-499000 \$400,000
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$400,000
General Fund-Unallocated-Transfers
To Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$400,000
CIP Fund Revenue FY2020-2021-Gen Fund
Transfer In

TO:

31008203-545000 \$400,000
Alden Ave Gym-Construction
Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Mr. Bromson stated this was part of the consolidation plan, which was presented. He noted the Council unanimously wanted to preserve this building as a gymnasium. He stated the space is almost 10,000 square feet, and the Town could have tournament basketball and other sports. He noted they can also have theater events because there is a stage and other amenities.

Councilor Mangini stated her understanding the \$400,000 will apply whether the Town leases or makes a purchase, and the Council will have to make that decision, and Mr. Bromson responded that is correct.

Chairman Ludwick stated this would be saving a beautiful gymnasium, and there is the ability to have theatrical plays there because it is a multi-faceted space.

Councilor Cekala questioned regardless of whether the Town leases or purchases the gymnasium, is the Town going to be the one who decides what occurs in that gymnasium. Mr. Bromson stated the Town would have complete control over the design and renovations. He noted whether the Town takes it over by purchase or lease, the Town would have 100% control.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5674** adopted 10-0-0. Councilor Muller absent at the vote.

RESOLUTION #5675 by Councilor Muller, seconded by Councilor Riley.

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 \$639,667
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$639,667
General Fund-Unallocated-Trans to

Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$639,667
CIP Fund Revenue FY2020-2021 – Gen Fund
Transfers In

TO:

31008204-545000 \$639,667
Lamagna Demolition-Construction
Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Mr. Bromson stated they do not want to leave this structure empty to become blight. He noted they are still looking for funding to remove this building as soon as possible.

Councilor Mangini stated the question was raised as to whether this issue would adversely affect children in Thompsonville. She noted the response was that the Recreation Department does not have a lot of foot traffic at the Lamagna Center for programming other than some swimming programs. She noted the other programs are off site, and currently Recreation holds programs at the Annex, i.e., summer camp, children's entertainment, basketball, pickleball, yoga, swimming, and adult basketball.

Mr. Bromson stated the summer pool, playground and garden plots will remain this summer, however, he believes that they are in such good financial shape that when they do the referendum for roads and roofs this fall, they will include a pool as part of the new Higgins Park.

Councilor Cressotti commended Mr. Bromson for including a pool in the referendum.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5675** adopted 11-0-0.

RESOLUTION #5676 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:

10040000-499000 \$673,000
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$673,000
General Fund-Unallocated-Trans to

Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$673,000
CIP Fund Revenue FY2020-2021 – Gen Fund
Transfers In

TO:

31008207-545000 \$673,000
Strand Demolition-Construction
Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

/s/ John Wilcox, Director of Finance

Mr. Bromson stated this building is next to the Lamagna Center, and this will be prime property for redevelopment.

Councilor Hemmeler stated there is a lot of emotional attachment, and she understands the angst that a lot of people have, but the Town really does not have any other choice because this building will continue to deteriorate, and there is no bringing it back.

Councilor Sferrazza stated he loved this theater when he was growing up downtown, but he toured the inside, and it is catastrophic.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5676** adopted 11-0-0.

RESOLUTION #5677 by Councilor Muller, seconded by Councilor Cressotti.

WHEREAS, the Enfield Town Council wishes to acquire the 1.07-acre parcel of land located at 8 Moody Road and identified as Lot 31 on Assessor's Map 75 and the 6.07-acre parcel of land located on Elm Street and identified as Lot 30 on Assessor's Map 75; and

WHEREAS, acquisition of these two properties would provide an opportunity for the Town to address future municipal needs; and

WHEREAS, pursuant to Conn. Gen. Stat. 8-24, the Town Council will refer this acquisition to the Planning and Zoning Commission for a report in conformance with the requirements of Connecticut General Statutes 8-24; and

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council does hereby authorize the Town Manager or his designee to enter into a purchase agreement and any other documents necessary for the purchase of the properties, identified as Lot 31 on Assessor's Map 75 and Lot 30 on Assessor's Map 75 for \$210,000, subject to review and approval by the Town Attorney.

