



**AGENDA
ENFIELD TOWN COUNCIL
REGULAR MEETING
Monday, April 3, 2023
7:00 PM – Council Chambers**

<https://youtube.com/live/5XzOVWdXJjM>

6:50 – Public Hearing - Regarding the Proposed Repeal of the Massage Therapy Establishments Ordinance

6:55 – Public Hearing - Amend Enfield Town Code Section 82-41 Parking Violation Fines

- 1. PRAYER – Lori Unghire**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. FIRE EVACUATION ANNOUNCEMENT**
- 5. MINUTES OF PRECEDING MEETINGS**
 - Special Meeting – March 20, 2023
 - Regular Meeting – March 20, 2023
- 6. SPECIAL GUESTS**
- 7. PUBLIC COMMUNICATIONS AND PETITIONS**
- 8. COUNCILOR COMMUNICATIONS AND PETITIONS**
- 9. TOWN MANAGER REPORT AND COMMUNICATIONS**
- 10. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL**
 - Report from the Public Works Subcommittee Concerning Waiver of Fees for ERFC and To Take Any Action as Necessary
 - Report from Leisure Service Committee on the Potential of a Master Plan Study of Parks and Playgrounds
 - Update from General Government and Finance Concerning Revisions to the Food Truck Regulations
- 11. UNFINISHED BUSINESS**
 1. Report Concerning the Independent Review of Assessment Taxation
- 12. NEW BUSINESS**
 - A. Consent Agenda**
 1. **Discussion/Resolution:** Resolution to Accept the Sec 8-24 Positive Decision from Planning and Zoning Commission re: Disposition of Nathan Hale School and to Set a Public Hearing per CGS7-163e
 - B. Appointment(s)–Town Council Appointed - None**

C. Discussion/Resolution: Request for Transfer of Funds for Custodial Machinery, Plumbing Tool, Portable Bleachers, Fleet Shop Tools - \$69,000.00

D. Discussion/Resolution: Request for Transfer of Funds for Custodial Supplies - \$30,000.00

E. Discussion/Resolution: Request for Transfer of Funds for Seasonal Staffing - \$14,400

F. Discussion/Resolution: Resolution Repealing the Massage Therapy Establishments Ordinance, Enfield Town Code Sections 18-31 through 18-37, Inclusive, 18-61 through 18-68 Inclusive, and 18-91 through 18-94, Inclusive

G. Discussion/Resolution: Resolution to Amend Enfield Town Code Section 82-41 Parking Violation Fines

H. Discussion/Resolution: Resolution to Settle Property Tax Assessment Appeal for 20 Phoenix Avenue

I. Discussion/Resolution: Resolution to Authorize a Reduction of Property Maintenance Fines for 34 Jondot Drive with Condition(s)

J. Discussion/Resolution: Resolution to Authorize a Reduction of Property Maintenance Fines for 25 Lincoln Street

13. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING.

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

15. COUNCILOR COMMUNICATIONS.

16. ADJOURNMENT.

*****CONSIDERED FOR REAPPOINTMENT**

OFFICE OF THE TOWN MANAGER

Date: April 3, 2023

To: Bob Cressotti, Mayor

From: Ellen Zoppo-Sassu, Acting Town Manager

Re: PUBLIC HEARING GROUND RULES-

1. Roll Call.
2. READ BY MAYOR: The following Notice of Public Hearing was published in the Hartford Courant on Friday, March 24, 2023.

TOWN OF ENFIELD
LEGAL NOTICE

The Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield Connecticut on Monday, April 3, 2023, at 6:50 P.M. to allow interested residents an opportunity to express their opinions regarding the proposed REPEAL OF THE MASSAGE THERAPY ESTABLISHMENTS ORDINANCE, Town Code sections 18-31 through 18-37, inclusive, 18-61 through 18-68, inclusive, and 18-91 through 18-94, inclusive.

Dated this 21st day of March, 2023
Sheila M. Bailey, Town Clerk

3. Announce Ground Rules for Public Hearing:
 - a. There is no time limit, but I ask that each person not take up too much time, so that everyone will have an opportunity to speak.
 - b. After each person, who desires, has had one chance to speak, I shall permit those individuals who desire a second chance.
 - c. After those individuals who desire to speak a second time, I shall permit those individuals who desire a third, fourth, etc., time.
 - d. Please refrain from personalities.

OFFICE OF THE TOWN MANAGER

Date: April 3, 2023

To: Bob Cressotti, Mayor

From: Ellen Zoppo-Sassu, Acting Town Manager

Re: PUBLIC HEARING GROUND RULES-

1. Roll Call.
2. READ BY MAYOR: The following Notice of Public Hearing was published in the Hartford Courant on Friday, March 24, 2023.

TOWN OF ENFIELD
LEGAL NOTICE

The Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield Connecticut on Monday, April 3, 2023, at 6:55 P.M. to allow interested residents an opportunity to express their opinions regarding the amendment to Enfield Town Code section 82-41 PARKING VIOLATION FINES.

Dated this 21st day of March, 2023
Sheila M. Bailey, Town Clerk

3. Announce Ground Rules for Public Hearing:
 - a. There is no time limit, but I ask that each person not take up too much time, so that everyone will have an opportunity to speak.
 - b. After each person, who desires, has had one chance to speak, I shall permit those individuals who desire a second chance.
 - c. After those individuals who desire to speak a second time, I shall permit those individuals who desire a third, fourth, etc., time.
 - d. Please refrain from personalities.

**ENFIELD TOWN COUNCIL
MINUTES OF A SPECIAL MEETING
MONDAY, MARCH 20, 2023**

A Special Meeting of the Enfield Town Council was called to order by Chairman Cressotti on Monday, March 20, 2023. The meeting was called to order at 6:30 pm.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar, and Santanella. Councilor Unghire attended remotely. Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; and Town Clerk, Sheila Bailey.

MOTION #6526 by Councilor Finger seconded by Councilor Mangini to go into Executive Session to discuss Brainerd Park and the possible acquisition of an Enfield Street Property.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6526** adopted 11/0/0.

EXECUTIVE SESSION

The Executive Session of the Enfield Town Council was called to order by Chairman Cressotti at 6:31 pm.

Councilor Nelson recused himself and left the room while an update was given regarding Brainerd Park.

Chairman Cressotti reconvened the Special Meeting at 6:59 pm and stated during executive session the Council discussed real estate negotiations with no action or votes being taken.

ADJOURNMENT

MOTION #6527 by Councilor Finger, seconded by Councilor Santanella to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6527** adopted 11/0/0 and the meeting stood adjourned at 7:00 pm.

Respectfully submitted,

Sheila M. Bailey
Town Clerk
Clerk of the Council

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, MARCH 20, 2023**

A Regular Meeting of the Enfield Town Council was called to order by Mayor Cressotti on Monday, March 20, 2023. The meeting was called to order at 7:03pm.

PRAYER – The Prayer was given by Councilor Santanella.

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 (virtually). Also present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steven Bielenda; Town Attorney, James Tallberg; Town Clerk, Sheila M. Bailey.

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

MINUTES OF PRECEDING MEETINGS

MOTION #6528 by Councilor Mangini, seconded by Councilor Nelson to accept the minutes of the special meeting on March 6, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6528** adopted 11-0-0.

MOTION #6529 by Councilor Mangini, seconded by Councilor Nelson to accept the minutes of the regular meeting on March 6, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6529** adopted 11-0-0.

SPECIAL GUESTS-Members of the Scantic River Watershed Association

Chairman Cressotti welcomed Mike and Jeff Dynia from the Scantic River Watershed Association. He read a proclamation honoring the 30th Annual Spring Splash Canoe Race.

