ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, JANUARY 9, 2023

A Regular Meeting of the Enfield Town Council was called to order by Mayor Cressotti on Monday, January 9, 2023. The meeting was called to order at 7:02pm.

PRAYER – The Prayer was given by Councilor Hopkins.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar, Santanella, and Unghire. Also present were the Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; Town Clerk, Sheila M. Bailey; and Director of Finance, John Wilcox.

FIRE EVACUATION ANNOUNCEMENT – Mayor Cressotti made the fire evacuation announcement.

MINUTES OF PRECEDING MEETINGS

MOTION #6453 by Councilor Pyznar, seconded by Councilor Mangini to accept the minutes from the Special Meeting on December 19, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6453** adopted 10-0-1. Councilor Nelson abstained.

MOTION #6454 by Councilor Mangini, seconded by Councilor Nelson to accept the minutes of the Regular Meeting on December 19, 2022.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6454** adopted 11-0-0.

SPECIAL GUESTS – MassMutual Head of Corporate Real Estate, Sean Anderson; Fast Track Realty LLC Manager, Andy Borgia; and All Sports Village Inc. Director, Anthony Ardolino.

Ellen Zoppo-Sassu, Town Manager, stated that Mr. Borgia came to them a few weeks ago with a proposal concerning the 65-acre MassMutual office park which is now vacant. The discussion for tonight's meeting is a Section 8-24 referral to the Planning and Zoning Commission (PZC). The first step is deciding whether this project is appropriate for Enfield.

MassMutual used to be on our list of top ten taxpayers. They were number four on the last grand list. It was reported in October of 2022 that 29% of Americans are working from home resulting in a shrinking interest in commercial real estate. Foot traffic is also down in business districts. We need to decide what role local government will play in deciding what to do with the MassMutual parcel. This proposal will require additional acreage which will also include part of Brainerd Park and will require a referral to the PZC.

Councilor Nelson read a statement into the record stating that as required by Section 2-128 of the Enfield Town Ethics Ordinance, he has made a formal request to be excused from voting on this matter. He made the recusal statement due to his professional capacity in the real estate development field. He has a financial interest in this project as defined under Section 2-121. It is on file in the Town Manager's Office, has been sent to the Ethics Commission and will be included in the meeting minutes of tonight's meeting.

Councilor Nelson introduced Andy Borgia from Fast Track Realty, Anthony Ardolino from All Sports Village, and Sean Anderson from MassMutual. Mr. Borgia signed an agreement with MassMutual for the purchase of the campus. He previously made a similar proposal for a project in Windsor Locks. When the project faced too many hurdles, he hoped to work with the mall property in Enfield, but it did not work out. He then went back to Windsor Locks, but the project was terminated after a series of delays amid the pandemic.

Mr. Borgia shared a model of the project and explained that the project needed a minimum of eleven outdoor fields to be successful. The site already has the infrastructure and is approved for many of their uses, such as a 1600 space parking garage. Special permits will be needed for most of the amenities. Some existing buildings will be retrofitted to include a hotel, retail, restaurants, and a family entertainment center like Dave & Busters. Only six fields will fit on the MassMutual side of the parcel so the other five fields would be on the Brainerd Park side in this model. There will be new basketball, tennis, and pickleball courts. There will be two playground areas, one for children ages 2-5 and one for children ages 5-12. They will replicate the softball field that was recently built in Brainerd Park, as well as add restrooms. There will be a walking trail around the perimeter of the park and a splash pad and new dog run which will have its own brand-new parking lot.

Anthony Ardolino stated that All Sports Village is a non-profit formed seven or eight years ago. The mission is to improve and enhance sports and recreation in the area for youths and adults. There will be a lot of opportunities not only to play sports at the facility, but also for employment opportunities. These types of facilities can bring in millions of dollars in tourism to the town.

Chairman Cressotti thinks this project will benefit Enfield and the State of Connecticut. It will require approval by the PZC since it involves the use of park property. If a town leases any portion of public land, state law requires that PZC give a recommendation. He stated that they will be looking for a motion for an 8-24 referral tonight.

Councilor Finger wanted to know what would happen to the new softball field at Brainerd Park as well as the two men's fields. Mr. Borgia stated that the softball field is being replicated.

Councilor Nelson added for clarity that the fields are being shifted to the right side towards the east entrance. It will remain part of the public area of Brainerd Park. The area will be upgraded to include restroom facilities for boys and girls. They could possibly add two new softball fields at the Annex to accommodate the two fields in the back of Brainerd.

They have discussed the possibility of a park enhancement grant where a donation would be made to the Town of Enfield every year instead of a lease. The money would be guaranteed to be used to maintain the parks. Park maintenance gets cut from the budget when times get tight.

Councilor Finger thanked them for the clarification, and he thinks the project is a great idea.

Councilor Cekala stated that she is excited about this project and was excited about it two years ago. She would like to make sure all the players are involved when it comes to Brainerd Park, such as Buildings & Grounds, the Recreation Department, and our sports leagues.

Councilor Mangini asked if there would be regular updates if they complete the 8-24 process. Councilor Nelson responded that near the end of January the Town Manager and leadership will negotiate what the terms of this lease should be. He will be excluded as he is Mr. Borgia's representative. He also added that if they were to move fields to the Annex, those fields would be completed before Brainerd Park was touched so that there would be no loss of playing time.

Councilor Ludwick asked if they could explain their business model and why they need Brainerd Park. Mr. Ardolino stated that the non-profit is technically the borrower as they can get bonds. Eleven fields are the minimum they need to proceed with funding. Lenders lend to these types of facilities across the country, and it is a mathematical formula. They want eleven fields because that generates the size of the tournaments. Councilor Ludwick stated that even though he does like the project, he wishes it did not include Brainerd.

Councilor Santanella asked if they could quantify the number of jobs the project might bring to the community. He also asked if they could estimate how many families/foot traffic it would bring to town on a weekend and how many rooms the hotel would have. Mr. Borgia answered that the busiest time would be the summer and it could bring anywhere from 2-300 teams competing for a 4–5-day tournament, which is about 3,000 participants daily. The hotel has 150 proposed rooms. He supplied Ms. Zoppo-Sassu with information concerning the potential economic impact to the town. Councilor Nelson stated there is a business plan for Windsor Locks that can be adjusted or given as is. There is a potential of $300 million in revenue coming to the town.

Councilor Hopkins thinks this would be good for Enfield. He does not want the town to lose its recreational area; however, he is interested in what people in the Brainerd Park area have to say.

RESOLUTION #6455 by Councilor Cekala, seconded by Councilor Unghire.

BE IT RESOLVED, that the proposed transfer/sale/lease of the portion of Brainerd Park shown on the attached map, is referred to the Planning & Zoning Commission in conformance with the requirements of Connecticut General Statute §8-24.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6455** adopted 9-1-1. Councilor Ludwick voted against, and Councilor Nelson abstained.

