

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, April 17, 2023**

A Regular Meeting of the Enfield Town Council was called to order by Mayor Cressotti on Monday, April 17, 2023 at 7:18pm.

PRAYER – The Prayer was given by Councilor Cekala.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard (virtual), 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, Director of Community Development, Nelson Tereso.

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

MINUTES OF PRECEDING MEETINGS

MOTION #6565 by Councilor Mangini, seconded by Councilor Nelson to accept the minutes of the special meeting held on April 3, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6565** adopted 11-0-0.

MOTION #6566 by Councilor Nelson, seconded by Councilor Mangini to accept the minutes of the regular meeting held on April 3, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6566** adopted 11-0-0.

MOTION #6567 by Councilor Nelson, seconded by Councilor Mangini to accept the minutes of the special meeting held on April 5, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6567** adopted 10-0-1. Councilor Finger abstained.

SPECIAL GUESTS- Update from Impact Residential Development (Strand/Lamagna Project)

Director of Economic and Community Development, Nelson Tereso stated that there is a grant submission resolution on the docket later in the meeting. It authorizes the Town Manager to sign a grant application in partnership with Impact Residential Development to aid in the redevelopment of the former Strand/Lamagna and adjoining parcels. The refined project includes additional parcels that they have purchased. The site plan is still in its first stage and is subject to site plan approval and public

hearings. Present were Logan Kieweg, Impact Residential Development; Peter Wood, Consultant; Frank Vacca, BSC Group Engineer; Paul Bailey and Susan O'Dell project architects.

Frank Vacca presented the site plan. There are three proposed new buildings. He pointed out that there is a monument on the east side of the property that will be staying. The access easement for 12 and 14 Pleasant Street will remain. There will be a sidewalk for the public to utilize providing walking access to the future train station. The site plan was reviewed by the fire department and can accommodate our largest apparatus. The site plan design was guided by our current zoning regulations.

Susan O'Dell shared the floor plans for the buildings. The first floors of the two larger buildings are primarily residential with large rooms at the end; one is a community room and the other a fitness center. The smaller building will have office and meeting room space on one side and residential on the other side of the first floor. The new buildings will mirror the image of the existing buildings on Pleasant Street.

Councilor Unghire asked about other aesthetics that would make the buildings look more "New England" like porches, shutters, extra gables, and streetlamps. She also asked if there should be benches around the monument. Ms. O'Dell stated that Paul Bailey has 30 years' experience designing multi-family buildings and his specialty is buildings that fit in with the neighborhood. She believes the buildings do represent the New England character with the double hung windows and the panels between the windows that look like shutters and the sloped roof. Porches and site lighting can be discussed and incorporated.

Councilor Santanella mentioned that when this was first presented, there was retail space for a mixed-use space. He asked why the retail was eliminated. Ms. O'Dell said that from a practical design standpoint, retail brings more parking which was a concern.

Paul Bailey stated that doing a true mixed-use building places a lot more complication on the project and the developer. It requires a separate financing component. He said mixed-use does not fit financially anymore.

Councilor Santanella responded that it was disappointing that the retail has gone away. He asked what the mix of the bedrooms size the units will be. Mr. Bailey answered that there will be four studios and the rest will be one and two-bedroom units, leaning more on the two-bedroom side.

Councilor Nelson is also taken aback by the change in plans as this was supposed to be a mixed-use project. He asked why they applied to the RFP knowing they would be doing a bait and switch. Eliminating the retail space does not increase pedestrian traffic in Thompsonville and benefit what we are trying to accomplish. There is not even one parking space per unit proposed. What happens if the train station never comes? He does not feel that this concept is what the town was looking for. He thinks that the entire first floor of the buildings should be mixed-use for retail and commercial oriented businesses. That is what the POCD and PZC are looking for to bring life back to Thompsonville. He spoke with a fellow council member that was here the town took ownership of the property and there were certain wishes for the property at that time. He would like a meeting with her to see what her actual wishes were.