Mr. Bromson stated the Director of Public Works will put up a couple diagrams for people to see these parcels of land. He noted this has been the subject of consideration by the Council, and it had to be done in Executive Session because it involved real estate negotiations. He stated this is for future expansion and enhancement of Public Safety in the Town for both police and EMS. He noted EMS occupies a site on Route 5, and that site is not adequate. He explained this land is immediately adjacent to the Police Department, and it will allow them to expand the footprint for the Police Department and accommodate EMS. He noted they could also have a regional conference center, which will put them in a good position to attract state and federal money.

Chairman Ludwick stated the key word is regional, and Enfield has a fully CALEA accredited police force, and they have had this accreditation for over 25 years. He noted Enfield should be a regional leader and provider.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5677** adopted 10-1-0, with Councilor Bosco voting against the resolution.

RESOLUTION #5678 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:

10040000-499000 \$210,000
General Fund Revenue-Appropriated Fund Balance

TO:

10800092-593010 \$210,000
General Fund-Unallocated –
Transfers to Capital

CAPITAL AND NON-RECURRING FUND

FROM:

31042021-480001 \$210,000
CIP Fund Revenue FY2020-2021-Gen Fund
Transfers In

TO:

31008159-571000 \$210,000
Public Safety Complex -
Construction Services

CERTIFICATION:

I hereby certify that the above-stated funds are available as of January 12, 2021.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5678** adopted 10-1-0, with Councilor Bosco voting against the resolution.

RESOLUTION #5679 by Councilor Muller, seconded by Councilor Riley.

RESOLVED, that in accordance with Chapter VI, Section II of the Town Charter the Enfield Town Council does hereby amend the classification plan to amend the job description for the position of Branch Librarian.

Mr. Neely explained this is just an update of the job description.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5679** adopted 10-0-0. Councilor Bosco absent at the vote.

RESOLUTION #5680 by Councilor Muller, seconded by Councilor Riley.

RESOLVED, that the Enfield Town Council authorizes the Town Manager to sign the Master Services and Purchasing Agreement with REKOR for the mobile LPR System.

Chief Fox explained this is for the vendor that they use for the license plate readers. He noted this relates to the technical side. He pointed out he is fortunate to have two officers that are very skilled in this area. He stated the item before the Council provides for a superior product at a lesser cost than the relationship they currently have. He noted this contract has been reviewed by the Town Attorney's office. He stated the requested changes have been made, but because it will be executed by the Town Manager, on behalf of the Town, they ask for the Town Council's approval for him to proceed.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5680** adopted 11-0-0.

PUBLIC COMMUNICATIONS

There were no comments from the public.

COUNCILOR COMMUNICATIONS

Councilor Hemmeler thanked Suzanne Olechnicki for her service.

Councilor Cressotti thanked Nelson Tereso for the information he provided regarding the First Time Homebuyer Program. He also thanked Mr. Bromson for his vision for the town.

Chairman Ludwick commended the Town Council and Town staff and the Town's delegation for their work and professionalism.

ADJOURNMENT

MOTION #5681 by Councilor Muller, seconded by Councilor Unghire to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5681** adopted

11-0-0, and the meeting stood adjourned at 8:45 p.m.

Respectfully submitted,

Kenzy Lee
Acting Town Clerk
Clerk of the Council

Jeannette Lamontagne
Secretary to the Council

Appended to minutes of
January 19, 2021 Regular
Town Council Meeting
See Page 18



TOWN OF ENFIELD

January 18 ,2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Amending the "Branch Librarian" Job Description

Councilors:

Highlights:

- Currently, the "Branch Librarian" job description is outdated with respect to the responsibilities and technologies associated with the position.
- Accordingly, the Town proposes updating the responsibilities and technologies associated with the position.
- This is a union position and the union has agreed with the changes.

Budget Impact:

Because there is no proposed change to the current budgeted salary, this position will have a zero (0) impact to the Town's budget.

Recommendation:

It is recommended that the Town Council adopts the attached resolution.

Respectfully Submitted,

Steven Bielenda
Human Resources Director

Attachments:

1. Resolution
2. Job Description

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____.

Resolution Approving the Amended Branch Librarian Job Description.