PUBLIC COMMUNICATIONS

Peter Jonaitis, 3 Farmstead Circle
Mr. Jonaitis commented on the sports complex proposal saying he would support giving all of Brainerd and relocating all the fields because he thinks it is a great idea.

Mr. Jonaitis asked if there are any updates on the BAA investigation. He would like an explanation of the consolidation of the fire districts as there are rumors of Shaker Pines and Hazardville Districts consolidating.

He asked for an update on vacant buildings in town like Nathan Hale School and an update on the 30% abatement for Winstanley.

Gary Young, Abbe Road
Mr. Young wanted to raise concern with the transparency and timely notification of issues impacting the residents. If the Council is looking for residents' trust, they need more notification time. He raised this concern in the past with the 2023 budget and the local fire district issues.

His concern tonight is the Winstanley facility potentially getting a tax break of 30% over seven years. This was voted down in February of 2022. He does not support the proposed tax relief unless he knows the impact of how it can or can't help the town.

Kathleen Levesque, 10 Winter Way
Ms. Levesque stated that her property borders the Winstanley project, and she stood before the Council less than a year ago asking for a vote of no. She comes again asking for a vote of no. The folks in the neighborhood have had to repeatedly have their pools, air conditioners, and homes serviced and cleaned, and the project is still not complete. The project that was just presented for the sports complex is something the community can grasp and keep hold of. Winstanley wants to save himself money and it does not help the residents.

Angela Foss, 16 Crescent Beach Drive
Ms. Foss asked Town Council members to deny the newly revised application for a tax abatement for Winstanley for 113 North Maple Street. It should never have been accepted because it was previously denied. She also mentioned the lack of adequate notification. The property should not qualify for a tax abatement as there are only twenty employees who have mostly relocated and not Enfield residents. This is an insult to the community and those who stood up against it previously. Abatements are a privilege, not a right.

Jeffery Foss, 16 Crescent Beach Drive
Mr. Foss asked if a commercial building is built and they expect a tax discount, what if someone comes in and builds a residential building, do they get a tax discount? He asked what the difference was between residential or commercial. Both are bringing income into the Town of Enfield.

Sherri Jackson, 119 Cottage Road
Ms. Jackson stated that she thought the Council heard the taxpayers the last time this abatement was discussed, but sadly here it is again. She mentioned that tax abatements began to lure businesses during the Great Depression. Winstanley Enterprises has not brought many jobs here to Enfield. Enfield is a highly desirable location, and this is not the Great Depression, so incentives are not needed to lure

businesses. Some of these large companies become serial tax evaders. They collect the tax savings and then they move on leaving behind abandoned warehouses. The taxpayers get no tax breaks and are left to make up for the lost revenue while the big company places high demands on our infrastructure. She said the Council should serve the best interest of the public, not Winstanley.

Linda Ostapoff, 109 Cottage Road
Ms. Ostapoff stated that she is surprised that residents are back again after they objected to the tax abatement almost a year ago. The building is built, it is occupied, and they are not going anywhere. What gain does Enfield have by handing out $2 million of our tax money? Large warehouses in residential areas of town do not enhance our town or bring anything positive other than tax money. Tax abatements should be based on bringing quality jobs to our town, not twenty jobs relocated from West Springfield. There should be a special meeting to pass an abatement. There was not ample notice that this was going to be on the agenda. She hoped the Council would vote no and is excited to see what will happen with the MassMutual project.

Lisa Rogers, 8 Winter Way
Ms. Rogers invited everyone to come have tea with her any day this week and witness her house shaking. She wonders if she will have foundation issues after the project is done. She hoped the Council would vote no because she does not see that anything has changed on Winstanley's part. If the lessees thought they would have a lower rent, that is a bad business decision that we should not be paying for. The public said no before, and she thought that the Council heard that. She asked that the property be changed in the records to read 113 North Maple Street and not 113 Maple Street. She hoped that Councilor Nelson would discuss his relationship to the project from start to finish. He sat on PZC when it was granted and now he sits and can vote on the abatement.

Lisa Batchelor, 6 Deer Run
Ms. Batchelor came to speak against the tax abatement. Abatements are for properties that are beneficial to the growth and prosperity of the town and this property is not. It brings truck traffic that will deteriorate the roads quicker than anticipated leaving residents to pay for the repairs. The 30% tax abatement could be used to better the community and residents. Instead, it will line the pockets of a multi-million-dollar company. She urged the Council to vote no and show the residents that they come first.

Lori Parker, 105 Cottage Road
Ms. Parker stated that she is not in support of the tax abatement. It is not fair to shift the tax burden to the residents. She agreed with the abatement on the Hallmark building because it brought in many jobs, this one will only have twenty jobs. She would like to know how many abatements have been granted in the last five years by the town. The abatement does not help AgriMark and Eppendorf who have already signed their lease agreements. She wants to know if their trucks will be registered in Enfield, so we receive the tax revenue. We have yet to see the full impact this will have on the town, yet residents are already dealing with dust, dirt, noise, and their houses rattling. The project contributed to a loss in property value and a reduced quality of life. Since this project, the town passed a moratorium on warehouses over 200,000 sq. ft. requiring a special permit.

In 1999, the Conservation and Development Plan showed Enfield as being 68% developed. She would like to know where we are now. She asked the Council to vote no.

Kathleen Sarno, 102 North Maple Street Unit 6B
Ms. Sarno asked where the 30% came from and if it is based on a property appraisal. Who appraised it, what did they use for comps? She doesn't understand why this has come up again because Mr. Nelson is the only addition to the Council. The rest of the Council voted no back in February.

Ms. Sarno stated that she is excited about the sports and entertainment complex and thinks it is more interesting than a warehouse. She urged the Council to vote no again like they did the first time.

Liz Warner, 74 West Shore Drive
Ms. Warner stated that she can't believe that they are back not even one year later after there was a special meeting in a packed auditorium on a miserable icy night. The Council did the right thing and turned it down. There have been so many complaints since then that a liaison had to be appointed to take weekly, sometimes daily, complaints. Now a new secret deal will be voted on tonight. Who is benefiting from this deal? Not the town residents. She suggested saving abatements for businesses that truly bring products needed to our town and significant jobs with it.

Neil Narcon, 5 Clear Street
Mr. Narcon is surprised that they are doing this thing again. Everyone was against it, including the Council, so why are we wasting everyone's time? There needs to be more advanced notice. Are we holding out until the last minute to notify hoping no one will fight it? People are living paycheck to paycheck and living off credit cards. Vote this thing down, enough is enough.

Tony Renna, 12 Ryefield Drive
Mr. Renna asked that all tax abatements be out for the public to see. He wants full transparency. He suggested taking the money from the abatement and using it to pay off the state for Nathan Hale and then selling it.

Christine Gomeau, 19 Winter Way
Ms. Gomeau said she was surprised that there was not more consideration getting this information out after the meeting and emotions from last year. She hopes that the Council will vote no again. There is no communication or transparency as to why this company deserves a tax abatement. We want answers and a vote of no.