WHEREAS, the Scantic Spring Splash which started in 1992 by brothers Mike and Jeff Dynia with the early inspiration from their father Stan, all of Enfield, CT; and

WHEREAS, the Scantic Spring Splash was created as a way to give back to the canoe and kayak racing community and the town; and

WHEREAS, in 2016, the Scantic Spring Splash was awarded the George Daly Junior Special Recognition Award in Enfield Hall of Fame; and

WHEREAS, the race held every March is now the biggest downriver race in Connecticut, attracting upwards of 150 boats. Two hundred paddlers, and hundreds of volunteers and spectators; and

WHEREAS, the race has generated thousands of dollars to non-profits in the community. To date they have raised over \$15,000 and 10,000 pounds of donated food for the Enfield Food Shelf; and

NOW, THEREFORE I Bob Cressotti, the Mayor of the Town of Enfield, on behalf of the Town Council, Town Administration, and the entire community, do hereby applaud the Dynia Family and their families.

Mike and Jeff Dynia thanked everyone for the award. Mike mentioned that it is the 32nd year but they missed two due to COVID. They stated that this year the race is March 25 and registration begins at 9:00am at the Red Barn at Powder Hollow and goes on until 11:00am. It's a 5-mile race starting in Somers. They get about 1,000 people lining the banks watching. He thanked Betty, the boss, his wife Jill, his son Kevin, and Karen LaPlante.

Jeff Dynia stated that for 30 years they have had a great, safe race with the help of the Enfield Police and Fire Departments. Rumor has it that they are retiring from the event so they welcome anyone who would step up and be involved with future races.

PUBLIC COMMUNICATIONS

Lucien Lefevre, 54 Kimberly Dr.

Mr. Lefevre stated that he is speaking on behalf of himself, his wife, and the members of the John Maciolek American Legion, Post and Auxiliary. He expressed their appreciation of the Town of Enfield, Mayor Cressotti, and the Council Members that were able to attend their event on March 11, 2023. Mayor Cressotti presented a proclamation celebrating Sofie Pabis's 100th birthday and 75 years in the John Maciolek Auxiliary. She also received a state proclamation from Representatives Carol Hall, Tom Arnone, and Senator John Kissell. She also had her life story read into the 118th Congressional record by Congressman Joe Courtney.

Mr. Lefevre also had the pleasure of attending the birthday celebration of Ernie Maynard. He is a World War II, Korean War, and Battle of the Bulge veteran. He turned 99 yesterday.

Karen LaPlante, 166 North Maple St.

Ms. LaPlante was representing the Conservation Commission. She referenced a letter to the Council dated 9/23/22 asking that a PA-490 open space resolution be considered and created. They are asking that this be added to the POCD.

Robert Bukowski, 21 Francis Ave.

Mr. Bukowski stated that he had five points to make regarding Jimmy's Pub. Number one is the Planning and Zoning policy of requiring a video to make a complaint. A video was required for a cease and desist regarding DJ entertainment. That means someone had to go into the pub and take a video. He would like this policy reviewed. He also hopes the new parking fine amount will be high enough to dissuade

the bar from paying the patrons fines. The third thing is that there was a fight and a drunk driving arrest that were related to Jimmy's Pub. He also asked for an update on the police activity report surrounding Jimmy's Pub that he requested in a prior meeting. The last thing he mentioned is the fact that the pub could be approved for live entertainment. He asked for the parking ban to be extended and even said it may need to be permanent.

Tony Allegro, 3 Clinton Ln.

Mr. Allegro came to speak about All Sports Village. He said with decisions like this, the town needs to take its time and look over all the information to make a proper decision. He asked what brings people to Enfield? Enfield is poor right now. We are reported as the 27th poorest municipality in Connecticut out of 168 municipalities. We are struggling and we need to face that fact. Turning down a \$6.5 million dollar "gift" to the town to lease the land at Brainerd Park is a gift that does not come too often or ever. We have run out of field space to house our soccer programs. The Annex is chaos, one team coming in, one going out, people going to the pool. There are new programs at the high school, boys, and girls' lacrosse and nowhere for them to play. He said at some point we will have to purchase land to accommodate all the field needs. If we lease the land at Brainerd Park and it doesn't work out for some reason, those fields stay with us according to the plan, and that it is a win for us. The turf fields cost \$2 million to create from scratch. If we let this opportunity go, is there a plan or solution for Enfield being poor? He asked the Council to wait for environmental tests to come back before any decisions are made.

Amanda Ahlberg, 20 Brainard Rd.

Ms. Ahlberg said that she supports what Tony just stated. People are asking how we know if teams will come. She said her daughter just had a showcase in Massachusetts this past weekend and people were there from all over. The need is there. She said they have to walk the fields at Brainerd Park to make sure they are safe before the kids use them. Why wouldn't we want to improve the park? The fields have no lights. Where do the children in town have to go? An empty mall? Youth sports are getting bigger.

Joel Budd, 2 Francis Ave. and Melanie Dubiel, 4 Francis Ave.

Mr. Budd said that on Friday night right in front of his bedroom window, there was a brawl going on. Having the signs there does nothing, no one cares. They rip the tickets up or just have the owner of the pub pay for it.

Ms. Dubiel said that in this electronics world, she has had her children grow up playing outside. She can't even play sports outside because of the cars lined up on both sides of the street. She said people have no regard for the signs and one guy ripped the ticket up and said he was going to the Keys with Ken, the owner of the pub. It should be residential parking only with higher ticket prices.

Anne-Marie Almeida, 117 Brainard Rd.

Ms. Almeida stated that her land abuts Brainerd Park which is a donation from Agnes Brainerd. She said the land on the west side is land that should not be leveled because it is all ravines, slopes, streams, and trees. That is the part of the project she is against. She is not totally against the project and the sports as her family has played sports all their lives. She said that the destruction of Brainerd Park is intolerable.

Donna Dubanowski, 23 Betty Rd.

Ms. Dubanowski suggested that the town gets to decide what happens to Brainerd Park, not just the ten people sitting on the Council. She believes the Council should remove the 8-24 referral and let the residents decide. The leagues have donated money to keep up with the fields and lights when the town could not afford to. Claiming that the deed can be changed after 65 years is wrong. She said that when Noah Webster School was sold to Control Module back in 1985, Brainerd Park was promised tennis courts and lighted basketball courts. With the loss of the school the town lost another playground and recreational space. Control Module then moved out of that building and moved across town into the industrial park. Control Module still owns the empty building on Brainerd Road and Brainerd Park never received those promised upgrades. Donated land being leased for profit does not seem right to her. The turf fields the developer wants to build are good for eight years with regular maintenance. Connecticut is not business friendly, and Enfield is not business friendly either. Hallmark left, and now Lego is leaving.

Ken Bedard, 27 Burnham St.

Mr. Bedard said that there was a disturbance at the pub at 1:20am that was contained to the parking lot, not under a resident's window. He also said the person that supposedly tore up a ticket was parked there on the street at 4:00pm, and they have the right to park there at that time. What is going on towards him at this point is harassment. They are trying to run his local business out of business.

Susan Budd, 2 Francis Ave.

Ms. Budd said that in the beginning she called Ken, and nothing was done. She was not going to waste her time. She has been taking photos and logging the number of cars parked on the street. She is willing to talk with Ken if he is willing. They need resident parking only with cars towed at the owner's expense.

Chairman Cressotti declared Public Communications over.

Chairman Cressotti asked for a motion to move up Items C, D, and E to the top of the agenda.

Councilor Nelson recused himself and left the room.

MOTION #6530 by Councilor Mangini, seconded by Councilor Pyznar to move Items C, D, and E up to the top of the agenda.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6530** adopted 7-3-0. Councilors Cekala, Ludwick, and Finger were against.

Ellen Zoppo-Sassu, Town Manager stated that they received notification from the development team that they were revising their plans and removing their requests to lease a portion of Brainerd Park. They were able to do this by removing one of the buildings that had been proposed. They are removing the indoor turf building and stacking that turf field onto a taller building which was going to be the basketball courts. They were able to shift everything west and create a little space between the park and the neighbors that live below. This was accomplished with the sales agreement and purchase of the farm.