Resolved, that in accordance with Chapter VII Section II of the Town Charter the Enfield Town Council does hereby amend the classification plan to amend the job description for the position of Branch Librarian.

Date Submitted: 1/18/2021

Submitted by: Steve Bielenda, Human Resources Director

Appended to minutes of
January 19, 2021 Regular
Town Council Meeting
See Page 18

**TOWN OF ENFIELD
JOB DESCRIPTION**

**LIBRARY DEPARTMENT
BRANCH LIBRARIAN**

GENERAL STATEMENT OF DUTIES: Under the direction of the Library Director is responsible for the diversified library work necessary for the smooth operation of the Branch Library. **Responsible for providing outstanding customer service**, the selection and cataloging of all Adult and Juvenile materials, as well as the assignment of Dewey Decimal identification, and creating MARC records **per Moli library system**. Responsible for overseeing **entire** circulation activity, ~~including the issuing, return~~ and record keeping procedures of the Branch Library. Assigns job tasks to the library pages. Assists patrons in selection and location of services and books. Does related work as required.

SUPERVISION RECEIVED: Works under the supervision of the Director of Libraries who issues instructions regarding work assignments and who reviews work for conformance to instructions, department rules and procedures.

SUPERVISION EXERCISED: Issues instructions to **one** Library Pages and **one** Custodian **Branch Library Assistant**.

ESSENTIAL JOB FUNCTIONS: Regular & punctual attendance; administration of the Branch Library under the direction of the Library Director; **provides readers' advisory, electronic ordering of all Adult and Juvenile books and branch library materials**; classifies, catalogs, creates MARC records for books, periodicals and other library materials via Dewey Decimal system; selects Adult and Juvenile books and materials for Branch and determines within general parameters which materials should be discarded or replaced; maintains records of purchases; ~~use of computer for all library cataloging and circulation functions~~; instructs patrons in use of computers available to the public; teaches and promotes use of the **library catalog "CONNECT-SYSTEM"**; answers reference questions in person and by telephone; assigns **job** tasks to **pages and branch library assistant**; **facilitates book discussion**; performs all circulation functions.

OTHER JOB FUNCTIONS: Other duties as required.

PHYSICAL DEMANDS: The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job the employee is frequently required to finger, handle, feel or operate objects, tools or controls; talk and hear. The employee is occasionally required to climb, balance, kneel, crouch, reach with hands and arms; stand, walk, grasp objects with fingers.

The employee must occasionally lift and/or move up to 20 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception and the ability to adjust focus. Hand-eye coordination necessary to operate computers and various office equipment.

WORK ENVIRONMENT: The work characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Performs complex tasks requiring independent knowledge and its application to non-routine situations.

The noise level in the work environment is generally quiet. May be ~~expected~~ exposed to dust, fluctuation in inside temperature and electromagnetic radiation from the computer screen.

MINIMUM QUALIFICATIONS:

KNOWLEDGE, SKILL AND ABILITY: Strong customer service and interpersonal skills; Knowledge of library reference and cataloging methods; knowledge of bibliographic sources of information; knowledge of the purchase of library books and materials; considerable ability to make decisions in working toward assigned objectives, at times adapting or modifying work methods and standards to meet controlling conditions; ability to keep routine records and make routine reports involving the presentation of facts, data, etc. Knowledge of electronic purchasing skills; knowledge to create "~~Marc~~" MARC records ~~per~~ "~~Molli~~" library system; knowledge of "~~CONNECT~~" system and its uses, and ability ILS, current operating systems and applications.

PERSONAL ATTRIBUTES: Ability to ~~deal~~ work well with associates and the public in a courteous manner; ability to make decisions of other than a routine nature in order to meet controlling conditions; neat personal appearance; emotionally stable; pleasing manner.

EXPERIENCE AND TRAINING: Requires Bachelor's Degree in Liberal Arts plus two (2) years related library experience. Master's Degree in Library Science preferred.

This job description is not, nor is it intended to be, a complete statement of all duties, functions and responsibilities that comprise this position.

