

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, SEPTEMBER 20, 2021**

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

PRAYER – The prayer was given by Chairman Mangini.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilor Cekala, Cressotti, Hemmeler, Ludwick, Mangini, Muller, Riley, Sferrazza, and Unghire. Councilors Bosco and Szewczak were absent. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Clerk, Sheila Bailey; Town Attorney, James Tallberg; Director of Development Services, Lauren Whitten; Director of Human Resources, Steve Bielenda

FIRE EVACUATION ANNOUNCEMENT

Chairman Ludwick made the fire evacuation announcement.

MINUTES OF PRECEDING MEETINGS

MOTION #5925 by Councilor Mangini, seconded by Councilor Unghire to accept the minutes of the August 30, 2021 Special Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5925** adopted 9-0-0.

MOTION #5926 by Councilor Muller, seconded by Councilor Cressotti to accept the minutes of the September 7, 2021 Special Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5926** adopted 9-0-0.

MOTION #5927 by Councilor Muller, seconded by Councilor Mangini to accept the minutes of the September 7, 2021 Regular Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5927** adopted 9-0-0.

SPECIAL GUESTS

Constitution Week Proclamation – Daughters of the American Revolution

Councilor Mangini stated the Daughters of the American Revolution are present to honor and celebrate Constitution Week. She noted the Daughters have lineage or heritage as Daughters of the American Revolution to promote education and patriotism. She stated she is honored to be a member of the Penelope Terry Abbey group. She then read the “American’s Creed”, which is recited in their meetings.

Sharon Scavera, Regent of Penelope Terry Abbey Chapter, expressed her appreciation for this proclamation.

Gigi Landry, Vice-Regent, thanked the Council for their invitation to this meeting.

Chairman Ludwick read a proclamation declaring September 20th to September 24th as Constitution Week in the Town of Enfield.

PUBLIC COMMUNICATIONS & PETITIONS

Josh Prouser, 32 Nancy Drive - Representing the Opera House Players

Stated the Opera House Players is run completely by volunteers. He noted they have been trying to present to the Town Council for several months regarding the urgent decisions that need to be made regarding 100 High Street, and the Opera House Players ability to remain in the building and in Enfield. He stated at their own expense, they paid for professional consultants to inspect the building and outline and describe all the main issues pertaining to the structural, mechanical, and electrical systems. He stated all this information was presented to Town management in June and subsequently sent to all Council members. He noted also included was documentation of the \$58,000 that the Opera House Players have spent in plans, inspections, repairs, and upgrades to 100 High Street, and another \$20,000 of upgrades that are planned. He stated they recently had to spend another \$450 to purchase and install a system of security cameras to help protect the building and their members and actors from the ongoing drug use and drug dealing going on in the parking lot and around the building.

Mr. Prouser stated per the terms of their lease, the Opera House Players has the option to purchase 100 High Street for \$1.00, which they initially intended to do when they first moved their in 2018, however, they now know what the real state of the building is, and that the true cost of taking over the building is well over \$200,000, from an HVAC system that has parts over 30 to 40 years old to windows in the bell tower that are only being held in place by the wind and air pressure to the buckling foundation on the east side of the building and the literal flowing river of water in the basement every time it rains.

He stated they want to bring the arts home to Thompsonville and be a large part of the revitalization, however, the Town of Enfield, also needs to also make the commitment to Thompsonville and the revitalization effort and commit to the resources that are needed to fix the structural and mechanical issues at 100 High Street. He reminded the Council that 100 High Street is now on the Connecticut Register of Historic Places so it cannot be left to ruin or be torn down.

Mr. Prouser stated he knows the Town has big plans for the future of Thompsonville, but the Opera House Players are here right now, but will not be for long because this is no longer sustainable for

them because they are a small arts and non-profit organization built on volunteers. He noted time is of the essence, and the Town must make a decision regarding repairs to 100 High Street no later than the next Town Council meeting on October 4th, so that they have time to make necessary decisions about their future at 100 High Street and in Enfield.