The role of the Town Council has drastically changed and there is nothing to do because there is no conveyance of land. They will go to PZC on Thursday with their application to change the zone on the farm. Specific plans for construction will be submitted to the Wetlands Commission and PZC.

Ms. Zoppo-Sassu stated that the legal team recommended that the town embark on a title search, so we have a complete history from 1958 to today. It is also her recommendation that we work with our legislative delegation and our attorneys to make a request that the Charitable Organizations Unit in the Attorney General's office render an opinion about the deed. She stated that Mr. Borgia would like to discuss the added improvements that he is proposing. Once there is an actual project, he would like a conversation between him and the town about a possible tax assistance program or abatement.

RESOLUTION #6531 by Councilor Mangini, seconded by Councilor Santanella.

BE IT RESOLVED, that the Town Council hereby authorizes that title searches be conducted for Brainerd Park (133 Brainerd Road) and the properties abutting Brainerd Park.

Councilor Cekala is extremely disappointed that this plan has changed. She thinks Enfield is losing out on some serious benefits. It could have been an amazing upgrade to Brainerd Park. She will support these three resolutions because she will continue to support this development coming here.

Councilor Santanella agreed with Deputy Mayor Cekala. He read a line from the POCD and it reads, Enfield must work to reverse the trends of economic and demographic stagnation by proactively seeking to attract new investment. Enfield must embrace a constancy of purpose aimed at investment and continuous improvement. We must create a culture of constant improvement working to improve everything the Enfield Community does. He stated that the community has been asked to invest in Brainerd Park and to put referendums out. All these attempts were voted down. He has never heard anyone talk about saving Brainerd Park. He said if we have disgraced Ages Brainerd's generosity, we did that a long time ago. If we keep saying no to everything it will end up like the mall.

Councilor Mangini stated that she agrees with her colleagues, we are passing up a tremendous opportunity. She said the role of the Council is to govern what is right for the whole town. We are now at a loss financially with this project. This was an opportunity for our children, grandchildren, and many generations down the road.

Councilor Hopkins stated that his role is to support the folks of District Four. He said that many people have come to him and shared memories of the park and they want to preserve public land. He is excited to see the new version of the plan without the park. He thinks that this is fair trade for us, losing out on the potential \$6.5 million that would have gone to the town. This is a good opportunity for the town to have renewed focus on the park. He has already heard of a group that wants to come out in a couple weeks and do a clean-up day at the park. We need a renewed focus to help attract families and maintain our recreational spaces.

Councilor Ludwick asked what we were paying for a title search and what are they searching for. Ms. Zoppo-Sassu responded that they do not know the cost associated yet because they do not know the

scope. There have been conversations with the developer that he would share some of the cost with the title search. They will also title search all the properties in the general area of the park.

Councilor Ludwick does not see the need for the title search. He also shared his opinion that not everything is about tax dollars, because if tax dollars were the answer to every problem, we would not need a Council. The land was deeded to the people of Enfield. Government should not be involved in private transactions. He is against this. Town Attorney James Tallberg commented on Councilor Ludwick's concerns. He stated that when the proposal came forward, there were legitimate concerns as to whether or not the town could legally lease public land to a private entity that was gifted as a park. They could not find an answer, so they sought outside legal counsel with Shipman and Goodwin to try and determine what is the best path. They investigated title insurance but determined that a title policy might not respond if an heir came forward. That is when they found out about the Charitable Trust Division of the Attorney General's office that oversees property that is donated. The suggestion at that point was to get an advisory opinion. It was recommended by our outside council that the best chance of getting an advisory opinion was to get a title search. Mr. Tallberg said the title search would cost between \$10,000-\$15,000. Usually, the purchaser pays for this expense. This will give everyone comfort when we find out if this is permissible or not to lease the land.

Councilor Finger stated that he was heavily involved with soccer, including Enfield Soccer and Enfield High. It is all for the kids. He wanted to know if they were to lease the land at Brainerd and if someone got injured there, is the town responsible. If he were part of the Council when they decided on North Maple Street and Bacon Road, he would have voted against it because he is in favor of preserving open space. He is almost in the middle with this project and said he is 55/45 for not leasing Brainerd Park. He thinks the land should be left alone.

Councilor Unghire stated that soccer is booming all over the country. She also said that this is just starting and there is a lot more that needs to come to fruition. She said we now have Plan B, and she thinks it is a good idea to have the soccer fields in Enfield.

Chairman Cressotti said that it was unfortunate that we were given a different plan at the Leadership Meeting. Over the past few months there have been a lot of facts given regarding the project and also a lot of false information. He has been in town for forty years and he did not realize the park was an elite park. He has been there a lot lately and the park needs a lot of work. Times for improvement are here, we can't be satisfied for a town our size to not have facilities, complexes, and great fields. With this developer, we have the opportunity to enhance our parks in town. With the new plan, a lot of the visions are gone. This is a great loss. We can go for another referendum, and it will get shot down again. Changes need to be made. Brainerd Park would be saved with this project, and he agrees with the concurrent planning of Items C, D, and E moving forward. He is disappointed with the new plan because a group of people have a sudden interest in what Brainerd Park brings.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6531** adopted 9-1-1. Councilor Ludwick voted against, and Councilor Nelson abstained.

RESOLUTION #6532 by Councilor Mangini, seconded by Councilor Cekala.

BE IT RESOLVED, that the Town request an Advisory Opinion from the Charitable Trust Unit at the Attorney General's Office concerning the potential conveyance of a portion of Brainerd Park at 133 Brainerd Road.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6532** adopted 9-1-1. Councilor Ludwick voted against, and Councilor Nelson abstained.

RESOLUTION #6533 by Councilor Santanella, seconded by Councilor Mangini.

BE IT RESOLVED, that the Town Council authorizes the Town Manager or her designee(s) to enter into discussions with Fast Track Reality LLC concerning a fixed tax assessment agreement for 100 Bright Meadow Boulevard.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6533** adopted 9-1-1. Councilor Ludwick voted against, and Councilor Nelson abstained.

COUNCILOR COMMUNICATIONS

Chairman Cressotti thanked Mass Mutual for donating a large amount of office furniture to our town. Public Works made a couple trips on Friday to pick up items and store them at the Annex. The items will replace older worn items at no cost to the taxpayers.

Chairman Cressotti mentioned that they will be working with the BOE and starting a PK-5 Modernization Committee. The committee will be discussing the future of our elementary schools. Councilors Nelson and Cekala will be part of this and Mayor Cressotti and BOE Chairperson LeBlanc will serve as liaisons. You can apply online to be part of this committee that will meet regularly.

Councilor Despard mentioned that the varsity schedules came out for Enfield High spring sports.

Councilor Despard shared that Red Robin is holding a fundraiser for Loaves and Fishes on Tuesday, March 28, 2023 from 5:00-8:00pm.

Councilor Santanella mentioned that he, too, attended the birthday party for Ms. Pabis, and she is a treasure to the community. He posted Joe Courtney reading her life story on his Facebook page. He thanked Lucien for inviting him to the event.

Councilor Mangini also thanked Lucien for the invitation to the celebration. She is a remarkable lady. She also wished Happy Birthday to Ernie.

Councilor Mangini asked who is responsible for the maintenance of the Rotary Playground at the library. She mentioned that chunks of the turf grass were coming up.

Councilor Finger reminded folks who have a second tipper with a yellow tag on it that they need to purchase a white tag for the upcoming year.

Councilor Pyznar was sorry to have missed Sofie and Ernie's parties as she was out of town. She has known Sofie her whole life and Ernie was in her parents' wedding. She met a woman who crochets blankets for veterans, and she has two blankets, one for Sofie and one for Ernie.