Walter Kruzel, 21 Charnley Road
Mr. Kruzel mentioned that he had received his new recycling calendar and he said that there is information on the flip side about what can and cannot be recycled. He suggested the new Deputy Public Works Director make a presentation educating the public on recycling.

Mr. Kruzel asked what was going on with the roof referendum because he had not heard any updates since it passed a year ago. The Joint Facilities Committee should be named as Building Committee for those roofs.

Dale Butrymowicz, 11 Winter Way
Mr. Butrymowicz stated that the tax abatement was already shot down and questioned why we are doing this again.

Liz Davis, 201 North Maple Street
Ms. Davis mentioned that it was a cold night outside, and everyone should be home with their families because this was already voted on. This was thrown on the agenda at the last minute and is being voted on tonight. She hopes that this does not happen. She finds it shocking that a local businessman who lives in Enfield was being torn down. Jimmy's Pub donates to our schools and is a big part of our community. She stated that only companies with millions of dollars get breaks.

Chairman Cressotti declared Public Communications closed.

COUNCILOR COMMUNICATIONS

Councilor Pyznar stated that she was thankful for the update on the POCD that will take place at the P&Z meeting this Thursday. She also asked for an update on the DEI Committee and if there were any upcoming meeting plans.

Councilor Mangini asked if the Public Works Department could come in and do a presentation on recycling. She thinks a refresher is long overdue.

Councilor Unghire mentioned that The Rotary Club has been asking about placing three signs strategically on Route 5 and in Somers when you enter Enfield. They were up before and have somehow disappeared. They would also like to put a new adopt-a-spot sign out by Longhorn's Steakhouse and make it look nice.

Councilor Ludwick asked if there is a pending application for the work being done at the bridge. There is dirt inside boulder "pens" right near a resident's home.

Councilor Hopkins would like to see the abatement guidelines tightened up, especially regarding the issue of jobs. He also suggested prohibiting semi-trucks on certain roads. He would like to see the trucks using state roads only.

Councilor Nelson mentioned that years ago the State of Connecticut made a law, the Asset Forfeiture Law where if a drug dealer got pulled over for possession, they would lose all their assets. The money was then split between the town and state. He wants to know if that law is still in effect and if it is, could he get a summary of what was accumulated last year.

Chairman Cressotti mentioned that there are some ordinances that need updating. The Massage Parlor Ordinance, the Ordinance governing Food Truck Vendor Permits, and Sunday Liquor Sales. Another topic of discussion needs to be AED's and their locations across town.

Councilor Hopkins clarified that it is true that we can't prohibit through truck traffic on town roads because it impedes interstate commerce. Truck traffic that starts in Enfield needs to be addressed.

TOWN MANAGER REPORT AND COMMUNICATIONS

Ms. Zoppo-Sassu stated that we can deal with non-interstate truck traffic issues through the Public Safety Committee with the guidance of the Traffic Division. Councilor Despard responded that this was discussed at the last meeting, and it was the consensus of the group and the experts at the police department that it was not feasible. He would not be opposed to looking at it again. Ms. Zoppo-Sassu was under the impression that it was specific roads. We could have the police department take those specifically and analyze them, that way people would have answers. Councilor Nelson said they tried through P&Z to try and stop any traffic from going down North Maple. They were told all they could do was signage, and no right turns.

Ms. Zoppo-Sassu said in terms of asset forfeiture, the law is still in place. There is an active account and she will get the summary for the next meeting.

Ms. Zoppo-Sassu does not know the answer to the South River Bridge question, but she believes that it is a fully permitted project. She will check on it and get back to everyone.

Ms. Zoppo-Sassu explained that the Rotary Club usually provides the signs and then gets clearance to erect them with Public Works and police guidance.

Ms. Zoppo-Sassu stated that the Plan of Conservation and Development (POCD) is a rather involved policy. January 12th is the start date for the presentation of the draft. From that time, we have 65 days and once it is accepted, referrals are made, and it will be put on the agenda. It goes to the Capital Region Council of Governments and the PZC, and then a public hearing on March 23rd if there are no changes. If there are changes, the Town Council can hold one or more public hearings between January 12th and March 23rd. On February 16th, the land use office will submit the draft to the Town Clerk and post it on the website, which gives a 35-day notice period before March 23rd. On March 8th the staff will prepare the legal notices for the public hearings to appear in the newspapers. 30 days after the adoption, the plans must be posted on our website and in the Town Clerk's office. 60 days after adoption the town sends it to the Secretary of OPM (Office of Policy and Management) with the State of Connecticut.

Ms. Zoppo-Sassu stated that they are looking to have the first DEI Commission meeting at the end of this month and have the group start planning a meeting schedule.

Ms. Zoppo-Sassu mentioned that town staff are working with members of the Greys Athletic Club due to the unfortunate fire that happened over the weekend. We already made calls to the state about historic preservation funds. There will be a meeting with members of the club tomorrow to plan a pathway forward.

Ms. Zoppo-Sassu asked the Council to look at the updated ARPA list in the packet. The balance before any action tonight is $871,302. A portion of the Barnard School parking lot funds was returned to the ARPA Fund. This does take into account the business assistance grants as well as the not-for-profit business assistance grants. She also mentioned that we received our first ARPA grant to the police department for surveillance and traffic issues in the amount of $37,000. Also, in the packet we have submitted for the Community Investment Fund round two of the state grant. We are asking for $2.3 million to establish a Small Business Development Revolving Loan Fund.

Ms. Zoppo-Sassu reminded everyone about the grand re-opening ceremony at JFK this Thursday at 6:00pm. The public is invited and there will be a ceremony and tours of the building.

Ms. Zoppo-Sassu stated that the tax abatement guidelines are in the packet. This is for the Council to review and see if they want to make updates. She also highlighted some recommended administrative changes. Chairman Cressotti suggested that all suggestions go through General Government Subcommittee.

Steven Bielenda, Assistant Town Manager, reported that Section §2-129m of the Code of Ethics requires that the Town Manager cause to be established a procedure to familiarize elected and appointed officials with the duties and responsibilities of their positions as well as prepare a written report outlining subject activities for the prior year and plans for the upcoming year. This will be submitted to the Town Council during the month of January each year. He pointed out that it is included in the packet.

James Tallberg, Town Attorney mentioned that under new rules of procedure there is no longer a recurring Town Attorney Report. After reviewing the Massage Therapist Ordinance, they have determined that it is likely outdated. A memorandum has been circulated and if folks have not received it, they will re-send it. They will do the same for food trucks and liquor sales and make recommendations for those ordinances to also be rescinded.

REPORTS OF SPECIAL COMMITTEES TO THE COINCIL

Councilor Mangini reported that the Fourth of July Committee has begun their meeting process for their upcoming celebration.

UNFINISHED BUSINESS – None.

NEW BUSINESS

CONSENT AGENDA

MOTION #6456 by Councilor Cekala, seconded by Councilor Nelson to approve Consent Agenda.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6456** adopted 11-0-0. Copies of the resolutions are appended to these minutes.