Adoption: Pending



TOWN OF ENFIELD

December 11, 2020

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Authorizing the Town Manager to Sign a Real Estate Purchase Contract on Behalf of The Town of Enfield for the Sale of 92 Post Office Road

Councilors:

Highlights:

- This property was put on the market by Century 21 AllPoints Realty on behalf of the Town.
- At its December 1, 2016 meeting, pursuant to Conn. Gen. Stat. §8-24, the Enfield Planning and Zoning Commission made a favorable recommendation to the Enfield Town Council regarding the proposed conveyance of the property.
- At its December 5, 2016 meeting, pursuant to Conn. Gen. Stat. §7-163e, the Enfield Town Council held a public hearing in the Enfield Town Hall Council Chambers to allow interested citizens an opportunity to express their opinions regarding the proposed sale of this property.
- The purchase will enable the development of this site and increase revenues for the Town.

Budget Impact:

There is no budget impact.

Recommendation:

That the Town Council adopt the attached Resolution.

Respectfully Submitted,

Nelson Tereso
Deputy Director of Economic & Community Development

Attachments:

1. Resolution (1)

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

**Resolution Authorizing the Town Manager to Sign a Real Estate Purchase
Contract on Behalf of the Town of Enfield for the Sale of 92 Post Office Road**

WHEREAS, the Town of Enfield owns a building lot located at 92 Post Office Road; and

WHEREAS, pursuant to Conn. Gen. Stat. §8-24, the Planning and Zoning Commission, at its December 1, 2016 meeting, made a favorable recommendation regarding the proposed conveyance of the property; and

WHEREAS, pursuant to Conn. Gen. Stat. §7-163e, the Town Council held a public hearing on December 5, 2016 regarding the proposed sale of this property; and

WHEREAS, the Town listed the property for sale; and

NOW, THEREFORE, BE IT RESOLVED that Christopher W. Bromson, Town Manager, or his designee, is authorized to sign the Real Estate Purchase Contract, on behalf of the Town of Enfield, for the sale of 92 Post Office Road to Windbrook Homes LLC.

BE IT FURTHER RESOLVED, that Christopher W. Bromson, Town Manager, or his designee, is authorized to sign all documents, including the deed, on behalf of the Town of Enfield, pertaining to the sale of the property to Windbrook Homes LLC, subject to review and approval by the Town Attorney.

Date Prepared December 11, 2020
Prepared By: Office of Community Development

McCarthy, Debra

From: noreply@civicplus.com
Sent: Friday, January 15, 2021 8:48 AM
To: McCarthy, Debra
Subject: Online Form Submittal: Application for Vacancy on Boards, Agencies & Commissions

External Email: Use Caution when opening attachments or clicking links.

Application for Vacancy on Boards, Agencies & Commissions

Date	1/15/2021
First and Last Name	Pauline A. Devino
Address	4 Dorothy Street
City	Enfield
State	Connecticut
Zip	06082
Phone Number	18607456224
Second Phone:	860-559-9354
Email	rpdevino@gmail.com
Occupation	Retired
Occupation Phone Number	<i>Field not completed.</i>
Party Affiliation	Independent
Registered Voter	Yes
Name of the Board You Wish to Apply For:	Commission on Aging
Appointment	New Appointment
Please outline your qualifications and how you feel you would contribute to the committee or commission:	I am a retired senior with extensive administrative skills having been an Administrative Assistant for over 40 years at Saint Francis Hospital before retiring. I am well organized, enthusiastic and community minded. I volunteer (when COVID free) at the Enfield Senior Center on the desk, am Secretary to the Mt. Carmel Women's Auxiliary, a volunteer at the Johnson

Hospital Surgery Center in the Recovery Room and volunteer at the St. Patrick's A&P Free will store. I enjoy all of these volunteer efforts in working with people. I have great respect for the senior population and enjoy serving them at the Enfield Senior Center. Likewise, it is rewarding to be able to help our underserved population by volunteering at the A&P Free Will store. I have had experience with the previous Adult Care Center and Felician Adult Care facility since my father, who has since passed away, was a client at both facilities. I admire the work of these organizations in addressing the needs of our senior community and would enjoy working in a capacity to continue the work being done to support our aging population,

Have you ever served on a Board, Commission or Agency in Enfield or elsewhere?