Mr. Bailey stated that they are meeting the requirements of the local zoning regulations in terms of number of parking spaces. The numbers include on-site parking and on-street parking. People can also lease spaces on the Bigelow property that has unused spaces. Councilor Nelson does not agree with the parking arrangements for the plan. This is not the plan he envisioned for Thompsonville. He agreed with the first plan to put businesses on the bottom floor.

Councilor Pyznar stated that she loved the first presentation and the fact that it also kept the monument. She said the current plan looks like a city and is not what she envisioned for Thompsonville. She also thinks it will be a parking nightmare. People are not going to throw their cars away when the train station comes. She asked Mr. Tereso if the next grant was expected to be accepted. Mr. Tereso stated that the state has indicated that they are fully in support of this project.

Councilor Mangini would like to see the original plan and the changes at an upcoming meeting. She is excited for the train station.

Councilor Finger stated that the parking is already terrible in Thompsonville and asked where all these people are going to go with their cars, especially when there are parking bans for snow. He was on board with the first plan. A coffee shop or beauty salon would be nice. Mr. Bailey stated that they are being guided by Enfield's zoning regulations and ordinances. They are designing a plan based on those requirements and restrictions. He stated that they will consider what the Council is saying.

Councilor Cekala stated that she appreciated all the effort and hopes the project works out. She said that with a few tweaks maybe the project will be supported. She does not doubt that they will deal with zoning, public safety, and the fire departments appropriately. For the past nine years people have been begging for the redevelopment in Thompsonville and now that we have interested developers, she thinks some folks are being rude. She hopes that some of the tweaks will happen, and this project will be a success.

Mr. Bailey stated that this is not a "fly by night" project that just gets thrown up and then they are gone. The owner stays present with the development for decades so that they become part of the community. Impact Residential is a new division of Starwood Capital which has luxury developments all over the world. They are a strong development partner and hope to move forward with the development.

Councilor Ludwick stated that with this development being in the center of Thompsonville, it is meant to be a community-type development. People are upset about losing the business aspect of the project. Allowing people in the area to use the gym would create community. The purpose of the project was to open the river and the train station is gravy. He suggested reducing the number of units and putting in vendor space and a community garden.

Councilor Hopkins thanked them for the presentation. He too would like to see the parking and mixed-use issues resolved before moving forward. It would be nice to have concrete information on Bigelow allowing parking for this.

Chairman Cressotti likes the project and the overall vision for Thompsonville. He noticed that there are more units than proposed and he likes the communication with Bigelow about parking. Hopefully, folk's concerns can be ironed out so we can move forward with the grant funding to move along with the project.

PUBLIC COMMUNICATIONS

Zach Zannoni, 6 Howard Street

Mr. Zannoni stated that he was a bit disappointed to see where the project has gone since June. He was ecstatic when he saw the original presentation. He said it is the first thing you see when you go into Thompsonville, so we need to think about what kind of standard we would like to set. There is a public stake in this project. This is not what was conveyed to residents, mixed-use is essential, especially on the main strip. We should not settle, and we should fight for what is best for Enfield.

Peter Jonaitis, 3 Farmstead Circle

Mr. Jonaitis asked if they could place some reflectors on the telephone pole on Route 5 for the entrance to Town Hall.

Mr. Jonaitis is concerned about parking for the project. He found it interesting that the developers and people affiliated with the project left and did not even want to listen to the public comments. Parking will create a bigger issue down there, especially in the winter. The train station is nice, but it is not the main attraction. The walk from the proposed project to the proposed train station is not really that short of a walk, especially in inclement weather. People who live in places like this would prefer a place within walking distance to go to eat or have a drink. The current project is too many people in a small space without enough infrastructure to meet the needs.

Claire Lyseki, 62 Brainard Road

Ms. Lyseki suggested a new law of a minimum of at least two parking spaces per unit. Parking on the street is not possible anymore.