Councilor Pyznar asked for confirmation of the deadline for tax appeals. Ms. Zoppo-Sassu confirmed that the deadline was today 3/20/23 by 5:00pm.

Councilor Nelson stated that they had a Prison Liaison meeting recently. He wanted to put a rumor to rest about the currently closed Northern. There was rumor going around that the state was going to fill it with undocumented citizens. The state is considering selling the building or tearing it down. All the training that was happening in Northern will now be transferred to Willard. The prison is 100% unmasked now for the first time since COVID started.

Councilor Nelson stated that he has heard that people are not getting alerts in town. He clarified that you need to sign up for Everbridge and CT alerts.

Councilor Ludwick asked if we could have a discussion on how the courthouse officially closing in Enfield will impact policing.

Councilor Hopkins stated that he appreciates the number of constituents that reach out to him regarding issues. He also said that the group reaching out about Brainerd Park was not a small group.

Chairman Cressotti declared Councilor Communications closed.

TOWN MANAGER REPORT AND COMMUNICATIONS

Ms. Zoppo-Sassu shared that they have the first approved cannabis site plan for the town at the former Outback Restaurant building. This will be moving into the building permit application process.

Ms. Zoppo-Sassu stated that we have entered into a shared service agreement with the Town of Somers for building inspection services. We have built in some guardrails to make sure the work in Enfield does not suffer. They will be paid directly by Somers.

Ms. Zoppo-Sassu mentioned that they were on the cover of the Hartford Business Journal. The article was about the Mass Mutual project and the continued challenges of the Enfield Square Mall. She said that economic development is a competitive sport, and every town in our region is vying to grow their grand list. She also stated that she disagrees with the statement that government does not belong in business because we are in business decisions every day.

Ms. Zoppo-Sassu said they are looking forward to the Farmer's Market season. They may be bifurcating the craft and vendor on Sunday and adding special events on Thursdays with the addition of the new bandshell.

Assistant Town Manager Steven Bielenda shared that we have the unique opportunity to lock in Alaric Fox as Police Chief for the rest of his career. Chief Fox started his career in the Willimantic Police Department, then he went on to the FBI, is an attorney, and spent the majority of his career with the State Police where he achieved the rank of Colonel. He then came to Enfield in 2018. Mr. Bielenda challenges anyone to find a chief with more experience, education, and credibility than Chief Fox.

Ms. Zoppo-Sassu suggested a motion to move up Item F so it could be voted on. Chairman Cressotti asked for a motion.

MOTION #6534 by Councilor Mangini, seconded by Councilor Nelson to move up Item F on the agenda.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6534** adopted 11-0-0.

Chairman Cressotti welcomed Chief Fox, his wife, and the police captain. There will be a vote to sign his contract until 2030 when he retires. Chairman Cressotti stated that he has had a stellar performance during his career. He also added that he is doing an amazing job leading a young group of men and women to become veteran officers.

Chief Fox thanked everyone for their support. He stated that this June will be 40 years in the field, and he wants to wear the Enfield patch and cap for the rest of his career.

Councilor Nelson said in this day and age with videos, policing is a thankless job. He is happy that Chief Fox has chosen to retire from our community. We all feel safer knowing you are here. As Mayor Cressotti said, many in our force are retiring, and Chief Fox is tasked with building a new team.

Councilor Finger stated that he has never seen morale so high in his department, especially with dispatchers.

RESOLUTION #6535 by Councilor Cekala, seconded by Councilor Mangini.

BE IT RESOLVED, that the Enfield Town Council does hereby render the former police chief contract null and void and approve the Town Manager to sign this new seven (7) year contract between the Town of Enfield and Alaric J. Fox, commencing on March 20th, 2023 until March 20th, 2030.

Councilor Mangini thanked Chief Fox and said that his department speaks volumes praising him as a leader.

Councilor Despard said when the star player comes to the front office and says, "I want to end my career here," you jump all over it.

Councilor Hopkins thanked Chief Fox for his continued service.

Councilor Santanella said that this means a lot to him, and he thanked Chief Fox for shepherding the team and all he does for the community. He is very grateful that our police department is in his hands.

Councilor Nelson stated that with his experience the Chief could go anywhere. He is not asking for more money; he is just asking to extend his contract. It is selfless of him to do, and glad he is here.

Councilor Cekala stated that we are lucky to have Chief Fox and keep Chief Fox. She appreciates the work he does.

Councilor Unghire stated on behalf of her and her family, they have great admiration for Chief Fox and his family. She thanked him for coming to Enfield.

Chairman Cressotti said that the rapport Chief Fox has with everyone speaks volumes. Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6535** adopted 11-0-0.

Chief Fox signed his new contract.

REPORTS OF SPECIAL COMMITTEES OF THE COUNCIL – None.

UNFINISHED BUSINESS – None.

NEW BUSINESS

CONSENT AGENDA

MOTION #6536 by Councilor Mangini, seconded by Councilor Nelson to approve the Consent Agenda.

BE IT RESOLVED that Ellen Zoppo-Sassu, Town Manager, is empowered to execute and deliver in the name of and on behalf of this municipality an application and a contract with the Connecticut State Library and Adkins Company for a FY2024 Historic Documents Preservation Grant subject to review and approval of the Town Attorney.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6536** adopted 11-0-0.

APPOINTMENTS/TOWN COUNCIL APPOINTED

MOTION #6537 by Councilor Cekala, seconded by Councilor Nelson to reappoint James Byrne (U) to the Blight Review Committee for a term that expires 3/31/25.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6537** adopted 10-0-1. Councilor Santanella abstained.,

MOTION #6538 by Councilor Despard, seconded by Councilor Nelson to reappoint Nancy Harvey (I) to the Prison Town Liaison Committee for a term that expires 2/28/25.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6538** adopted 11-0-0.

MOTION #6539 by Councilor Nelson, seconded by Councilor Hopkins to appoint George Young to the Senior Tax Relief Committee for a term that expires 7/5/23.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6539** adopted 11-0-0.

Chairman Cressotti stated that he knew there were some concerns on voting on the POCD without seeing the final document.

Ms. Zoppo-Sassu stated that the POCD that is in front of the Council is a draft from December 30, 2022 with some revisions as of January 5, 2023. We are operating under Connecticut General Statute 8-23 which outlines the timeframe and all the steps necessary to adopt the POCD. This is two years overdue because of COVID. For communities that do not file a POCD, when you apply for state funding you have to make a special application to the Secretary of OPM because you are considered not in compliance. She said there have been some hot issues with the plan concerning housing. Conservation and Development will have a public hearing before PZC on Thursday. The Council can endorse the POCD or endorse parts of it. They can endorse it with recommendations and comments for amendments. The Town Planner has a list of recommendations from the public and the Council that are going to be considered on Thursday. The Council can also go chapter by chapter and yay or nay each one. The Council can also take no action. Her recommendation is to have a conversation that results with the Council not rejecting the entire plan. If the Council rejects the plan, PZC would need a two-thirds majority to approve the plan.

Councilor Nelson stated that the POCD in front of them today is not the result of the POCD Committee. He said there are a lot of things in it that the committee had no say in. He can't vote on a document that is not finalized. He thinks the Council should vote tonight and have faith that the boards and commissions are going to make the changes.

Councilor Pyznar stated that she too was part of the POCD and what is in front of them is not what they decided on. The original book was double in size. She cannot vote for something she does not have in her hand. She agrees that PZC will do the right thing.

Councilor Finger stated that after the public hearing the Councilors sent suggested deletions and additions and those were sent out a month ago. He can't understand why those changes were not put in for them to vote on tonight. There is a time restriction on this, and it doesn't seem that the changes suggested matter so he will be voting no.

Councilor Unghire agreed, and she can't support something that is not in front of her. She said that this is too important to Enfield.

Councilor Hopkins said that there were some things in the last version that he would have liked to have seen. His biggest concern is the loss of state funding. He thinks that the funding deadline is much harder than the advisory nature of this POCD.