- Transfer $1,000 donation to the Family Resource Center
- Transfer $9,566 to Public Safety for the Click It or Ticket Grant
- Accept $15,000 donation from Rockville Bank Community Foundation for the Enfield Fuel Bank

APPOINTMENTS-TOWN COUNCIL APPOINTED

MOTION #6457 by Councilor Nelson, seconded by Councilor Cekala to appoint Kyle Bell (R) to the Enfield Housing Authority for a term that expires 11/30/2027.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6457** adopted 11-0-0.

RESOLUTION #6458 by Councilor Nelson, seconded by Councilor Mancini.

BE IT HERBY RESOLVED, that the Town Council accepts the recommendations from the Economic Development Commission for Small Business Grants funded by ARPA.

Chairman Cressotti thanked the members of the Economic Development Commission for their hard work over the past six months. He had members Mary Ann Turner, Marilyn Cressotti, Kelly Davis, Gretchen Pfeifer-Hall, Virginia Higley, Phil Kober, Steve Ragnauth, Rich Stroiney, and Councilor John Santanella come forward to be recognized.

Councilor Santanella said that this is the hardest working committee that he sits on. There were fifty-one applications reviewed. He thanked Mary Ann and the members for all they have done to help these businesses.

Councilor Ludwick suggested allocating more money to the small businesses, especially those that stayed in business throughout the pandemic.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6458** adopted 11-0-0.

MOTION #6459 by Councilor Ludwick, seconded by Councilor Nelson to consider and discuss allocating an additional $200,000 for Small Businesses Grants funded by ARPA funds and refer it to the General Government Subcommittee to come back to the full Council.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6459** adopted 11-0-0.

RESOLUTION #6460 by Councilor Mangini, seconded by Councilor Nelson.

BE IT HEREBY RESOLVED, the Town Council approves the 14 ARPA Non-Profit/Not-For-Profit Grant Applications totaling #200,000.

Upon a **ROLL CALL** vote being taken, the Chair declared **RESOLUTION #6460** adopted 11-0-0.

RESOLUTION #6461 by Councilor Nelson, seconded by Councilor Cekala.

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

FROM : COVID – 19 Fund

COVID-19 Service Pay – Miscellaneous	24500350-589000	$65,000

TO: COVID – 19 Fund

Revenue – Grants-COVID-Federal	24540000-460004	$65,000

Certification: I hereby certify that the above-stated funds are available as of January 9, 2023

/s/ John Wilcox, Director of Finance

Upon a **ROLL CALL** vote being taken, the Chair declared **RESOLUTION #6461** adopted 11-0-0.

RESOLUTION #6462 by Councilor Nelson, seconded by Councilor Cekala to authorize the Town Manager to negotiate a MOU for the Collection of Fire District Taxes.

MOTION #6462B by Councilor Cekala, seconded by Councilor Santanella to waive the reading of the full resolution.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6462B** adopted 11-0-0. A copy of the full resolution is appended to these minutes.

Chairman Cressotti stated that several meetings have taken place regarding consolidation efforts since last year. This agreement encourages this to keep moving forward.

Councilor Santanella explained that at the Council's December 19, 2022 meeting, the Town Council accepted a resolution of the intent of Shaker Pines and Hazardville to consolidate their fire districts. The Town of Enfield has five separate fire districts with special taxing districts. He stated that we share a lot with the fire districts, including the taxpayers. In the last fiscal year, Enfield residents contributed $14.1M towards fire protection, roughly 9% of total tax dollars collected. This amount is considerably higher in comparison to other communities of a similar size.

Councilor Santanella clarified that this is not an effort by the town to try to take over the fire districts. The intent of the town is to create a more efficient use of town resources. Additionally, merging Enfield's EMS with the fire districts is very complicated due to the fact that EMS is a town entity, and the fire departments are districts. This would be very difficult if not impossible to accomplish at this time.

He stated that this is not anything to do with firefighters specifically. The Town Manager and Councilor Santanella met with the representatives of the fire union last week, and Councilor Santanella left that meeting feeling energized about their future. Some are here today, and they too would like to see a fire department designed for the future.

The Council decided last year that they would no longer collect taxes for the fire districts. What this MOU is trying to accomplish is to resume collecting their taxes if they will agree to work on a plan for a consolidation of the fire districts in the future. The savings to taxpayers could be between 3-5 million dollars a year.

Councilor Nelson explained that the purpose of this committee is to help the fire districts move forward to find a way to consolidate . The town has no authority over the districts, and them letting us have a seat at the table and help them in this process is a benefit to the residents of Enfield. This MOU allows us to be there for the next five years, and we will continue to collect their taxes for the next five years. This is a collaboration. He will not support the town taking over the fire districts.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6462** adopted 11-0-0.

RESOLUTION #6463 by Councilor Cekala, seconded by Councilor Nelson

WHEREAS, PPF WE 113 North Maple Street LLC owns the property at 113 North Maple Street (the property); and

WHEREAS, PPF WE 113 North Maple Street LLC has constructed a 501,500 square foot building to be used primarily as a warehouse, storage, and distribution facility by Agri-Mark and Eppendorf; and

WHEREAS, the Town of Enfield will provide a Tax Assessment Agreement in accordance with Connecticut General Statute §12-65b and pursuant to the Town's Tax Abatement Guidelines effective with the October 1, 2023 Grand List.

NOW THEREFORE BE IT RESOLVED, that the Town Manager, Ellen Zoppo-Sassu, isempowered to enter into a Tax Assessment Agreement for a 30% reduction over 7 years, subject to review and approval by the Town Attorney, in the name of and on behalf of the Town of Enfield with PPF WE 113 North Maple Street LLC to benefit Agri-Mark and Eppendorf.

Chairman Cressotti stated that he understands that this is a difficult issue for many residents who did not want this building to be built. Last week he had an opportunity to meet with Agri-Mark and Cabot staff and some of the dairy farmers which are part of this co-op. Some who reside here in Enfield.

Ms. Zoppo-Sassu gave a historical overview regarding the proposed abatement. She stated that the last abatement brought forward which was in discussion with two previous town managers spanning four years was a descending scale: two years of 80%, two years of 60%, two years of 40% and the last year of 30%. The abatement was based upon an assessment value given while under construction. Fast forward a year and we now have an assessed value that includes all the improvements of the new construction and have included that in the assessment data.

According to CGS §12-65b, the Town Council may offer abatements for up to ten years. The reason we are here tonight is because she understands the caucuses are in agreement that a standard abatement of seven years and a 30% discount in taxes is the best fit for Enfield. Ms. Zoppo-Sassu reviewed Connecticut State Statute as well as Enfield's policy on eligible uses, additional considerations, and municipalities' goals and objectives for applying for and granting abatements.