Nicole Gemme, 40 Highland Park

Ms. Gemme was at the meeting about the Enfield Child Development Center ECDC. The hours are 8:00-5:30. As a working family on a fixed income with travel it is hard to do an eight-hour shift and be back in time to pick up your child. If you want to draw younger families into Enfield, you need to look at Social Services and getting more staff instead of dealing with limited hours and long waitlists. Parents are forced to shrink their work hours and still pay their bills and tuition. She said the pay was around \$15.00 or \$15.96 an hour. The smaller people keep the hamster wheel spinning. You need the smaller person to keep the bigger person working. She was told they would be offering two dollars more an hour for workers but is that now or in July. Her family can't wait until July to have more staff.

Sandy Hayward, 22 Charnley Road

Ms. Hayward mentioned that the Bigelow parking solution is a bit of a walk. As a woman, that would terrify her to make that walk at night. She suggested that if that is going to be a solution, to have a very well-lit walkway.

Scott Dryberg, Roosevelt Boulevard

Mr. Dryberg asked if someone could check the boxes and cable wires at the George Washington Road intersection by the church and convenience store. One of the electrical boxes has been demolished. The boxes obscure the view which could lead to a lot of T-bone accidents.

Chairman Cressotti declared Public Communications closed.

COUNCILOR COMMUNICATIONS

Councilor Cekala agreed with Ms. Gemme in saying that the ECDC is underrated. She would love to see more staff and give them the notoriety that they deserve. She asked if the Town Manager could address staffing and wage issues in her report.

She also asked if someone could go out and check the intersection on Washington to make sure there it not impeding the driver's sightline.

MOTION #6568 by Councilor Cekala, seconded by Councilor Mangini to add to the agenda the resolution setting a public hearing date for the 2023-2024 budget and an 8-24 referral for the Capital Improvement Plan (CIP).

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6568** adopted 11-0-0.

RESOLUTION #6569 by Councilor Nelson, seconded by Councilor Cekala.

WHEREAS, the Town Council of the Town of Enfield values the opinions and comments of its constituents; and

WHEREAS, in accordance with Chapter VI, Section 4 of the Enfield Town Charter, any elector or taxpayer may have an opportunity to be heard regarding the appropriations for ensuing the fiscal year for the purpose of being heard on issues of vital community importance and concern; and

WHEREAS, the Town Council shall conduct the public hearing at the Council Chambers Town Hall, 820 Enfield Street, Monday, May 1, 2023 at 6:00pm.

BE IT RESOLVED, that the order of business of the 2023-2024 budget hearing be arranged as follows:

- 1) Presentation of the Town Manager's Budget
- 2) Comments from members of the public for the first time

BE IT FURTHER RESOLVED, that each speaker be registered with the Town Clerk his name and address and that no speaker shall be allowed to speak for no more than five minutes each successive time the speaker's name is called. Any speaker who is not registered with the Town Clerk will be allowed to speak only after those who have registered no longer wish to speak.

Councilor Hopkins asked for clarification on what version of the CIP would go to PZC. Ms. Zoppo-Sassu responded that it has to go to PZC and referred back to the Council before the public hearing per the Charter.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6569** adopted 11-0-0.

Councilor Mangini urged everyone that when they see or hear an emergency vehicle around them, please get out of their way.

Councilor Hopkins appreciated the comment on childcare. He urged people to reach out to their Councilors about these concerns, others on the Council might consider increasing that budget.

He also had a question from a constituent regarding the title search for Brainerd Park. They wanted to know how that was going and if there are any updates. Ms. Zoppo-Sassu believes that that was paused when Mr. Borgia withdrew his interest in the parcel.

Councilor Ludwick wanted to know when we would have a meeting on 490 open space. We need to have sustainable local food. He would like to know if it can be for one of the June meetings.

He also wanted mentioned that it is great that the roads projects are getting underway and wanted to know if they will be having community meetings, so people have a chance to ask questions.

Councilor Despard also asked when they might get an update on the 490 open space issue. Councilor Nelson also agrees with Councilor Ludwick and Councilor Despard and the issue needs to be addressed.