Councilor Despard thanked everyone who was on the steering committee. He thinks that they have been gracious with the feedback and thinks that they are being over criticized. The POCD is not a binding document, it is a suggestion or starting point. It can be changed at any time. There are some points that must conform to state statute. He is concerned about state funding. He thinks we need to have conversations about affordable housing. He is in full support of the POCD.

Councilor Pyznar stated that it is her understanding that it can't be changed at any time. She said once it is there, it is there for ten years. She does want Enfield to move forward and progress but not until she has a document in front of her that spells it out.

Councilor Despard stated that there is a method where it can be changed like a public hearing. He asked for clarification on that. His understanding was that it could be changed if it were the will of PCZ or the Council.

Councilor Nelson stated that we are already double our amount of required ADU's. The requirement is 10%-12% and we are at 21% right now. He said we opted out so why is it in the POCD. Councilor Despard said that it is state mandated and there are state guidelines encouraging it. Councilor Nelson wanted to know who put it in the document. He said that the Council, PZC, and the committee did not put it in the document. He needs answers to approve a document he was involved in creating.

Councilor Santanella stated that he will not be voting for this because there has been ample time since the hearing to get a new draft. He will not sign onto something that he does not have fully vetted in front of him.

Chairman Cressotti stated that this is a difficult decision. He said he is aware that we are in jeopardy with state funding and grants. He said that PZC, in good faith, will be making amendments based on the suggestions the Council has given them. The public hearing is on April 23, 2023 and they are going to be making their amendments, then the Council does not meet again. He is not sure of the possibility of a special meeting once the changes are made. Ms. Zoppo-Sassu responded that a special meeting is one of the possible scenarios. The Council could also go through the document and talk about certain parts. The housing section, which is of concern, is going to serve as our Affordable Housing Plan which is a requirement for filing to the State of Connecticut. The Council can participate on Thursday to make sure your comments are heard. The steering committee had twelve areas that were mandatory to put in. She stated that we are currently at 12.72% affordable housing. In addition to the housing there were eleven other mandatory factors that had to be considered.

Councilor Nelson understands everything that Ms. Zoppo-Sassu is saying, and he has full faith in the PZC to make the right decisions. They can overturn with a two-thirds vote and he thinks it should be a unanimous vote.

Ms. Zoppo-Sassu stated that changes can be made at any time during the ten-year time period. You have to follow the same protocols that were set out when you adopted it. There is an option to do a non-endorsement and non-rejection.

Councilor Nelson stated that there is no penalty for us rejecting this, they will need a two-thirds majority to override us.

Councilor Despard said he is not sure that they will have a two-thirds majority and he does not want to leave it to chance. He wants to pass it tonight.

Chairman Cressotti calculated and concluded that there not enough votes.

Councilor Nelson still wants to vote so PZC gets it back and overrides the Council.

Councilor Cekala will vote yes for this, but she wanted to know if there was a way to pass it with taking a section out. If the answer is no, she would like to just vote.

Councilor Mangini asked if they don't have the votes, why would they even bother voting. Why don't we table the item?

Councilor Mangini motioned to table Item G. Motion did not receive a second.

MOTION #6540 by Councilor Nelson, seconded by Councilor to approve the POCD as written.

Upon a **ROLL-CALL** vote being taken, the Chair declared **MOTION #6540** failed 4-7-0. Councilors Finger, Ludwick, Pyznar, Unghire, Cressotti, Nelson, and Santanella voted against.

RESOLUTION #6541 by Councilor Mangini, seconded by Councilor Nelson.

WHEREAS, On September 9, 2022, the Enfield Town Council (the "Council") enacted the above-referenced ordinance; and

WHEREAS, the Council wishes to consider repealing the ordinance; and

WHEREAS, the Council held a public hearing in the Enfield Town Hall Council Chambers on March 6, 2023, to allow public input on the proposed repeal of the Vicious Dogs ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby adopts the attached ordinance repealing the Vicious Dogs ordinance, Enfield Town Code sections 10-51 through 10-56, inclusive.

Councilor Ludwick asked if this item was being referred to the attorney like it said on the agenda or is getting repealed outright. He thinks our ordinance is a good ordinance, why would we get rid of it.

Ms. Zoppo-Sassu stated that they wanted to repeal the ordinance because the Animal Control Officers were using the State Law with the exception of people picking up animal waste.

Mr. Tallberg said that appeals are heard at the Department of Agriculture. The Department of Agriculture hearings are interpreted under State Law General Statutes, they are not interpreting the local ordinance.

Councilor Ludwick feels like a local ordinance would serve better in one-time instances.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6541** adopted 9-1-0. Councilor Ludwick voted against.

RESOLUTION #6542 by Councilor Nelson, seconded by Councilor Despard.

WHEREAS, On January 13, 1975, the Enfield Town Council (the “Council”) enacted the Massage Parlors Ordinance, now known as the Massage Therapy Establishments Ordinance.

WHEREAS, The Massage Therapy Establishments Ordinance is in Town Code sections 18-31 through 18-37, inclusive, 18-61 through 18-68, inclusive, and 18-91 through 18-94, inclusive; and

WHEREAS, the General Government and Finance Committee has reviewed the ordinance and the state regulations that now govern this. It is the recommendation of the subcommittee that the Council consider repealing the ordinance; and

WHEREAS, the Council wishes to seek input from the public on the proposed repeal of the Massage Therapy Establishments ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby schedules a public hearing regarding the proposed repeal of the Massage Therapy Establishments ordinance, Town Code sections 18-31 through 18-37, inclusive, 18-61 through 18-68, inclusive, and 18-91 through 18-94, inclusive, to be held on April 3, 2023, at 6:50pm in then Enfield Town Hall, Council Chambers, 820 Enfield Street, Enfield, Connecticut in order to receive public comment.

Councilor Pyznar asked if someone could be here from the Health Department to answer any questions that the public might have about repealing this. Ms. Zoppo-Sassu responded that she would invite them.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6542** adopted 10-0-0. Councilor Mangini having stepped out of the room.

RESOLUTION #6543 by Councilor Cekala, seconded by Councilor Mangini.

WHEREAS, Town Code section 82-41 establishes the fines for various parking violations; and

WHEREAS, the Town Council wishes to amend Town Code section 82-41 to revise the amounts of the fines; and

WHEREAS, the Town Council wishes to seek input from the residents of the Town of Enfield regarding the proposed amendment.

NOW THEREFORE BE IT RESOLVED, the Enfield Town Council will hold a Public Hearing in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut on Monday, April 3, 2023 at 6:55pm to allow interested residents an opportunity to express their opinions regarding the amendment to Enfield Town Code section 82-41 Parking Violation Fines.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6543** adopted 10-0-0.

RESOLUTION #6544 by Councilor Mangini, seconded by Councilor Hopkins

BE IT RESOLVED, that the Enfield Town Council does hereby approve the proposal to create a temporary residential permit parking program for 120 days on the above reference streets effective April 1, 2023 subject to renewal on or before July 28, 2023.

Councilor Finger stated that if the owner of the establishment is paying for the parking tickets, that is wrong. If he is doing that he should stop.

Councilor Ludwick said that they have heard both sides and it is clearly not working, and he would hate to pass a government resolution when it is not working. The owners of the pub and the people who live on the street are all good people and this is clearly not working. They come here every week angry. He would like to see the police reports as to what is really going on there. Passing the resolution to him seems like they are just kicking it along and people are going to continue to be angry with each other.

Ms. Zoppo-Sassu stated that Jimmy's Pub has entered the land use process and is responding to the PZC. We have not had a real indicator without the live music component. We need a true picture if it is fixed or not fixed. The police report that she has is through February 6, 2023. There were six complaints from the same three addresses. Most of the conflict is at the top of Francis. The people on Highland and Francis would like the signs kept.