No

If so, please state name of board, commission or agency and time served:

Field not completed.

If this is a reappointment, please list the number of meetings attended during the last 12 months:

Field not completed.

If the committee or commission which you requested has no more vacancies, would you consider appointment to another committee or commission?

Yes

Email not displaying correctly? [View it in your browser.](#)

McCarthy, Debra

(R) 6/30/2023

Subject:

FW: Wet Lands Committee

From: "junebob1776@aol.com" <junebob1776@aol.com>
Reply-To: "junebob1776@aol.com" <junebob1776@aol.com>
Date: Thursday, January 7, 2021 at 11:32 PM
To: Mary Ann Turner <ma@projectsunlimited.us>
Subject: Wet Lands Committee

Dear Mary Ann,

I am writing you to let you know I am resigning from the Wet Lands Committee effective Monday, January, 11, 2021.

Thank you for the opportunity to serve on this committee these past years.

Sincerely,
Robert M. Chagnon

McCarthy, Debra

From: Charles Ladd <charlesladd75@gmail.com>
Sent: Friday, January 29, 2021 12:37 PM
To: McCarthy, Debra
Subject: Hello Ms. McCarthy

External Email: Use Caution when opening attachments or clicking links.

I am sending this to let you know that I am resigning my P& Z commission. It has been a great thirteen years. Also, it was a great civic lesson. Please let me know if this note is sufficient to cancel my appointment.

Thank you very much.

Charles W Ladd

c.c.

Lori Whitten

Ken Nelson

Jen Pacacha

McCarthy, Debra

From: noreply@civicplus.com
Sent: Wednesday, February 3, 2021 4:28 PM
To: McCarthy, Debra
Subject: Online Form Submittal: Application for Vacancy on Boards, Agencies & Commissions

External Email: Use Caution when opening attachments or clicking links.

Application for Vacancy on Boards, Agencies & Commissions

Date	2/3/2021
First and Last Name	Janet Cushman
Address	37 Guild St
City	Enfield
State	CT
Zip	06082
Phone Number	8607452003
Second Phone:	18607452003
Email	Cushman4Christ@aol.com
Occupation	Educator/tutor
Occupation Phone Number	None
Party Affiliation	Republican
Registered Voter	Yes
Name of the Board You Wish to Apply For:	~~Area 25 Cable Television Advisory~~ Board of Education
Appointment	New Appointment
Please outline your qualifications and how you feel you would contribute to the committee or commission:	As a teacher by profession and a home educator, I believe my knowledge and experience would be valuable to the Enfield Board of Education. It is my desire to help foster a safe and beneficial environment where our youth can learn and grow and where their educational experience not only makes them

excited about their future, but cultivates good character and integrity.

Have you ever served on a Board, Commission or Agency in Enfield or elsewhere?

No

If so, please state name of board, commission or agency and time served:

Field not completed.

If this is a reappointment, please list the number of meetings attended during the last 12 months:

Field not completed.

If the committee or commission which you requested has no more vacancies, would you consider appointment to another committee or commission?

No

Email not displaying correctly? [View it in your browser.](#)



TOWN OF ENFIELD

January 22, 2021

Honorable Members
Enfield Town Council
Enfield, Connecticut

Subject: Request for Transfer of Funds for Community Development \$20,000

Councilors:

Highlights:

- In August 2020, the Office of Community Development was awarded a \$20,000 Historic Preservation Enhancement Grant (HPEG) through the CT State Historic Preservation Office.
- These grant funds are non-matching and will be used to hire a historic preservation consultant to prepare updated regulations and design guidelines for the Enfield Historic District Commission.
- These grant funds will be provided to the Town before any payments are made to the historic consultant so Town funds will never be utilized.

Budget Impact:

There will be no impact on the town budget.

Recommendation:

That the Town of Enfield Town Council approve the attached resolution of authorization.

Respectfully Submitted,

Nelson Tereso
Deputy Director of Economic & Community Development

Attachments:

1. Resolution

**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.

TO: Community Development

CLG Historic Grant-Other Professional Services 23306141-533900 \$20,000

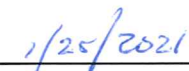
FROM: Community Development

CLG Historic Grant-Revenue 23306141-460332 \$20,000

CERTIFICATION: I hereby certify that the above-stated funds are available as of
January 22, 2021.