Councilor Nelson said that ECDC is a phenomenal program and gives them all the credit in the world. He agrees that Stowe is bursting at the seams. Having enough staff is important. The police department and schools are having the same issue. The issue needs to be addressed. There are many out on FMLA, how do we address that situation. If there is something that can be done short-term now, we should not wait until budget.

He also added that if you live on a road with a white spray-painted square on it, you're getting a new road.

Chairman Cressotti also thinks the ECDC issue is something that needs to be addressed immediately.

He also wanted to remind everyone of important Earth Day activities coming up. There will be the community clean up, shred event sponsored by 360 Credit Union, textile collection benefitting Big Brothers and Sisters, an electronics drop-off, and a drug take-back collection of unused medications.

May 2, 2023 at 2:00pm Eppendorf will be having their grand opening.

Chairman Cressotti stated that the Democratic Town Council caucus has asked for the resignation of Councilor Hopkins. He stated that asking for his resignation was not due to him disagreeing with the

Mayor or any member of the caucus. This is about principle and policy and not politics. He was asked to resign for wrongly sharing and speculating to the public what we believe is confidential information regarding an investigation that is not yet completed. They believe Mr. Hopkins put the town in a precarious situation regarding a personnel matter. It is not the first time there were concerns with his behavior. Mr. Hopkins has refused to resign. His subcommittee and liaison duties, however, have been removed.

TOWN MANAGER REPORT AND COMUNICATIONS

Ms. Zoppo-Sassu announced that thanks to the help of Mr. McGilvery and Jonah Talley they were able to assemble a summer concert series in the new bandshell. It will start on Tuesday, June 13 with Johnny Six Gun, June 20 with Cold train, and June 27 with Beyond Purple. They will run for two hours, and they are hoping to attract food trucks and other types of arts and activities.

She shared that they have consistent issues with staffing. If they can't get enough summer camp staff. Summer camp will be the focus so they will have to reduce open swims and opportunities for the public unless they get more lifeguards. They are consistently looking to make sure we are market ready. We are obligated to honor FMLA.

She also shared that concerning the project with Impact Development, there will be a mix of market-rate apartments as well as some sliding-scale apartments based on the AMI.

The Town Attorney's Office forwarded us some model ordinances regarding PA490. Planning liked the one from Willington. You have to reference what you are doing with open space in your POCD. The language in our POCD is that open space can be anywhere in town. We need to set some parameters. Open space and 490 are two different things. We have to set the definition and the PZC will take that and put it in the POCD.

Lastly, regarding community meetings, she believes one award was given to Hinckley and the other to Spazzarini and meetings are currently being scheduled. There have been ongoing monthly communications for the folks in the South River Bridge neighborhood.

Councilor Ludwick is not sure that two bucks is going to make a difference with the ECDC issue. He asked about volunteers who are willing to spend an hour a night. He also asked about parents volunteering to get a break on their fee.

Ms. Zoppo-Sassu asked for some pictures of the area that Mr. Dryberg was concerned about as she is not familiar with that area.

REPORT OF SPECIAL COMMITTEES OF THE COUNCIL – To Receive Recommendation from General Government & Finance on Allocation of ARPA Funds.

Councilor Cekala stated that they want to allocate \$150,000 of ARPA funds for the Porter and Chester project. They are also looking to allocate up to \$200,000 to build bathrooms next door at 810 Enfield

Street. Some of that money, if available, would go toward bandshell items like lighting, sound or police duty.

RESOLUTION #6570 by Councilor Nelson, seconded by Councilor Santanella.

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 Revenue	
Grants – COVID – Federal	24540000-460004	\$350,000
TO:	132 Weymouth Road	
Miscellaneous Expenses	24508332-58900	\$150,000
	Higgins Park Bathroom	
Construction Services	24508333-545000	\$200,000

Certification: I hereby certify that the above-stated funds are available as of April 13, 2023.

/s/ John Wilcox, Director of Finance

Councilor Despard is having a hard time spending \$200,000 on a park that the public has never endorsed. Going into budget season there might be other areas of better use. There is a perception that we are spending a lot of money downtown and not really spreading it out.