Councilor Hopkins stated that this Council is pro-business, but there must be a balance. People are having horrible things done on their lawns at all hours, that is a problem. The Council does not have the authority over the entertainment license, they do have authority over parking restrictions. He is for increased enforcement. He has also seen pictures of the signs in the pub saying that if you get a ticket that they will pay for it, that is totally unacceptable. He supports this resolution. He does agree that it does not solve the issue, but he wants to see what happens with PZC first. If the issue continues with the owner paying for tickets, he will bring forward a towing resolution. If parking fines are being laughed off, that is a problem.

Councilor Santanella asked if was illegal to pay for someone else's parking ticket. He asked when the issue will be in front of PZC and resolved. He said that if he votes for this, it will be the last time. This to him is a civil matter and he does not understand why the Council is even venturing into this space. Ms. Zoppo-Sassu said she does not know when it is scheduled for.

Councilor Nelson agrees with Councilor Santanella on a lot of things. He does, however, think it is a Council issue because the owner of the pub has spent \$1 million dollars improving his business. There was some miscommunication on the town side that led him to believe certain things and some miscommunication on his side. He agrees, one more time and that is it. This is not a solution for either side, no one is happy. People grew up with Pizza Palace, Jimmy's Pub did not exist. Pizza Palace should never have been allowed to turn into a pub, it slipped through the cracks. Now Jimmy's Pub has gotten bigger.

Chairman Cressotti does not like the bickering that is going on and paying for people's parking fines. The issue is going in front of PZC and hopefully the issue gets squared away. He is in support of extending out the 120-day residential car parking, at which time there should be a different solution. Towing every car is not a solution either.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6544** adopted 9-0-1. Councilor Ludwick abstained.

ANY OTHER BUSINESS PROPER TO COME BEFORE SAID COUNCIL

Councilor Santanella stated that he is open to having a special meeting to look at a finalized POCD.

PUBLIC COMMUNICATIONS

Robert Bukowski, 21 Francis Ave.

Mr. Bukowski stated that last summer when the live entertainment was happening, the situation was horrible. Now that the entertainment has stopped and the parking ban has been put in place, it has been better. Now people park on the street rather than in the parking lot because it is easier. The tension is still bad because there is still stuff going on at 2:00 o'clock in the morning. The owner needs off-site contracted parking. The owner should not have spent a million dollars before he had the proper licenses.

Ken Bedard, 27 Burnham St.

Mr. Bedard stated that the signs have come down as far as paying for the parking tickets. When he filled out paperwork, he put karaoke. There was entertainment happening there with the previous owners and he naively followed suit and did not see that he was doing anything wrong because that is what the previous owner had it as. He has applied for the live entertainment license and when they have bands scheduled it will be from 5:00-8:00pm. He wants to make this right with the neighbors. He asked for input from the neighbors, but he has not received anything.

When there is a problem in the bar, they try to push one party out the front door and one out the back door. On Friday night they did that, and the parties came around and continued in the parking lot and

the police had to be called. He will do whatever it takes to work with the neighbors. He has had some unfortunate financial losses on the weekends because people are now afraid to come.

Melanie Dubiel, 4 Francis Ave.

Ms. Dubiel agreed and said at her age, yes, she would like to be in bed at 9:00 o'clock but they are not getting that. They are woken up at 2:00am and 3:00am by the young people coming out of the pub causing disturbances. Her son added that he has been doing a DJ in the pub.

Susan Budd, 2 Francis Ave.

Ms. Budd asked why they continue to be woken up and disturbed. Their quality of life is important too.

Sydney Bedard, 2 Oak Ridge Dr.

Ms. Bedard stated that her parents have worked their entire lives and took the biggest risk of their lives when they purchased this business. Before this, one was a bus driver and the other a Cisco Foods truck driver. She said the comment about entertainment happening is not true. They are having karaoke on Friday nights. They play music in between people singing so it is not dead air. They fixed the place up and cleaned it up and it brought in so many good, new people. It is a team effort, and everyone needs to work together.

Chairman Cressotti declared Public Communications over.

COUNCILOR COMMUNICATIONS

Councilor Nelson asked if the Lamanga and the Strand is a public-private partnership. Who was in charge when that was torn down and who approved the public-private partnership? Ms. Zoppo-Sassu responded that it was the previous Council.

MOTION #6545 by Councilor Despard, seconded by Councilor Nelson to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6545** adopted 10-0-0 and the meeting stood adjourned at 10:19pm.

Respectfully Submitted,

Sheila M. Bailey
Clerk of the Council
Town Clerk

Tina Demers
Secretary of the Council



TOWN OF ENFIELD

Date: March 31, 2023

Subject: Resolution to Reduce the Lease Payment in the last Year of the ERfC Contract

Highlights:

ERfC Director Jose Irizarry requested a reduction in the fee for the School Year Lease. Due to the fact that their grants are being reduced. The 21st Century grant is a 5-year period that reduces each year after year 3; however ERfC has to serve the same amount of children despite reductions. There are currently 272 students and 115 are in the grant and only pay \$5 per week. United Way funding is also being reduced. Grants do not allow facilities to be paid for out these funds. He noted that the custodial staff are already present during the programs and that the ERfC programs are often displaced when there are school based programs or clubs.

Recommendation:

To reduce the annual lease payment of school space from \$16,887 to \$8,000 for the year commencing July 1, 2023 and ending July 30, 2024.

BE IT RESOLVED that the Enfield Town Council approves the recommendation of the Public Works Sub-Committee to reduce the annual lease payment of school space from \$16,887 to \$8,000 for the year commencing July 1, 2023 and ending July 30, 2024 paid in equally monthly installments of \$666.67.

Date Prepared: March 31, 2023
Prepared by: Town Manager Ellen Zoppo-Sassu

FOURTH AMENDMENT TO LEASE

Educational Resources for Children, Inc. (Tenant) and the Town of Enfield (Landlord) executed a Lease dated May 14, 2019 (Lease) for several buildings (Leased Premises) that are more specifically described in Schedule A of the Lease.

Whereas, the Lease was amended on August 26, 2019, moving the John F. Kennedy Middle School program to the Eli Whitney Elementary School during the construction schedule at John F. Kennedy Middle School (first amendment);

Whereas, the Lease was amended on September 8, 2020, moving the John F. Kennedy Middle School program from the Eli Whitney Elementary School to the cafeteria of the Enfield Annex (second amendment);

Whereas, the Lease was amended on November 16, 2020, suspending the Before and After School Care program at all of the Elementary Schools and moving all students in the Before and After School Care program to the Enfield Annex until the return of a five-day, in-person schedule (third amendment);

Whereas, Enfield Public Schools have returned to a five-day, in-person schedule;

Whereas, the Tenant has requested a reduction in the annual rental payment for the period commencing on July 1, 2023 and ending on June 30, 2024 from \$16,887 to \$8,000.

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

Paragraph 3. Rent, subparagraph f), of the Lease is amended as follows: For the year commencing July 1, 2023 and ending June 30, 2024, the annual rental payment shall be \$8,000 payable in equal monthly installments of \$666.67.

All other terms, conditions and provisions of the Lease and first, second, and third amendments shall remain in full force and effect.

Landlord
Town of Enfield

Tenant
Educational Resources for Children, Inc.

By: _____
Ellen Zoppo-Sassu
Town Manager

By: _____
Josue Irizarry
Executive Director

Date: _____

Date: _____

MEMORANDUM

To: Honorable Mayor Cressotti

cc: Town Council, Town Manager

From: Laurie Whitten, Director of Planning

Date: 3/31/23

RE: **CGS 8-24** Referral from Town Council for the potential conveyance/transfer of the Nathan Hale School property

At their regular meeting of March 23, 2023, The Town of Enfield Planning and Zoning Commission, acting in its capacity and authority as the Enfield Planning Commission issued an affirmative CGS Report for the potential conveyance/transfer of the Nathan Hale School property; Town of Enfield, Owner; Map 110/ Lot 4; R-33 zone.