He stated another urgent matter relates to the current restriction of the use of the Town Annex. He noted their November production of Mama Mia was to be at the Annex per their agreement with the Town of Enfield, and they just recently were told that no outside groups were allowed to use a Town building until further notice. He stated they just barely made it through Covid financially with the help of some grants they received, but the loss of the Mama Mia production will be financially devastating. He stated they are asking for a decision by September 22nd and to make an exception to this rule and allow the Opera House Players to use the Annex as previously scheduled.

Amanda Marquez, 8 Hoover Lane

Stated she spoke recently at the Board of Education and the Town Council meetings regarding the mask mandate and the emotional, mental, and physical harm that it has on children. She noted other parents also voiced their concern about the damages these mandates are causing. She noted it is fully understood that they are under the Governor's order until September 30th, and while they were hopeful that both boards would hear their concerns and stand with them, she was not surprised by any of their responses. She asked the Town Council to advocate for the children. She stated in one week's time, the decision regarding mask mandates could very well be left up to the local level, and that is why she is here.

Ms. Marquez stated as they look further into the research around Covid, they learn that certain procedures are not effective in prevention. She noted experts who reviewed evidence from the Spanish Flu of 1918 have concluded that masks failed to control infection because masks were worn until filthy and used in ways that offered little to no protection, which is exactly the same way they're worn in 2021. She stated to fully understand the improper wear and handling of face masks, you only have to observe how the public is managing them. She noted the CDC website states, "do not wear your mask under your nose or mouth, do not wear on chin or dangling from one ear, do not touch your face mask without cleaning your hands before and after." She stated the WHO says people can infect themselves if they use contaminated hands to adjust a mask or repeatedly take it off or on. She noted at the last Town Council meeting, those who chose to wear a mask were continually touching and adjusting them, while others wore them completely under their nose. She stated most members also removed their masks and let them dangle off their ear every time they talked either into the microphone or to each other, negating any protection. She questioned if members were removing their mask because it is hard to hear or understand what they were saying, or did they remove them because they're uncomfortable and hard to breath, or is it because they aren't wearing it properly to begin with and it's just a visage—no different than a band aide for a child not bleeding—it just simply makes them feel better.

She stated if adults cannot follow proper handling of masks for a few short hours of a meeting, how can children be expected to do so for eight hours at school and on the bus. She stated even if the masks were effective in the prevention and spread of Covid, the general public is not even wearing them correctly. She questioned if it would take 100 years to realize as a society that the masks are as ineffective now at stopping the spread as they were in 1918. She stated there are

numerous studies and research on the ill effects of masking children for extended periods of time. She questioned if Council members took the time, since the last Town Council meeting, to do their own research into the safety of prolonged masking.

Ms. Marquez stated she wants to allow people to make their own choice on the matter. She noted parents do need to take control and responsibility over their household and over their children. She stated masking is a personal decision, and it is one that should be made on an individual basis by parents for their own child and not a blanket mandate by governing officials.

She stated the definition of liberty is the power of choice, and she noted most people would agree that this is the way that a society should function—liberty and justice for all. She noted the government is telling people they know better than people do, and they make the best choice for children. She asked that the Council have enough conviction to say that parents make the best decision for their children, not the government, not elected officials, nor the Board of Education. She stated if and when the decision to continue to mask children comes before the Council, she hopes the Council makes the right choice and not a choice based on fear, but based on courage to allow parents to choose. She concluded stating those who choose to wear a mask can do so, and those who do not are not mandated against their free will.

Evangeline Flaherty, 70 Jackson Road

Stated she's deeply concerned about the education children are receiving in Enfield. She noted recently her ten-year old told her of her discomfort during English class. She stated she described an assignment that asked the children to put themselves into groups that they felt they belonged to. She noted one of the bulleted examples was sexuality. She stated she reached out to the teacher in order to have a better understanding of the goal of the assignment, and the teacher explained it was part of their social and civic unit where they focused on aspects of our identity as individuals as well as groups we belong to that help shape our identity. She noted the teacher confirmed to her that sexuality was used as an example.