Councilor Santanella respects Councilor Despard’s opinion but we can’t fault ourselves because the Town Hall is here. We are trying to create activities to bring the community together. We are bringing Johnny Six Gun and other bands here and hopefully a place to go to the bathroom. The Fourth of July Celebration is here and there is always a need for that. The point of ARPA funds was to spend them on things to better the community. Councilor Mangini agrees with Councilor Despard about the bathrooms, but she will support the resolution.

She also clarified that Porter and Chester in the Town of Enfield has submitted the State of Connecticut Communities Challenge Grant Program Application in conjunction with Leading Edge Construction for the reuse of the Porter and Chester building on Weymouth Road. The grant requires a 50/50 match with the municipality.

Councilor Ludwick stated that these are projects that you don’t want in your budget, they are one-time projects that we should be able to accomplish. He voted against the bandshell a year ago but now we have the bandshell and the bands. The bathrooms are a great example of what ARPA funds should be used for.

Councilor Nelson is in support of the bathrooms but wanted to know who would secure them at night so we don't end up with homeless people living in them. Bathrooms that are isolated also tend to get vandalized. Ms. Zoppo-Sassu said they have a second shift staff that could check and lock them, and the cleaning would happen the next day. The bathrooms will be linked to daytime hours and activities in the bandshell. Chairman Cressotti thinks the bathrooms are a great idea and something that is needed. They have had several complaints in the past about handicap bathrooms.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6570** adopted 10-1-0. Councilor Despard voted against.

UNFINISHED BUSINESS – Update Concerning the Proposed Fixed Tax Assistance Agreement for Fast Track Realty, Inc.

Chairman Cressotti stated that everyone agreed to table this item.

NEW BUSINESS

CONSENT AGENDA

MOTION #6571 by Councilor Unghire, seconded by Councilor Mangini to approve the Consent Agenda.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6571** adopted 11-0-0.

The Two Resolutions for Consent Agenda are appended to these minutes.

APPOINTMENTS/TOWN COUNCIL APPOINTED

MOTION #6572 by Councilor Nelson, seconded by Councilor Mangini to appoint Debra McCarthy (U) to the Patriot Award Committee for a term that expires 7/31/23.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6572** adopted 11-0-0.

Item C, the disposition of Nathan Hale School was tabled.

RESOLUTION #6573 by Councilor Mangini, seconded by Councilor Nelson.

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

FROM:	Buildings and Grounds		
Health/Medical Insurance		10300340-521000	\$35,000
Custodial Services			

Health/Medical Services	10300345-521000	\$30,000
TO: Buildings and grounds		
Overtime	10300340-514000	\$20,000
Equipment Repair and Maintenance		
Vehicle Supplies/Materials	10300380-561700	\$10,000
Custodial Services		
Overtime	10300345-514000	\$35,000

Certification: I hereby certify that the above-stated funds are available as of April 13, 2023.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6573** adopted 11-0-0.

RESOLUTION #6574 by Councilor Mangini, seconded by Councilor Cekala.

BE IT RESOLVED, that the filing of an application by the Town of Enfield in an amount not to exceed \$1,600,000 is hereby approved, and that the Town Manager is hereby authorized and directed to file such application with the Commissioner of the Department of Economic and Community Development, to provide such additional information, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an Agreement is offered, to execute any amendments, rescissions, and revisions thereto, and to act as the authorized representative of the Town of Enfield.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6574** adopted 11-0-0.

RESOLUTION #6575 by Councilor Mangini, seconded by Councilor Pyznar.

BE IT RESOLVED, that the filing of an application by the Town of Enfield in an amount not to exceed \$5,000,000 is hereby approved, and that the Town Manager is hereby authorized and directed to file such application with the Commissioner of the Department of Economic and Community Development, to provide such additional information, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an Agreement is offered, to execute any amendments, rescissions, and revisions thereto, and to act as the authorized representative of the Town of Enfield.

Councilor Nelson stated that the current plan does not meet the needs of what we are looking to do in Thompsonville. It is not bringing business back to Thompsonville. The plan is just adding cluster housing, worse than what is currently there. There is not enough parking for this project. When they have a solution, he may consider supporting the project.