VOTE: Commissioner Petronella made a motion, seconded by Commissioner Helinski to forward an affirmative 8-24 report for the potential conveyance/transfer of the Nathan Hale School property.

The Motion passed 7-0-0



C

TOWN OF ENFIELD

Date: March 28, 2023

Subject: Request for Transfer of Funds for Custodial Machinery, Plumbing Tool, Portable Bleachers, Fleet Shop Tools - \$69,000.00

Highlights:

- Two floor cleaners will replace aged and nearly defunct machinery at EHS.
- Two new smaller floor cleaners will be utilized at Stowe.
- A new, black pipe press will allow B&G to perform in-house repairs instead of a contractor.
- Four portable bleachers will replace the out of code wooden bleachers at the Annex gym.
- A compressor will replace the 1992 compressor that is leaking and slow to generate air.
- An a/c reclaimer is required on all newer systems, currently vending out until purchased.
- Public Works respectfully requests a transfer of \$69,000.00 to purchase the above-mentioned tools and amenities.

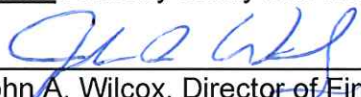
Budget Impact:

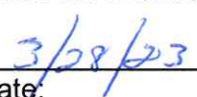
There will be no impact on the town budget.

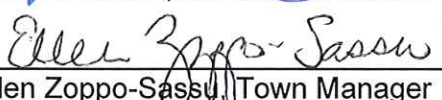
Recommendation:

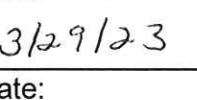
That the Town of Enfield Town Council approve the attached resolution of authorization.

Certification: I hereby certify that the above-stated funds are available as of March 28, 2023.


John A. Wilcox, Director of Finance


Date: 3/28/23


Ellen Zoppo-Sassu, Town Manager


Date: 3/29/23

See Attached for Resolutions

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

FROM: Refuse & Resource Management

Health/Medical Insurance 10300390-521000 \$ 69,000

TO: Custodial Services

Equipment 10300345-573100 \$ 30,000

TO: Building & Grounds

Athletic/Recreation Equipment 10300340-573500 \$ 8,000

Other Equipment 10300340-573900 \$ 14,000

TO: Fleet Services

Equipment 10300380-573100 \$ 17,000

Date Prepared: March 28, 2023
Prepared By: Donald Nunes, Public Works Director



D

TOWN OF ENFIELD

Date: March 27, 2023

Subject: Request for Transfer of Funds for Custodial Supplies - \$30,000.00

Highlights:

- Custodial Services has expended/encumbered 99.9% of the custodial supplies budget as of March 27, 2023 and needs additional funding to purchase paper products, cleaning chemicals, etc.
- Public Works respectfully requests a transfer of \$30,000.00 to purchase custodial supplies to be used town-wide.

Budget Impact:

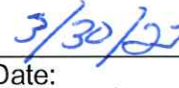
There will be no impact on the town budget.

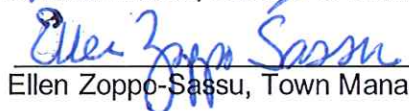
Recommendation:

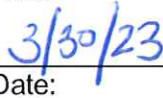
That the Town of Enfield Town Council approve the attached resolution of authorization.

Certification: I hereby certify that the above-stated funds are available as of March 27, 2023.


John A. Wilcox, Director of Finance


Date: 3/30/23


Ellen Zoppo-Sassu, Town Manager


Date: 3/30/23

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

FROM: Building & Grounds Maintenance

Health/Medical Insurance 10300340-521000 \$ 30,000

TO: Custodial Services

Custodial Supplies/Materials 10300345-561500 \$ 30,000

Date Prepared: March 27, 2023
Prepared By: Donald Nunes, Public Works Director



E

TOWN OF ENFIELD

Date: March 30, 2023

Subject: Request for Transfer of Funds for Seasonal Staffing - \$14,400

Highlights:

- Seasonal staffing will supplement maintenance efforts on athletic fields, Freshwater Pond, community gardens and other environs.
- Seasonal staffing is a cost-effective solution compared to overtime.
- Seasonal staffing will provide Building & Grounds staff with flexibility, seasonal support and better work/home balance.
- Public Works respectfully requests a transfer of \$14,400 for the hiring of seasonal staffing.

Budget Impact:

There will be no impact on the town budget.

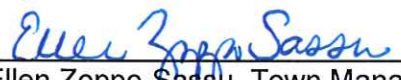
Recommendation:

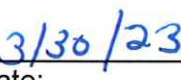
That the Town of Enfield Town Council approve the attached resolution of authorization.

Certification: I hereby certify that the above-stated funds are available as of March 30, 2023.


John A. Wilcox, Director of Finance


Date:


Ellen Zoppo-Sassu, Town Manager


Date:

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

FROM: **Refuse & Resource Management**
Health/Medical Insurance **10300390-521000** **\$ 14,400**

TO: **Building & Grounds**
Temp/Seasonal **10300340-513000** **\$ 14,400**

Date Prepared: March 30, 2023
Prepared By: Donald Nunes, Public Works Director

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

**Resolution Repealing the Massage Therapy Establishments Ordinance, Enfield
Town Code Sections 18-31 through 18-37, Inclusive, 18-61 through 18-68
Inclusive, and 18-91 through 18-94, Inclusive**

WHEREAS, on January 13, 1975, the Enfield Town Council (the "Council") enacted the above-referenced ordinance; and

WHEREAS, the Council wishes to consider repealing the ordinance; and

WHEREAS, the Council held a public hearing in the Enfield Town Hall Council Chambers on April 3, 2023, to allow public input on the proposed repeal of the Massage Therapy Establishments ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Council hereby adopts the attached ordinance repealing the Massage Therapy Establishments ordinance, Enfield Town Code sections 18-31 through 18-37, Inclusive, 18-61 through 18-68 Inclusive, and 18-91 through 18-94, Inclusive.

Date Prepared: March 27, 2023
Prepared by: Town Manager's Office

TOWN OF ENFIELD

**ORDINANCE REPEALING
THE MASSAGE THERAPY ESTABLISHMENTS ORDINANCE**

Enfield Town Code Chapter 18, Article II, Massage Therapy Establishments, sections 18-31 through 18-37, inclusive; 18-61 through 18-68, inclusive; and 18-91 through 18-94, inclusive, is hereby repealed.

ENFIELD TOWN COUNCIL**RESOLUTION NO. _____****Resolution to Amend Enfield Town Code Section 82-41 Parking Violation
Fines**

WHEREAS, Town Code section 82-41 establishes the fines for various parking violations; and

WHEREAS, the Town Council wishes to amend Town Code section 82-41 to revise the amounts of the fines; and

WHEREAS, the Council held a public hearing in the Enfield Town Hall Council Chambers on April 3, 2023, to allow public input on the proposed amendment to Parking Violation Fines ordinance.

NOW THEREFORE BE IT RESOLVED, that the Council hereby adopts the attached amendment to Enfield Town Code section 82-41 Parking Violation Fines.

Date Prepared: March 28, 2023

Sec. 82-41. Parking violation fines.

Any person violating any of the provisions of sections 82-3, 82-6 through 82-8, 82-31 through 82-40, 82-42, 82-63 and 82-96 shall be fined in accordance with the schedule of fines set by the council, provided that the fine is paid at the police station within seven days of the offense or received by mail and postmarked within seven days of the offense; otherwise, the penalty shall be double, up to the maximum allowed by state statute.