Ms. Flaherty stated her concern is that children should not be faced with questions regarding their sexual orientation at ten years old. She noted by asking these questions too early, they are losing focus on the basic educational needs of the students. She stated she does not believe this was an appropriate lesson for her ten-year-old, so she is present to bring some attention to this matter so something can be done about it.

Matthew Schmidt, 55 North Main Street

Stated he spoke before the Council over a month ago against the mask mandate in schools, noting that it is common knowledge that children are not at great risk from Covid and that there's evidence of harm caused by childhood mask usage. He questioned how a blind eye can be turned when it comes to children being harmed. He questioned if the Town Council is willing to help Enfield's children. He noted after hearing from many concerned residents opposed to masking children, some members of the Board of Education expressed their reticence to act against the State mandate based on the prospect of being sued. He stated the Board's legal counsel told them that they would not have the normal immunity afforded to municipal elected officials in this case and they could be and most likely would be sued personally with the possibility of a devastating financial outcome for each member.

Mr. Schmidt stated he does not know if the Board's legal counsel is the one associated with the Connecticut House Majority Leader, or if that even has any bearing on the legal advice they receive, but the fact that a duly elected local board is unable to act in the best interest of children because of the threat of litigation should send a shiver down the spines of all elected officials.

He asked the Town Council to find a way to help the Enfield Board of Education, now acting under duress, to at the very least relax the school mask mandate and make it optional for parents. He noted even if the Council does not yet realize the harm of masking children, the over-arching issue of the State taking away local control of such decisions through force and coercion should bring pause to any person who participates in civic politics.

Mr. Schmidt stated people are reminded often that they should eat local and buy local and just as important, they need to legislate local. He stated relinquishing local authority has a long-term effect of disenfranchising the public. He noted the public's voice is muted, but they do not disappear. He stated out of necessity they migrate to alternative processes that allow them to enjoy all the rights of their life, processes that are often extralegal and beyond the reach of government. He noted local and political authority then withers on the vine, impotence becomes irrelevance and assures death for any democratic institution. He stated once it is indicated they don't have the power to act, the next obvious question is why then does a civil body exist. He stated whether or not a Council member believes in mask mandates, as a local elected official, they should believe such decisions be made locally. He urged the Council to help the Board of Education free itself from the bonds it believes the State has tied around it by working with them and fighting for them and keeping Enfield decisions local.

Peter Jonaitis, 3 Farmstead Circle

Stated no Town Council member has done anything about the swamp being formed behind his property line. He stated his belief there are some ways to easily rectify this problem behind his property at little cost. He noted they could fix the channel where the water comes under his property and empties out into the basin. He stated all the water that comes down there is from the cul-de-sac. He noted they could connect where the water comes out of the piping with some plastic piping and have that water carried all the way to the overflow outlet. He noted this wouldn't totally solve the problem, but it would help a lot. He stated another option would be to connect the piping to where the water comes out of the sewer and add about 30 or 40 feet, put an elbow in it and run another pipe 30 feet to the center of the basin where the water already collects.

Mr. Jonaitis stated this basin issue came about because the Town didn't do any maintenance for 25 years, which it was supposed to do. He stated the cheapest and easiest way to rectify the problem would be to build a two-foot berm and run it the length of the channel that has already been destroyed and non-existent, and this would help stop all the water from the entire cul-de-sac from collecting behind his home and property.

Mr. Jonaitis referred to the Opera House Players and urged the Town to make a commitment to the arts.

As concerns the mask mandates, he stated when the Legislature says that the masks are no longer required, or it's up to the local authorities, the Council and the Board should get together and stop the kids wearing masks.

Mr. Jonaitis stated his hope the Board of Education and the Town Council look at what's going on in the curriculum concerning critical race theory, equity, and sexuality.