John Wilcox, Director of Finance



Date:

APPROVED BY: 

Christopher Bromson, Town Manager



Date:



TOWN OF ENFIELD

February 16, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Request for Transfer of Funds for Development Services \$21,715 for Capital Region Council of Governments Corridor (CRCOG) Study

Highlights:

- In August of 2019 A Bid Waiver, Resolution for Town Manager to enter into an agreement, and transfer of funds were approved for the purposes of the CRCOG Corridor Study
- The study will 1) address safety, congestion, traffic signals, the transit system, and pedestrian/bicycle mobility, 2) Assess travel demand growth and it's impacts to area roadways, including traffic associated with development of underutilized properties within the study area (SA), and 3) Assess the market feasibility of redevelopment at the Enfield Square Mall
- The funding comes from a re-purposed federal earmark (FHWA) where payment will be on a reimbursement basis. The local match is \$ 21,715.
- The study will aid in correcting traffic congestion and promote economic development in the corridors surrounding the Enfield Square Mall.
- The funds were approved, and allocated, but not forwarded into the FY 20/21 budget
- The request is to re-allocate the previously approved funding.

Budget Impact:

There is no budget impact.

Recommendation:

The Director of Development Services recommends that the Town Council adopt the attached Resolutions.

Respectfully Submitted,

Laurie Whitten
Director of Development Services

Attachments:

1. Resolution

**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.

TO: Development Services

Other Professional Services 10600100-533900	\$21,715
---	----------

FROM: Non-Departmental Charges

Contingency Account	10800092-584000	\$21,715
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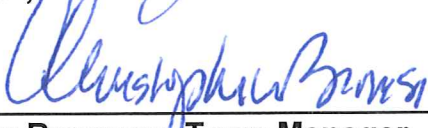
CERTIFICATION: I hereby certify that the above-stated funds are available as of
February 4, 2021.



John Wilcox, Director of Finance

2/4/21

Date:

APPROVED BY: 

Christopher Bromson, Town Manager

2/9/21

Date:



TOWN OF ENFIELD

January 22, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Authorizing the Town Manager to Sign a Real Estate Purchase Contract on Behalf of the Town of Enfield For the Sale of 75 Oliver Road

Councilors:

Highlights:

- This property was put on the market by Century 21 AllPoints Realty on behalf of the Town.
- At its December 1, 2016 meeting, pursuant to Conn. Gen. Stat. §8-24, the Enfield Planning and Zoning Commission made a favorable recommendation to the Enfield Town Council regarding the proposed conveyance of the property.
- At its December 5, 2016 meeting, pursuant to Conn. Gen. Stat. §7-163e, the Enfield Town Council held a public hearing in the Enfield Town Hall Council Chambers to allow interested citizens an opportunity to express their opinions regarding the proposed sale of this property.
- The purchase will enable the development of this site and increase revenues for the Town.

Budget Impact:

There is no budget impact.

Recommendation:

That the Town Council adopt the attached Resolution.

Respectfully Submitted,

Nelson Tereso
Deputy Director of Economic & Community Development

Attachments:

1. Resolution (1)

ENFIELD TOWN COUNCIL
RESOLUTION No. _____

**RESOLUTION AUTHORIZING THE TOWN MANAGER TO SIGN A REAL ESTATE
PURCHASE CONTRACT ON BEHALF OF THE TOWN OF ENFIELD FOR THE SALE
OF 75 OLIVER ROAD**

WHEREAS, the Town of Enfield owns a building lot located at 75 Oliver Road; and

WHEREAS, pursuant to Conn. Gen. Stat. §8-24, the Planning and Zoning Commission, at its December 1, 2016 meeting, made a favorable recommendation regarding the proposed conveyance of the property; and

WHEREAS, pursuant to Conn. Gen. Stat. §7-163e, the Town Council held a public hearing on December 5, 2016 regarding the proposed sale of this property; and

WHEREAS, the Town listed the property for sale; and

NOW, THEREFORE, BE IT RESOLVED that Christopher W. Bromson, Town Manager, or his designee, is authorized to sign the Real Estate Purchase Contract, on behalf of the Town of Enfield, for the sale of 75 Oliver Road to Masood A Allahwala.