Ms. Zoppo-Sassu reviewed the assessment history of 113 North Maple Street. As of October 1, 2020, it was vacant property zoned industrial that was assessed at $2.4M. For purposes of this discussion, she used a mill rate of 30 resulting in annual tax payments were $73,572. The new market value for this building is $53M. If approved, this abatement would go into effect on October 1, 2023 and last for seven years. After applying the assessed value of 70% as well as a 30% abatement, the annual tax payment will be $779,100 for seven years assuming a mill rate of 30 . After seven years, the tax payment would increase to approximately $1.1M. In addition, the personal property taxes of the tenants are an estimated value of $10M.

Ms. Zoppo-Sassu clarified that the town is not giving money away. The tax collection from $73,572 to $779,100 is a significant increase. There is no money going in anyone's pocket. It is a discount. This money is not going to Winstanley. He has a triple net lease with his tenants which means his tenants pay for insurance, real estate taxes and maintenance.

Ms. Zoppo-Sassu spoke with the owners of both companies who were disappointed that the tax abatement was not approved. Eppendorf is a local company. They have added 100 jobs during the last year and anticipates that within the next five years, they could add an additional 100 jobs. They have outgrown their manufacturing/warehouse space on Freshwater and is moving a lot of the warehouse operation to North Maple so that they can increase their manufacturing division.

Agri-Mark's job creation is significantly less. It is about twenty to twenty-five people. They are a warehouse and aging operation where they are aging their dairy products. This was done intentionally because it is a low intensity use so the number of trucks is far fewer than what it would be by some of the other tenants who expressed interest in that space.

Winstanley is not receiving any other tax abatements with the town currently. There are six large taxpayer buildings that Winstanley had developed in the Town of Enfield that do not have any code enforcement issues, tax delinquencies, and which employ people and are well maintained. Winstanley has made twenty-two acres of open space donations and tens of thousands of dollars in corporate contributions have flowed into Enfield.

Councilor Nelson stated that this is not costing the taxpayers any money. The town will receive almost $800K more in tax revenue that the residents will not have to pay. He supports this because it was a promise made by a previous Council.

Councilor Finger doesn't think we should turn our back on our taxpayers who voted this down almost a year ago. He will vote against this.

Councilor Despard feels this is a bad deal for the Town of Enfield.

Councilor Hopkins thinks that abatements are really an economic decision, and he feels this one is a bad one. He hopes that this can be used to address issues that have been raised such as what kind of development we want to encourage in Enfield.

Councilor Ludwick wanted to know whether we are breaking Roberts Rules of Order by bringing this up when it was already voted on. Attorney Tallberg answered that when it was originally proposed, the abatement was proposed over ten years and was a 50% offer. This is a different proposal.

Councilor Ludwick asked whether they could challenge their assessment if they are given this abatement. John Wilcox, Finance Director, answered that typically, we have language in the agreement that would not allow that.

Councilor Unghire stated that she believes we should stand by what was agreed to by previous Town Managers and Councils. The Council is trying to look at various ways to reduce residents' taxes.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6463** adopted 7-4-0. Councilors Despard, Finger, Hopkins and Ludwick voted against.

RESOLUTION #6464 by Councilor Mangini, seconded by Councilor Nelson.

BE IT RESOLVED, that the Enfield Town Council, as authorized to do so under the Connecticut General Statutes 32-71a, does hereby authorize the Town Manager to enter into a tax stabilization agreement with Enfield Solar One, LLC, subject to final review and approval by the Enfield Town Attorney.

Chairman Cressotti stated that this was the same tax stabilization agreement that was used a few years ago so that it would remain consistent.

Councilor Ludwick stated that he thought the last agreement was a set percentage over a number of years and not a sliding scale. Mr. Wilcox answered that he is trying to project the amount of tax revenue that would be collected over a period of years for personal property taking into consideration depreciation and then build a fixed schedule of payments.

Councilor Ludwick asked if it was zoned industrial or residential. Mr. Wilcox stated that this agreement only applies to personal property and the real estate taxes are assessed separately to the owner of the property. Councilor Ludwick is not in support of this.

Councilor Nelson stated that the reason the state takes away the town input is because they know no one wants solar farms in their open spaces. He asks if we are going to give all our farmland to these solar farms and then thank them by giving them a deal? He is against this.

Councilor Hopkins will support this proposal because solar farms are low impact to the town. They don't create hundreds of trucks on Enfield roads.

Chairman Cressotti stated that we did receive notification of another petition coming for Raffia Road. He is in favor of this particular project.

Councilor Ludwick wants to make sure that the town respond to the Citing Council regarding Raffia Road timely.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6464** adopted 6-5-0. Councilors Finger, Ludwick, Nelson, Pyznar and Unghire voted against.

RESOLUTION #6465 by Councilor Cekala, seconded by Councilor Mangini.

BE IT 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: K BROTHERS, LLC V. TOWN OF ENFIELD, Docket Number HHB-CV-22-6074085 S, the fair market value of 240 Brainard Road to be $221,400 and the fair market value of 466 Enfield Street to be $120,510.

Councilor Nelson stated he does not believe the assessments are accurate for 240 Brainard Road and 466 Enfield Street. He feels we can defend them in court. He will support the settlement for 301 Hazard Avenue.

Councilor Hopkins stated that he is reluctant to settle these cases out of concern over sending a message to businesses that if you file suit, we will settle.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6465** adopted 6-5-0. Councilors Finger, Ludwick, Nelson, Pyznar and Unghire voted against.

RESOLUTION #6466 by Councilor Mangini, seconded by Councilor Nelson.

BE IT 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: TROIANO REALTY CORPORATION V. TOWN OF ENFIELD, Docket Number HHB-CV-22-6074086 S, the fair market value of the property known as 301 Hazard Avenue to be $550,440.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6466** adopted 7-4-0. Councilors Finger, Ludwick, Pyznar and Unghire voted against.

RESOLUTION #6467 by Councilor Nelson, seconded by Councilor Cekala.

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

FROM : School Readiness Grant		
Revenue	22046143-460140	$26,880
TO: School Readiness Grant		
Non-Certified Salaries	22046143-511200	$16,500
Social Security	22046143-522000	$ 1,023
Medicare	22046143-522100	$ 240
Professional Development	22046143-532200	$ 4,000
Other Professional Services	22046143-533900	$ 2,000
Instructional Supplies	22046143-563000	$ 717
Food		

Certification: I hereby certify that the above-stated funds are available as of November 15, 2022

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6467** adopted 10-0-1. Councilor Ludwick abstained.

RESOLUTION #6468 by Councilor Mangini, seconded by Councilor Cekala.
BE IT RESOLVED, that the Enfield Town Council requests a meeting between the Board of Education leadership and the Town Council leadership in order to discuss the reversion/disposition of the Nathan Hale School and a request for a waiver from the State of Connecticut of the remaining balance.

Ms. Zoppo-Sassu stated that there is some interest in Nathan Hale from a private entity. There is an amortization schedule based on the renovations done to Nathan Hale and the subsequent closing that is scheduled to end in September of 2025. We still owe $202,538 to the state as of today.

In order to clean this up for this interested party or for an interested party in the future, the town began conversations with out legislators on how to receive a waiver for the outstanding balance. The Superintendent has begun the process on his end and would like to meet with leadership to review how we can address this issue during the current legislative session.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6468** adopted 11-0-0.