Chris Dantonio, 18 Montano Road

Stated he opposes the opting out provision for the accessory dwelling units. He stated his belief ADU's are an important facet of Enfield's diverse housing opportunities. He noted Enfield has very restrictive ADU zoning regulations right now, and it even limits it to relatives or married relatives. He feels this is legislating who lives in houses, and that seems a little off to him.

Mr. Dantonio stated the State's recent provision allows ADU's as a right for single-family homes, but that does not exempt them from fire, health, or safety codes. He noted they still must adhere to all other design codes, and they are limited in size to 30% of the main building. He feels there's been a lot of dramatics about it. He noted it's just giving power back to the property owners, and it's not completely negating zoning because they can still design the zoning code to have good-looking ADU's that fit the character of a neighborhood.

COUNCILOR COMMUNICATIONS & PETITIONS

Councilor Mangini stated the Enfield Junior Women's Club was very thankful for the proclamation celebrating their 50th anniversary.

She thanked the Mexican Independence Day celebration organizers for the invitation to attend such a wonderful ceremony yesterday. She noted she was pleased to attend with other Council members. She stated it was a beautiful ceremony.

Councilor Hemmeler stated because it is Constitution Week, it should be a parent's choice because parents do know best. She added she is publicly saying as far as the vaccine and the masks are concerned, her body her choice.

Councilor Cressotti commended the Weymouth Road firehouse for hosting the 20th anniversary of September 11th. He noted they had a prayer, and he expressed his appreciation to Deputy Chief Bill Higgins and Chief Ed Richards and all the fire district commissioners. He noted it was a wonderful tribute to the nearly 3,000 people who perished that day, including 340 firefighters.

He attended the splashpad opening at Parkman, and many families and children attended that opening.

Councilor Cressotti stated he attended the Mexican Independence Day celebration yesterday. He noted this was a nice cultural event.

He stated a couple weeks ago, the Enfield Police Department took part in the "Over the Edge" fundraiser event for the Connecticut Special Olympics. He noted they raised \$14,000 for the State

of Connecticut Special Olympics, and he feels that is awesome. He expressed his appreciation to Chief Fox and the Enfield Police Department for going above and beyond. He noted this is important to the Town of Enfield, and the Allied Stars will benefit from this.

Councilor Cressotti thanked everyone for their opinions tonight.

He stated he hasn't missed one production by the Opera House Players, and the Town will work with the Opera House Players, and there will be further discussions.

Councilor Unghire stated she appreciates hearing the concerns by the Opera House Players. She noted there have been communications about this situation.

She thanked Ms. Flaherty for expressing her concerns about her daughter, and she thanked her for making the Council aware of this.

Councilor Unghire stated the Senior Center has a new roof and lights on their gazebo. She noted they also have a new water bottle filling station installed in the great room. She stated lunches are being served every day, and in August they had 200 to 250 people come by the center daily. She noted before the pandemic, they'd have 300 or 400, so even though attendance is down, the people that are really attending and using the Center appreciate it being open.

She noted in the month of August, 68 families were served Meals on Wheels.

Councilor Unghire stated there was a beautiful prayer event in the gazebo on the Town Green on September 11th and that was very well attended.

MOTION #5928 by Councilor Muller, seconded by Councilor Mangini to suspend the rules to address under Miscellaneous Item 14 E, F, G, H, I, J, K and L.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5928** adopted 9-0-0.

Chairman Ludwick expressed his appreciation for the public's comments this evening.

He stated it is Constitution Week, and there should be three levels of government, which is what the Constitution states – the Judiciary, the Executive, and the Legislature. He noted it's time to get back to honoring the Constitution, which they did this evening. He stated the State should not be extending any emergency rules, and they should get back to three forms of government. He stated his hope more parents will stand up and fight for their children, no matter what their opinions are.

TOWN MANAGER REPORT & COMMUNICATIONS

Mr. Bromson stated tonight's earlier presentations will be posted on the Town's website.