BE IT FURTHER RESOLVED, that Christopher W. Bromson, Town Manager, or his designee, is authorized to sign all documents, including the deed, on behalf of the Town of Enfield, pertaining to the sale of the property to Masood A Allahwala, subject to review and approval by the Town Attorney.

Date Prepared January 22, 2021
Prepared By: Office of Community Development



TOWN OF ENFIELD

January 20, 2021

Honorable Members
Enfield Town Council
Enfield, Connecticut

Subject: **Resolution to Settle Pending Property Tax Appeal
Balise Automotive Realty LP v. Town of Enfield**

Councilors:

Highlights:

- Balise Automotive Realty LP (Balise) is the owner of 1-3-5 Palomba Boulevard (Town Fair Tire; Midas Muffler; and Enfield Collision Center).
- Balise filed an appeal as to the 10% penalty added to the assessed value of the real estate on the Grand Lists of 2018 and 2019.
- The basis for the penalty was non-compliance with Conn. Gen. Stat. §12-63c(d)'s requirement for the annual filing of a rental property income and expense report.
- In discussion with the plaintiff's counsel and review of pertinent documents, it was determined that the documents submitted to the Town complied with the provisions of Conn. Gen. Stat. §12-63c(d).
- The penalties should not have been assessed for either year.

Budget Impact:

The proposed settlement will apply to the Grand Lists of 2018 and 2019. Refunds for the overpayments of taxes will be issued.

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.

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:

BALISE AUTOMOTIVE REALTY LP V. TOWN OF ENFIELD, Docket Number HHB-CV-20-6061055 S, the penalties assessed per Conn. Gen. Stat. § 12-63c(d) for the Grand List years 2018 and 2019 are hereby repealed.

Prepared by: Office to the Town Attorney

Date Prepared: January 20, 2021



TOWN OF ENFIELD

February 4, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution to set a Public Hearing in order to amend Chapter 26, Article 1, Sec 26-35 of the code of Enfield Connecticut Economic Development Commission

Highlights:

- The Enfield Town Council combined the disbanded membership from the Enfield Community Development Corp. with the Enfield Revitalization Strategy Committee in 2017
- The new membership included 15 members, inclusive of 3 ex-officio members
- With time and attrition, the membership has dwindled, making it difficult to form a quorum
- The EDC seeks to have the membership diminished from 15 members to nine (9) members
- In order to reduce the membership, the ordinance must be amended with a public hearing.

Budget Impact:

There is no budget impact.

Recommendation:

The Director of Development Services recommends that the Town Council adopt the attached Resolution.

Respectfully Submitted,

Laurie Whitten
Director of Development Services

Attachments:

1. Resolution

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

**Resolution Setting a Public Hearing to Amend Chapter 26, Article I, Section 26-35
of the Code of Enfield, Connecticut**

WHEREAS, the Town Council expanded the membership of the Enfield Economic Development Commission by Resolution No. 4184 on June 6, 2017; and

WHEREAS, Conn. Gen. Stat. 7-136 allows for total Commission membership of not less than five (5) nor more than fifteen (15); and

WHEREAS, the Commission's current membership consists of fifteen (15) members and is unable to constitute a quorum; and

WHEREAS, the Town Council would like to reduce the Commission's membership to nine (9) members.

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, March 1, 2021 at 6:50 p.m. to allow interested residents an opportunity to express their opinion regarding the amendment of Chapter 26, Article I, Section 26-35 of the Enfield Town Code.