PUBLIC COMMUNICATIONS

Zachary Zannoni, 6 Howard Street
Mr. Zannoni stated that one of the reasons he is a Democrat is because he has always believed that the party has a responsibility to listen to the people. That is not what happened tonight. He believes that the vote should have been tabled to allow residents an opportunity to speak.

Gary Young 320 Abbe Road
Mr. Young stated that during the meeting on August 8, 2022, he brought up his concern about speeding and the disregard of the stop sign on the southerly section of Abbe Road. It was stated that it would be brought to the Public Safety Committee, and he has yet to hear anything or to see an additional police presence.

Walter Kruzel, 21 Charney Road
Mr. Kruzel thanked the Council for passing the abatement and working to keep the mill rate down.

Charlotte Riley,
Ms. Riley thanked the Council for approving ARPA funds for non-profits. She is the President of First Readers, and they were unable to have their fundraisers over the past two years due to COVID. The funds are greatly appreciated.

COUNCILOR COMMUNICATIONS

Councilor Unghire stated that the Safety Committee did discuss traffic calming situations throughout town. Councilor Despard suggested that the Committee look at the specific situations Mr. Young addressed.

Ms. Zoppo-Sassu reviewed staffing levels at the Enfield Police Department and the high call volume. Since the August 8th meeting, the Council has made eight referrals to the Traffic Division for traffic study. We currently have sixty locations that are monitored by the police based on zone. Number twenty-five on the list is Abbe Road for speed and Number 26 is Abbe/Kneeland Roads for speed and stop signs.

Councilor Nelson stated that putting a stop sign up at Abbe Road and Taft is a waste of money due to the condition of the roadway. He said in the past, the town added two staffing positions to the police department. These were non-existent positions that allow the Chief to recruit and hire positions to stay in front of departing officers.

Mr. Nelson further stated that he has received complaints from the elderly that we don't have enough Dial-a-Ride drivers. Chairman Cressotti stated that the Council needs to look at both Dial-a-Ride and Magic Carpet driver recruitment.

ADJOURNMENT

MOTION #6469 by Councilor Finger, seconded by Councilor Mangini.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6469** adopted 11-0-0.
The meeting stood adjourned at 10:42pm.

Respectfully submitted,

Sheila M. Bailey	Tina Demers
Clerk to the Council	Secretary to the Council
Town Clerk	

Appended to the minutes of the January 9, 2023
Regular Town Council meeting. See Page 2

TO: Town Manager Ellen Zoppo-Sassu
FROM: Councilor Ken Nelson
RE: Proposed Plans for Mass Mutual Site
DATE: January 9, 2023

In acknowledgement of the Town's Ethics Ordinance which requires all public officials and municipal employees to be responsive to the public interest and maintain integrity and public confidence.

As required by Sec. 2-128 of the Town of Enfield Ethics Ordinance I am making a request to be excused from voting on this matter since I have a financial interest in the proposed activity.

I will be recusing myself from the any votes concerning the Town Council's potential actions concerning the proposals from Fast Track Realty and All Sports Village, involving the former Mass Mutual site on Bright Meadow Boulevard, in accordance with the requirements of the Ethics Ordinance, Sec. 2-128(k). I am making this recusal statement due to my professional capacity within the real estate development field therefore I have a financial interest as defined under Sec. 2-121 Definitions. This statement is on file with the Town Manager. As part of Sec. 2-128, this statement will also be forwarded to the Ethics Commission, and I ask that it be included in the Minutes of the January 9, 2023 Meeting.

As required by Sec. 2-129 (k) of the Town of Enfield Ethics Ordinance, this statement shall also constitute a disclosure of interest in the legislative action, and in compliance with this section I am disclosing my work with the above-mentioned entities as a financial interest.

Thank you.

K Nelson

Signed: Councilor Ken Nelson, January 9, 2023
Enfield Town Council, District 1

RECEIVED
ENFIELD TOWN CLERK
2023 JAN -9 AM 10:37
Sheila M. Bailey

TOWN OF ENFIELD

Date: January 9, 2023

Subject: Resolution to Refer a proposed long-term lease of a portion of Brainerd Park to Planning & Zoning Commission

Highlights:

The Town of Enfield owns a 32.68 acre site - Map 58-88- at 133 Brainerd Road. This parcel is adjacent to the 65 acre office park owned by Mass Mutual, and which is the subject of a Purchase and Sales Agreement with Fast Track Realty for the development of a sports and entertainment complex.

The Will of Agnes Brainerd stipulated the recreational use of the land that she donated to the Town.

Fast Track Realty, LLC and its associates have requested to enter into a long-term lease for a portion of Brainerd Park for the inclusion of fields.

The Town Council would like to pursue the feasibility of whether the long-term lease of a portion of Brainerd Park is appropriate under the Plan of Conservation and Development and in keeping with the Town's desire to ensure that the Mass Mutual site is repurposed and remains a vital and contributing entity within the community.

Recommendation:

To make an 8-24 referral of the Fast Track Realty, LLC request to the Planning & Zoning Commission for review and action of the potential lease of town-owned land.

BE IT RESOLVED that the proposed transfer/sale/lease of the portion of Brainerd Park shown on the attached map, is referred to the Planning & Zoning Commission in conformance with the requirements of Conn. Gen. Stat. §8-24.

Date Prepared: January 9, 2023
Prepared by: Town Manager Ellen Zoppo-Sassu

Appended to the minutes of the January 9, 2023 Town Council Minutes. See Reso #6455 Page 3

Date: January 9, 2023

TOWN OF ENFIELD

Subject: Resolution to Transfer Funds donated to the Family Resource Center: $1,000

Highlights:

- The Family Resource Center received a donation of $1,000 from the EIS Foundation/Schwarz and Weiss Families
- The donation is designated to support Enfield children and families in need and will be used to purchase gift cards for clothing and shoes.
- The donation has been deposited into Miscellaneous Income/Donations.
- The Other Supplies/Materials account needs to be increased by $1,000 to fund the expenses associated with this donation.

There will be no impact on the town budget.

Recommendation:

Town Council approve the resolution for transfer of funds.

Certification: I hereby certify that the above-stated funds are available as of January 9, 2023.

John A. Wilcox, Director of Finance Date: 1/4/23

Ellen Zoppo-Sassu, Town Manager Date: 1/4/23

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

FROM: ***Child, Youth and Family Revenue***		
Misc. Contributions/Donations	***22040417- 417050***	***$1,000***
TO: ***Child, Youth and Family***		
Other Supplies/Materials	***22040417- 561900***	***$1,000***

Date Prepared: January 9, 2023
Prepared By: Cindy Guerreri, Director of Social Services

Appended to the minutes of the January 9, 2023 Regular Town Council Meeting. See Reso #6456 Page 10 Item #2

A2

Date: December 28, 2022

TOWN OF ENFIELD

Subject: Request for Transfer of Funds for Public Safety - $9,566

Highlights:

- The current Click it or Ticket Grant has been pre-approved for the Town of Enfield.
- The grant is reimbursed to the Town at 100%. The money will replenish the overtime accounts for the cost of the Click it or Ticket event.