He stated the John F. Kennedy Middle School project is under budget and ahead of schedule.

Mr. Bromson stated they also did a proposed expenditure of the \$12.9 million dollars that Enfield will receive from the American Recovery Act, and the Town has received half of that funding, and it is in the bank. He stated the next check should be in the mail next summer. He noted they submitted a proposal, within the federal guidelines, as to how that money should be expended for the betterment of the Town.

He stated the new splashpad at Parkman School has been highly used, and he heard from parents who very much appreciate the splashpad and the new playscape behind Town Hall. He thanked Building & Grounds for their hard work to get these projects done.

As concerns remarks by Peter Jonaitis, Mr. Bromson stated he will pass those comments onto Public Works at his staff meeting.

Mr. Bromson stated his belief the Town has been a good partner with the Opera House Players, and they will look into their concerns. He noted Nelson Tereso assisted and directed the Opera House Players in successfully applying and receiving a \$58,000 grant, and the Town assisted them in obtaining another grant for \$6,000. He noted the Council will make an informed decision and hopefully get them in at the October meeting. He stated many organizations wish to use Town facilities, and his opinion was either allow it for all or allow it for none.

TOWN ATTORNEY REPORT & COMMUNICATIONS

Attorney Tallberg stated there is nothing to report publicly this evening.

REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

There were no reports this evening.

OLD BUSINESS

All Old Business items remained tabled.

NEW BUSINESS

There were no New Business items.

ITEMS FOR DISCUSSION

All items have been moved to Miscellaneous.

MISCELLANEOUS

RESOLUTION #5929 by Councilor Muller, seconded by Councilor Mangini.

RESOLVED, that the Enfield Town Council does hereby approve the three (3) year collective bargaining agreement between the Town of Enfield and the Teamster's Local #671 dated

July 1, 2021 through June 30, 2024.

Mr. Bielenda stated there is a shortage of bus drivers, and bus companies are poaching employees such as the Town's bus drivers. He noted this contract helps even the playing field to a certain degree, and he would like to stay competitive in the marketplace.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5929** adopted 9-0-0.

RESOLUTION #5930 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 \$56,820
General Fund Revenue-Appropriated Fund Balance

TO:
10800092-593020 \$56,820
Unallocated Charges-Transfers to
Social Services

SOCIAL SERVICES FUND

FROM:
22044412-480001 \$56,820
Social Services Transportation Revenue – Gen Fund
Transfers In

TO:
22040412-511000
Dial-A-Ride-Salaries \$21,840

22040412-522000 \$1,355
Dial-A-Ride-Soc. Security

22040412-522100 \$ 317
Dial-A-Ride-Medicare

22046099-511000 \$30,940
Fixed Route Bus Grant-Salaries

22046099-522000 \$ 1,919
Fixed Route Bus Grant- Soc. Security

22046099-522100 \$ 449
Fixed Route Bus Grant-Medicare

CERTIFICATION:

I hereby certify that the above-stated funds are available as of September 13, 2021.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5930** adopted 9-0-0.

RESOLUTION #5931 by Councilor Muller, seconded by Councilor Riley.

WHEREAS, the Planning and Zoning Commission (PZC) has recommended that the Town opt out of Public Act No. 21-29 Accessory Dwelling Units (ADU) provisions; and

WHEREAS, in order to opt out of the ADU provisions, the Town Council must hold a public hearing subsequent to the PZC public hearing and gain a two-thirds vote in favor of opting out; and

WHEREAS, the Town Council held a public hearing on September 20, 2021; and

WHEREAS, there are legitimate concerns with the proposed ADU regulations,

NOW, THEREFORE, BE IT RESOLVED, that the Town Council vote to opt out of Public Act No. 21-29 Section 6(f) for the ADU provisions.