Section		Violations	Fines
82-33	1.	Prohibited zone	\$20.00
82-31(a)(5)	2.	Within ten feet of hydrant	25.00
82-31(a)(6)	3.	Within 25 feet of intersection	20.00
82-31(a)(6)	4.	Within 25 feet of crosswalk	25.00
82-31(a)(6)	5.	Within 25 feet stop sign	20.00
82-31(a)(5)	6.	Over 12 inches from curb	20.00
82-31(a)(1)	7.	Within 50 feet of railroad crossing	20.00
82-31(a)(3)	8.	Obstructing traffic at excavation or obstruction in other manner	25.00
82-31(a)(4)	9.	Upon any bridge or in highway tunnel	10.00
82-32	10.	Left side to curb	20.00
82-33	11.	Overtime parking	25.00
82-35	12.	Loading or unloading zone	20.00
82-36	13.	Parking on treebelt	20.00
82-34	14.	Blocking driveway	25.00
82-6	15.	Parking on sidewalk	25.00
82-31(a)(2)	16.	Within 20 feet of driveway to any firestation or on opposite side of street within 75 feet of such entrance	25.00
82-63	17.	Winter snow ban	25.00
82-38	18.	Violation of handicapped zone	100.00
82-96	19.	Fire lane parking	50.00
82-42	20.	Commercial vehicle parking	50.00
82-31(a)(9)	21.	Parking trailer non-power unit in road	25.00
82-31(a)(9)	22.	Menace to traffic	25.00
82-31(a)(9)	23.	Double parking	25.00
82-33	24.	Parking in bus stop	25.00
82-62	25.	Overnight Parking in winter	25.00
82-31(a)(9)	26.	Parking on curve	25.00
	27.	Parking over parking stall lane lines	25.00
	28.	Parking on others' property without permission	25.00

Parking Fine Comparison

OFFENSE		FINES									
Column1	Column12	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9		
	Enfield New/Proposed	Enfield	Manchester	South Windsor	Vernon	W. Hartford	East Windsor	Windsor	E. Hartford		
Prohibited Zone	20	10	15		15	39	20	15	45		
Within 25 ft of intersection	20	10	15		15	39	20		45		
Within 25 ft of stop sign	20	10	15		15	39	20		45		
Over 12 in from curb	20	10	15		15	39			45		
Within 50 ft of rail crossing	20	10									
Left side to curb	20	10	15		15	39	20		45		
In loading zone	20	10	15		15	39	20				
On tree belt	20	10							45		
Within 20 ft of fire station driveway	25	15									
Within 75 ft of fire station driveway opposite side of street	25	15									
Winter snow ban	25	15		8	20	39	50	15	45		
Within 25 ft of crosswalk	25	20									
Obstructing traffic	25	20					20		45		
Within 10 feet of fire hydrant	25	25	15		30	39	20		45		
On sidewalk	25	25	15		30	39	20		45		
Blocking driveway	25	25	15		30	39	20		45		
Commercial vehicle in residential zone	50	50	90/Day					15			
Fire lane zone	50	50	25	25	50	\$89 plus \$16 fee	30		50		
Handicap space without permit	100	85	25		99	\$89 plus \$16 fee	40		150		
Overnight Parking in winter	25		Fine not stated	8	15	39	50	15	45		
Parking over parking stall lane lines	25		15								
Parking trailer-non power unit in road	25		90/Day								
Overtime parking	25		25		10	39	20	15			
Parking on others property W/O permission	25			8							
"Menace to traffic"	25			8							
Bus Stop	25				20	39					
Double Parking	25				15	39					
Parking on curve	25						20				



H

TOWN OF ENFIELD

Date: March 27, 2023

Subject: Resolution to Settle Property Tax Assessment Appeal for 20 Phoenix Avenue

Highlights:

- Enfield Lodging, LLC is the owner of the property at 20 Phoenix Avenue.
- The Hampton Inn and the Longhorn Steakhouse are the two businesses on the property.
- As part of the town-wide revaluation of 2021, the fair market value of this property was determined to be \$6,545,300, which was subsequently reduced by the Board of Assessment Appeals to \$6,104,330.
- Enfield Lodging, LLC filed an appeal as to the Town's valuation of the property on the Grand List of 2021.
- It has been proposed that the property's fair market value be reduced to \$6,000,000, which is an 8.33% reduction from the original \$6,545,300 valuation.
- The proposed settlement will apply to the Grand Lists of 2021 through 2025. The plaintiff will receive a refund/credit of \$1,019 for the July 1, 2022 overpayment and \$1,019 for the January 1, 2023 overpayment.

Recommendation:

That the Town of Enfield Town Council approve the following resolution.

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: *ENFIELD LODGING, LLC V. TOWN OF ENFIELD*, Docket Number HHB-CV-22-6073512 S, the fair market value of the property known as 20 Phoenix Avenue to be \$6,000,000.

Date Prepared: March 27, 2023
Prepared by: Office of the Town Attorney



TOWN OF ENFIELD

Date: April 3, 2023

Subject: Resolution to Authorize a Reduction of Property Maintenance Fines for 34 Jondot Drive with Condition(s)

Highlights:

- On January 19, 2021, the owner of 34 Jondot Drive was cited for three property maintenance violations pertaining to a damaged exterior feature, chipping paint and unrepaired fire, wind, or water damage.
- A property maintenance lien was recorded for these violations on March 10, 2021 at Volume 2789 Page 34.
- The violations were corrected March 14, 2022.
- The fines from January 19, 2021 through March 14, 2022 totaled \$94,074.
- Nationstar Mortgage LLC acquired title to the property by virtue of a Foreclosure Committee Deed recorded on January 23, 2023 in volume 2867, page 1100.
- On March 23, 2023, the Blight Review Committee met with the real estate agent representing the current owner to discuss the future plans to rehabilitate and sell the property.
- At this meeting, the Blight Review Committee made a formal recommendation to reduce the property maintenance fines from \$94,074 to \$10,000 subject to the condition that the rehabilitation of the home at 34 Jondot Drive must be complete by December 31, 2023.
- If this condition is not met, the fines associated with the property maintenance lien will stay at \$94,074.

Recommendation:

Adoption of the attached resolution to reduce the property maintenance fines subject to condition(s).

BE IT RESOLVED the Enfield Town Council does hereby authorize the reduction of the property maintenance fines on 34 Jondot Drive to \$10,000, subject to the condition that the house be rehabilitated by December 31, 2023; and

BE IT FURTHER RESOLVED that if this condition is not adhered to, the fine associated with the Property Maintenance Lien recorded in Volume 2789 Page 34 of the Enfield Land Records will be \$94,074.

Date Prepared: March 27, 2023
Prepared by: Office of Economic & Community Development



J

TOWN OF ENFIELD

Date: April 3, 2023

Subject: Resolution to Authorize a Reduction of Property Maintenance Fines
for 25 Lincoln Street

Highlights:

- On September 25, 2020, the prior owner of 25 Lincoln Street was cited for one property maintenance violation pertaining to a damaged fence.
- A property maintenance lien for the violation was recorded on December 1, 2020 at Volume 2777 Page 1118.
- Metropolitan Life Insurance Company acquired title to the property on March 10, 2022 by virtue of a certificate of foreclosure.
- The property was brought into compliance on February 2, 2023.
- The fines from September 25, 2020 through February 2, 2023 totaled \$64,449.
- On March 23, 2023, the Blight Review Committee virtually met with the Attorney representing the current owner.
- He stated that Metropolitan wasn't officially in possession of the property until November 21, 2022 and he suggested the fines be reduced to the 73 days between the possession date and correction date.
- The suggested fine would be \$75 per day x 73 days plus the \$24 lien fee totaling \$5,499.
- At this meeting, the Blight Review Committee made a formal recommendation to reduce the property maintenance fines and lien fee as noted above.

Recommendation:

Adoption of the attached resolution to reduce the property maintenance fines.

BE IT RESOLVED that the Enfield Town Council does hereby authorize the reduction of the property maintenance fines and lien fee on 25 Lincoln Street to \$5,499.

Date Prepared: March 27, 2023
Prepared by: Office of Economic & Community Development