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.

Certification: I hereby certify that the above-stated funds are available as of December 28, 2022.

John A. Wilcox, Director of Finance — Date: 1/4/23

Ellen Zoppo-Sassu, Town Manager — Date: 1-4-23

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

FROM:	***General Fund Revenue***		
Grants-Other-State		***10040000-460001***	*$ 9,566*
TO:	***Police Services***		
Overtime		***10200500-514000***	*$ 9,566*

Date Prepared: December 28, 2022
Prepared By: John A. Wilcox, Director of Finance

Appended to the minutes of the January 9, 2023 Regular Town Council Meeting.
See Reso #6456 Page 10 Item #3

A3

TOWN OF ENFIELD

Date: January 6, 2023

Subject: **Donation from Rockville Bank Community Foundation**

Summary:
The Rockville Bank Community Foundation has donated $15,000 to the Town of Enfield's Fuel Bank, which is coordinated by the Department of Social Services.

Recommendation:
Accept the donation and acknowledge the Foundation's generosity.

BE IT RESOLVED that the Enfield Town Council does hereby accept $15,000 in order to assist Enfield residents who are having difficulty with fuel bills.

BE IT FURTHER RESOLVED that these funds will be deposited into the Town of Enfield Emergency Fuel Bank Fund and be appropriated to be spent on fuel assistance in the following account.

Emergency Fuel Bank Fund – Miscellaneous Expenditures	22140001-589000

BE IT FURTHER RESOLVED: that any unspent amounts in this fund at the end of a fiscal year may be reappropriated in the following year until they are spent on their intended purpose.

Date Prepared:	January 6, 2023
Prepared by:	Town Manager Ellen Zoppo-Sassu and Finance Director John Wilcox

Town of Enfield, ARPA – Small Business Grant Award List

Business	Recommended Funding	Project
1 Love Jamacian Restaurant	**$2,500.00**	New storefront sign (one of the two requested)
Enfield Produce & Deli	**$2,500.00**	New storefront sign
Silvia's Restaurant & Catering	**$10,500.00**	Façade improvements (awings and repointing brick)
Cold Harbor Seafood, Inc	**$35,000.00**	Water line lateral to connect to new business
Riley's School of Dance	**$5,000.00**	New gymnastic equipment
Amelies LLC - Pierogi Queen	**$20,000.00**	Facility improvements at proposed new location
Muddy Foot Farm LLC	**$24,000.00**	Sewer tank/pump and hvac unit
The Eclectic Peacock LLC	**$5,450.00**	Enhancements to storefront
CT Mulch Distributors Inc.	**$20,000.00**	Electrical and energy resilent upgrades to business
Enfield Scuba & Watersports	**$10,000.00**	Website design and IT upgrades
Riverside Reptiles Education Center	**$10,000.00**	Side door & glass frontage replacement
Smoothville, LLC	**$5,000.00**	Equipment upgrades
Baco's Pizza Inc	**$7,500.00**	Exterior improvements to facility
Caronnas Market	**$10,000.00**	Façade improvements (lights, signs, awings)
Collins Powder Hill Farm, LLC	**$25,000.00**	Acquisition of new farm store
117 Hazard LLC	**$15,000.00**	Façade improvements
Peterashley Salon & Day Spa	**$15,000.00**	Façade improvements
The Court LLC	**$7,500.00**	Facility upgrades (bleachers and lighting)
The Collins Creamery	**$20,000.00**	Acquisition of pavilion
Carmen's Bakery	**$500.00**	New storefront sign
Sarapes Restaurant	**$1,500.00**	New storefront sign
	$251,950.00	

Appended to the minutes of the January 9, 2023
Regular Town Council meeting. Reso #6460 See
Page 11

Town of Enfield
ARPA Non-Profit Grant Program
Recommended Funding

Non-Profit/ Not-For-Profit	Project	Requested Funding	Recommended Funding
Opera House Players	These funds will be utilized to off-set the OHP's $77,850 expense budget as it relates to their direct show costs for their 2022-2023 full season of shows.	$25,000.00	**$18,500.00**
Hazardville Institute	These funds will be utilized to hire a website designer to create a Hazardville Institute website which will enhance fundraising while broadening their outreach to the public in order to assist in fulfilling their mission of preserving and sustaining the Hazardville Institute.	$5,000.00	**$5,000.00**
American Legion Post 80	These funds will be used to expand their existing 35 space parking lot in order to accommodate more guests and/or simultaneous events.	$25,000.00	**$25,000.00**
Enfield Food Shelf	These funds will be used to perform HVAC and electrical upgrades to their existing facility at 786 Enfield Street.	$25,000.00	**$20,000.00**
North Central District Health Department	These funds will be utilized to support the ongoing significant renovations being performed at their 31 North Main Street facility which includes renovating the 2nd floor of the building, adding an accessible bathroom, and installing a wheelchair lift.	$50,000.00	**$25,000.00**
Mt Carmel Society	These funds will be utilized to perform electrical upgrades for the lights at its 93 Park Avenue ball fields to better serve local sports groups as well as to benefit the community at large during their annual Italian Festival.	$20,000.00	**$15,000.00**
Thompsonville Moose Lodge #1525	These funds will be utilized to remove and replace their existing outdoor deck in order to create a safer and more appealing experience for their members.	$25,000.00	**$13,000.00**
St Patrick Parish Center	These funds will be utilized to replace the existing lower roof at their historic St. Raymond of Parish Center and St. Adalbert & St. Patrick Giving Center located at 64 Pearl Street directly behind the church. The lower roof is in need of replacement due to water intrusion that is causing extensive damage to the first and 2nd floors.	$25,000.00	**$20,000.00**
Enfield Community Chorus	The funds will be utilized to expand awareness of the ECC by creating a stronger brand identity to share with the community. Funds will go towards creating a new logo and professional photography and recording of their 2023 concert.	$1,880.00	**$1,900.00**
Enfield People for People	These funds will be utilized to purchase portable equipment for the Enfield Safe Harbor – Warming Center which is currently operating out of Weaver Hall at St. Patrick's Church on 64 Pearl Street. This equipment includes moveable room dividers so areas of the facility can be configured as needed, moveable secure storage carts, and folding cots for their guests to use.	$25,000.00	**$25,000.00**

Town of Enfield
ARPA Non-Profit Grant Program
Recommended Funding

Non-Profit/ Not-For-Profit	Project	Requested Funding	Recommended Funding
First Readers Association	These funds will be utilized to purchase supplies given to the children participating in their program which celebrates the key milestone in learning to become a reader at their ceremonies.	$5,000.00	**$2,500.00**
Enfield Garden Club	These funds will be utilized to purchase and install Little Libraries on the grounds of the Enfield Community Gardens where gardening books will be provided for the gardeners to utilize during the gardening season.	$4,600.00	**$2,500.00**
Enfield Loaves & Fishes	These funds will be utilized to perform various capital improvements (lighting, fans, seating, tables, etc.) to the recently purchased facility at 23 North Main street.	$25,000.00	**$25,000.00**
Scantic River Watershed Association	These funds will be utilized to purchase and install Doggie Waste Stations at all 4 Scantic Parks in Enfield.	$1,548.36	**$1,600.00**
		$263,028.36	**$200,000.00**