Councilor Mangini requested some background on this issue. Ms. Whitten stated at this time, the Town allows accessory apartments, which are known as in-law apartments, and they are typically part of a house and are between 400 and 750 square feet with a minimum lot size of 17,000 square feet. She explained what the public act is mandating municipalities to do is to allow up to 1,000 square-foot second dwelling unit on any residential lot, provided they meet all the minimum area requirements. She noted Planning & Zoning had a concern about over-taxing facilities, effecting backyard privacy, drainage issues, additional traffic and street parking, and lack of oversight.

Ms. Whitten stated as they proceed with their updates to the zoning regulations, she believes they should absolutely consider having another component in them regarding accessory dwelling units, but to the Town's standards and not the State's standards.

Councilor Mangini stated she is a realtor, and there's a demand for in-law apartments because of the Covid situation and because of family financial issues. She noted she's concerned that if they dismiss allowing these units, they're going to be hurting residents already established in Enfield.

Ms. Whitten stated in-law apartments are allowed at this time. She noted this is basically building a second house on a single-family lot.

Councilor Cekala questioned the benefit of opting out. Ms. Whitten stated theoretically anyone who has a single-family lot of any size, provided they have enough room, could build a second house up to 1,000 square feet.

Councilor Cekala stated her understanding they would have to be given a permit. Ms. Whitten stated they would have to be given a zoning permit. She stated her belief they'll come up with some alternative regulations that will allow these, but not just anywhere.

Attorney Tallberg stated there was a memorandum dated July 16, 2021 that he addressed to the Town Council regarding Public Act 21-29, which is the ADU legislation from the Governor. He noted there are two real main components – there is the opt out provision that municipalities can opt out by January 1, 2023. He stated if a municipality does not opt out of this new legislation for accessory dwelling units, then by January 1, 2022, any provisions of the zoning regulations that are non-compliant with this new legislation will be deemed null and void. He stated the public act itself is 30 pages and full of minutiae.

Mr. Bromson stated he would be more comfortable if this is tabled, so that they can do a presentation in a Special Meeting. He noted this is a little complicated, and he wants the Council to have more information.

Councilor Cekala stated she does not understand why they need to have an outright ban. Mr. Bromson stated his belief the Council needs more information.

Attorney Tallberg clarified that what is proposed with the ADU opt out is not to eliminate all the existing regulations on accessory dwelling units or in-law apartments. He stated his understanding the Town's regulations would stay the same. He noted the opt out is that the Town would be opting out of the Governor's much more comprehensive wholesale revision. He noted this is linked in with affordable housing, but Enfield is exempt from the affordable housing statute because that requires that municipalities have 10%, but Enfield has well above 10% of affordable housing.

Councilor Mangini requested additional information be provided.

Chairman Ludwick stated his understanding that if the Town is not able to update regulations by January 1st, this trumps that, and Ms. Whitten responded yes.

MOTION #5932 by Councilor Muller, seconded by Councilor Mangini to table this item.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5932** adopted 9-0-0.

RESOLUTION #5933 by Councilor Riley, seconded by Councilor Muller.

WHEREAS, the Town of Enfield owns the property located at 110 High Street; and

WHEREAS, the Council has referred this matter to the Planning and Zoning Commission (Commission) for a report in conformance with the requirements of Connecticut General Statute 8-24; and

WHEREAS, the Commission will make a recommendation pursuant to the above-referenced statute at its September 23, 2021 meeting; and

WHEREAS, under certain conditions Connecticut General Statute 7-163e requires the legislative body of a municipality to conduct a public hearing prior to the sale, lease or transfer of real property owned by the municipality,

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council does hereby schedule a public hearing regarding the conveyance of 110 High Street to be held on October 4, 2021 to begin at 6:45 p.m. in the Council Chambers of the Enfield Town Hall which is located at 820 Enfield Street, Enfield, Connecticut in order to receive public comment.