Prepared By: Laurie Whitten, Director of Development Services
Date Prepared: February 4, 2021



TOWN OF ENFIELD

February 5, 2021

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution to Authorize the Reduction of Property Maintenance Fines for 19 Welch Drive

Councilors:

Highlights:

- The property is subject to a Property Maintenance Lien in the amount of \$71,898.
- The dates of violation for this property were between (1) June 18, 2018 to January 14, 2021 and (2) January 23, 2019 to February 11, 2019. The cited violation (1) was for missing or boarded windows for a period of more than 90 days and severe structure damage, cracked, broken or missing siding. The cited violation (2) was for persistent garbage, refuse or trash on the property.
- At the time of citations, the property owner did not request a hearing.
- The foreclosure sale took place on 3/18/2020 and at the time of foreclosure, all evictions were placed on hold due to the COVID-19 HUD moratorium.
- The property was vacated on November 20, 2020, and the bank was able to address the violations and complete all outstanding work by January 14, 2021. The property has been blight-free since that date.
- M&T Bank has agreed to pay the property maintenance liens from the time they were able to occupy the home (11/20/20), which is a total of \$8,400. Before the 11/20/20 date, they were unable to enter the home and address the violations.
- The BRC has the authority to waive up to \$10,000 in property maintenance liens.
- The committee recommends a reduction of \$63,498, therefore it must go before the Council for a full vote.
- The goal of the Blight Review Committee is to clean properties and not to collect funds.

Budget Impact:

There is no budget impact.

Recommendation:

That the Town Council adopt the attached resolution.

Respectfully Submitted,

Kasia Purciello
Assistant Town Manager

Attachments:

1. Resolution.

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

**Resolution to Authorize the Reduction of Property Maintenance Fines
for 19 Welch Drive**

WHEREAS, the property at 19 Welch Drive was cited between (1) June 18, 2018 to January 14, 2021 and (2) January 23, 2019 to February 11, 2019; and

WHEREAS, the cited violation (1) was for missing or boarded windows for a period of more than 90 days and severe structure damage, cracked, broken or missing siding and the cited violation (2) was for persistent garbage, refuse or trash on the property; and

WHEREAS, pursuant to the Enfield Town Code, the property owners did not contest their liability for the violations before a duly appointed hearing officer; and

WHEREAS, pursuant to section 14-183 of the Enfield Town Code, property maintenance liens securing the fines were recorded in the Town's land records; and

WHEREAS, the foreclosure sale took place on March 18, 2020; and

WHEREAS, at the time of foreclosure, all evictions had been placed on hold due to the COVID-19 HUD moratorium; and

WHEREAS, the property was vacated on November 20, 2020, and the bank was able to address the violations and complete all outstanding work by January 2021; and

WHEREAS, the property has been blight-free since January 14, 2021; and

WHEREAS, M&T Bank has agreed to pay the property maintenance liens from the time they were able to occupy the property (11/20/20), totaling \$8,400; and

WHEREAS, the Blight Review Committee has reviewed the request and are recommending the lien on the property be reduced by \$63,498 to \$8,400.

NOW THEREFORE BE IT RESOLVED, that the Enfield Town Council does authorize the reduction of the property maintenance liens on 19 Welch Drive and authorizes that the amounts set forth in Attachment A be accepted in lieu of the full payment of those liens.

Date Prepared: February 5, 2021

Prepared by: Kasia Purciello, Assistant Town Manager

Attachment A

19 Welch Drive

Parcel # 094800010050 Map 066 Lot 0304

Lien Amount to be waived \$63,498.00 Town to be paid \$8,400

Enfield Town Council

Resolution No. _____

Resolution Condemning Attack on Capital

BE IT RESOLVED, that the Enfield Town Council condemns the unlawful attack and insurrection that occurred on January 6, 2021 on the Federal Capital by the said insurgents.

WHEREAS, the Enfield Town Council proudly proclaims that our Law Enforcement officers have a long and consistent history of always working in cooperation and collaboratively with State and Federal Enforcement officers to protect the citizens of this community.

WHEREAS, that Enfield Town Council and its staff continue as they always have in the past to assist in any or all lawful requests made by Federal and State agencies in their investigations into participants of this incident.

WHEREAS, Our Law Enforcement officials have diligently fulfilled and shown their commitment to carry out their solemn oath and obligation to protect and defend the Constitution of the State of Connecticut, and the Constitution of the United States of America, The Enfield Town Council publicly express their support of the members of the Enfield Police Department and proclaim that they should be a source of Pride for all Enfield Residents.