MEMORANUDM OF UNDERSTANDING
BY AND BETWEEN THE TOWN OF ENFIELD
AND THE FIRE DISTRICTS OF ENFIELD
REGARDING THE COLLECTION AND DISTRIBUTION OF TAXES

WHEREAS, this Memorandum of Agreement (MOU) is by and between the Town of Enfield (Town) and the Fire Districts of Enfield, to wit, Enfield Fire District No. 1, Thompsonville Fire District No. 2, Hazardville Fire District No. 3, Shaker Pines Fire District No. 5 and North Thompsonville Fire District No. 10 (Districts); and

WHEREAS, the Town maintains the operational capability necessary to collect and distribute real property, personal property and motor vehicle taxes; and

WHEREAS, the Districts seek to formalize their historic relationship with the Town for the collection and distribution of each District's real property, personal property and motor vehicle taxes; and

WHEREAS, the Town Council in 1976 passed Resolution #2680 to "charge a fee to the fire districts not to exceed the rate of 5% of the total tax levy each fiscal year based on the Grand List of October 1, for each of the respective fire districts."

NOW, THEREFORE BY MUTUAL UNDERSTANDING, the Town and the Districts agree that, unless otherwise amended by the mutual agreement of the parties or legislative action of the Enfield Town Council, the following procedure shall be utilized when collecting and distributing the Districts' tax revenues:

A. *<u>Procedure for Fire District Disbursement – Regular Grand Lists</u>*

1. On August 7th of each year, or on the next following Monday if August 7th is a Saturday or Sunday, the Director of Finance and the Supervisor of Assessment and Revenue Collection shall commence:

    a. Verification of the adjusted Grand Lists of real property, personal property and motor vehicles for each District as of that date; and

    b. Calculation of the Adjusted Rate Book for each District as of that date. The Adjusted Rate Book is the assessed valuation (70% of fair market value) of the adjusted Grand Lists multiplied by the mill rate for each District.

2. On August 20th of each year, or the next following Monday if August 20th is a Saturday of Sunday, the Town shall send each District a check in an amount equal to the amount set forth in the Adjusted Rate Book for the District.

3. On August 20th of each year, or the next following Monday if August 20th is a Saturday of Sunday, the Town will send each District an invoice for 3% of the Adjusted Rate Book amount sent to each District for the Town's tax collection services.

4. The District shall pay the invoice within 30 (thirty) days of receipt of the invoice.

5. In the event that adjusted tax receivables and the adjusted Grand List do not reconcile as of August 7th of each year, or on the next following Monday if August 7th is a Saturday or Sunday, the Town shall:

    a. Send each District a check in an amount equal to 50% of the estimated Adjusted Rate Book amount for such District.

    b. Upon reconciliation of the adjusted tax receivables and the adjusted Grand List, the Town shall send each District a check for the unpaid balance within 14 (fourteen) days of such reconciliation.

    c. Notwithstanding paragraph A. 3., above, the Town shall not send an invoice for collection services until the total amount due the Districts has been paid.

B. *Supplemental Motor Vehicle Disbursement*.

1. On February 7th of each year, or on the next following Monday if February 7th is a Saturday or Sunday, the Director of Finance and the Supervisor of Assessment and Revenue Collection shall commence:

    a. Verification of the adjusted Supplemental Grand List of motor vehicles for each District as of that date; and

    b. Calculation of the Adjusted Supplemental Rate Book for each District as of that date. The Adjusted Supplemental Rate Book is the assessed valuation (70% of fair market value) of the adjusted Supplemental Grand List multiplied by the mill rate for each District.

2. On February 20th of each year, or the next following Monday if February 20th is a Saturday of Sunday, the Town shall send each District a check in an amount equal to the amount set forth in the Adjusted Supplemental Rate Book for the District.

3. On February 20th of each year, or the next following Monday if February 20th is a Saturday of Sunday, the Town will send each District an invoice for 3% of the Adjusted Supplemental Rate Book amount sent to each District for the Town’s tax collection services.

4. The District shall pay the invoice within 30 (thirty) days of receipt of the invoice.

5. In the event that adjusted tax receivables and the adjusted Supplemental Grand List do not reconcile as of February 7th of each year, or on the next following Monday if February 7th is a Saturday or Sunday, the Town shall:

    a. Send each District a check in an amount equal to 50% of the estimated Adjusted Supplemental Rate Book amount for such District.

b. Upon reconciliation of the adjusted tax receivables and the adjusted Supplemental Grand List, the Town shall send each District a check for the unpaid balance within 14 (fourteen) days of such reconciliation.

c. Notwithstanding paragraph B. 3., above, the Town shall not send an invoice for collection services until the total amount due the Districts has been paid.

BE IT UNDERSTOOD, that the Town and Districts acknowledge the Town's fee of 3% was established in 1976 for the three Districts for which the Town was providing tax collection services; and

BE IT FURTHER UNDERSTOOD, that this MOU shall be effective for a 5 year period commencing on July 1, 2023 and ending on June 30, 2028, inclusive; and

BE IT FURTHER UNDERSTOOD, that it is the expectation of the Town Council that all Fire Districts work toward consolidation efforts over the course of this MOU; and that the Town Council reserves the right to not collect taxes in future years if there is no appreciable progress toward such goals;

BE IT FURTHER UNDERSTOOD, that members of the Town Council offer its continued support for consolidation of the Districts into one taxing district and pledge municipal resources to ensure and support this outcome; and such resources could include technical support, consultants, and financial assistance to achieve these goals;

BE IT FURTHER UNDERSTOOD, that members of the Town Council will serve as liaisons to the established Consolidation Committee and any other committees that may be constituted;

BE IT FURTHER UNDERSTOOD, that with 30 (thirty) days written notice, this MOU may be terminated by either party for any reason or for no reason; and

BE IT FURTHER UNDERSTOOD, that the following individuals have been empowered to sign this Memorandum of Understanding by action of the Enfield Town Council or their respective Fire Commission;

____
Ellen Zoppo-Sassu, Date
Town Manager

____
Chief John Flanagan, and/or Date
Chairman Richard Tkacz
Hazardville Fire District

____
Chief Jim Nolan and/or, Date
Chairman Peter G. Burk
Shaker Pines Fire District

____
Chief Earl Provencher, and/or Date
Chairman Jason Jones
North Thompsonville Fire District

Chief David Deskis, and/or Date Chairwoman Marge Perry Thompsonville Fire District	Chief Edward Richards, and/or Date Chairman Vinny Grady Enfield Fire District