Mr. Bromson state the Council approved a building consolidation in the fall, and they are on schedule and within budget. He noted the Recreation Department is at the Annex and the Social Services Department will be going to Alcorn and Building and Grounds is going to the Annex. He noted the goal was to reduce their footprint and get rid of buildings along with the cost of maintaining those buildings. He noted by doing this, they will be selling these two properties, and they need permission from Planning & Zoning. He stated they already have a great offer for one of these buildings for around \$400,000. He noted they will receive that revenue for the General Fund, and those buildings will be put back on the tax rolls, and they'll be saving money every year on maintenance, plowing, and custodial services.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5933** adopted 9-0-0.

RESOLUTION #5934 by Councilor Muller, seconded by Councilor Mangini.

WHEREAS, the Town of Enfield owns the property located at 110 High Street; and

WHEREAS, the Town is currently marketing and will sell this property with the services provided by the Town's vendor for real estate agency services; and

WHEREAS, the Council must refer this proposed conveyance to the Planning and Zoning Commission for a report in conformance with the requirements of Connecticut General Statute 8-24.

NOW, THEREFORE, BE IT RESOLVED, that the proposed conveyance of 110 High Street is referred to the Planning and Zoning Commission in conformance with the requirements of Connecticut General Statute 8-24.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5934** adopted 9-0-0.

RESOLUTION #5935 by Councilor Mangini, seconded by Councilor Cressotti.

WHEREAS, the Town of Enfield owns the property known as 110 High Street; and

WHEREAS, pursuant to Connecticut General Statute 8-24, the Town Council has referred this proposed conveyance to the Planning and Zoning Commission for a report in conformance with the requirements of Connecticut General Statute 8-24, at its September 23, 2021 meeting; and

WHEREAS, pursuant to Connecticut General Statute 7-163e, the Town Council will hold a public hearing on October 4, 2021 regarding the proposed sale of the 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 110 High Street to WHAMAT, 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 WHAMAT, LLC, subject to review and approval by the Town Attorney.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5935** adopted 9-0-0.

RESOLUTION #5936 by Councilor Muller, seconded by Councilor Mangini.

WHEREAS, the Town of Enfield owns the property at 52 Prospect Street; and

WHEREAS, the Town intends to market and sell this property with the services provided by the Town's vendor for real estate agency services; and

WHEREAS, the Council must refer this proposed conveyance to the Planning and Zoning Commission for a report in conformance with the requirements of Connecticut General Statute 8-24.

NOW, THEREFORE, BE IT RESOLVED, that the proposed conveyance of 52 Prospect Street is referred to the Planning and Zoning Commission in conformance with the requirements of Connecticut General Statute 8-24

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5936** adopted 9-0-0.

RESOLUTION #5937 by Councilor Muller, seconded by Councilor Mangini.

WHEREAS, the Town of Enfield owns the property located at 52 Prospect Street; and

WHEREAS, the Council has referred this matter to the Planning and Zoning Commission (Commission) for a report in conformance with the requirements of Connecticut General Statute 8-24; and

WHEREAS, the Commission will make a recommendation pursuant to the above-referenced statute at its September 23, 2021 meeting; and

WHEREAS, under certain conditions Connecticut General Statute 7-163e require the legislative body of a municipality to conduct a public hearing prior to the sale, lease or transfer of real property owned by the municipality,

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council does hereby schedule a public hearing regarding the conveyance of 52 Prospect Street to be held on October 4, 2021 to begin at 6:50 p.m. in the Council Chambers of the Enfield Town Hall which is located at 820 Enfield Street, Enfield, Connecticut in order to receive public comment.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5937** adopted 9-0-0.

PUBLIC COMMUNICATIONS

There were no comments from the public.

COUNCILOR COMMUNICATIONS

There were no comments from the Council.

ADJOURNMENT

MOTION #5938 by Councilor Muller, seconded by Councilor Mangini to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5938** adopted and the meeting stood adjourned at 8:16 p.m.

Sheila M. Bailey
Town Clerk
Clerk of the Council

Respectfully submitted,
Jeannette Lamontagne
Secretary to the Council