Councilor Hopkins stated that he thinks the Council has given the developer some good faith benchmarks to meet with parking and mixed-use. He would like to see those issues resolved before they move forward.

Councilor Pyznar agrees that this is not what they originally signed on for. She signed on for a smaller project with mixed-use. She does appreciate the fact that they kept the monument. She can't say yes to the current plan.

Councilor Santanella understands that the vision has changed but he does not see how they can chase everyone out of town that wants to do something here. He said listening to the comments made during the presentation is embarrassing. Yes, he agrees there is not enough parking and retail space but let them solve the problem instead of kyboshing the whole project.

Chairman Cressotti said that it seems like every time we have an opportunity, we are pulling the brakes. The art meetings start next week, and they will be making adjustments. He thinks that they listened to what everybody said. This is a fantastic developer with a great reputation that wants to do something for Enfield.

Ms. Zoppo-Sassu stated that she too was a little surprised by some of the changes. However, there is a deadline for the grant that will help with the design process. The developer is in communication with Bigelow and the other neighbors. She said half of the problem in Thompsonville is absentee investor landlords. She would not let her worst enemy live in some of the apartments that she saw on that corner last year during their site walk. The developer states in the first bullet that they will work with us to plan the project, complete due diligence, and plan a final design. The land has not been transferred yet.

Councilor Nelson told Councilor Santanella that he represents that district, and he knows that parking is a major issue. The project doubled the number of apartments without increasing one single parking space. He asked who would benefit from that, not the community and not Thompsonville. Parking down there is a problem because Town Councils before them allowed stuff like this, and he does not want to be part of this. This plan is going to flood the area with more apartments. We don't need more apartments; we need more business.

Councilor Mangini asked if she could share what the time limit is. She suggested that maybe they could get an answer from the developer regarding parking so it would appease folks so that we can move forward with the project.

Councilor Nelson agrees with Councilor Mangini and if the Town Attorney can give him reassurance that they have the final say before we sell the land to them, he would feel more comfortable supporting this. Town Attorney James Tallberg is not able to give Councilor Nelson that answer on the fly. This is still conceptual. His gut reaction is that the Council still has control.

Councilor Unghire wants to make sure that if they support this tonight that there is still time down the road to say no if they don't change anything we are looking for. Ms. Zoppo-Sassu said the deadline for the grant application is May 3, 2023. Yes, folks don't agree with what they saw but the developer did comply with zoning regulations regarding design, density, and parking. She does not think that it is a good look to the developer to hear tomorrow that this fell apart tonight. Councilor Ludwick thanked Ms. Zoppo-Sassu for her explanation.

Councilor Pyznar stated that she will support it. She thanked Ellen for the explanation. She also shared that they are going to be redoing the P&Z regulations and it is important for the residents to come out and have input. She wants to have Thompsonville rebuilt and she hopes that they will work with us and if they don't, hopefully someone will.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6575** adopted 9-2-0. Councilors Finger and Hopkins were against.

RESOLUTION #6576 by Councilor Mangini, 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:	General Fund Revenue		
	Appropriated Fund Balance	10040000-499000	\$150,000
TO:	Town Attorney		
	Legal	10130000-533200	\$150,000

Certification: I hereby certify that the above-stated funds are available as of April 13, 2023.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6576** adopted 11-0-0.

RESOLUTION #6577 by Councilor Nelson, seconded by Councilor Cekala.

WHEREAS, On December 19, 2016, the Enfield Town Council passed Resolution #3945, adopting Rules and Regulations (Regulations) in accordance with Town Code Section 58-35, Mobile Food Vendors; and

WHEREAS, On June 5, 2017, the Enfield Town Council passed Resolution #4181 rescinding and replacing the Regulations; and

WHEREAS, the Town Council wishes to clarify, among other things, the permitted locations of mobile food vendors,

NOW, THEREFORE, BE IT RESOLVED, by the Enfield Town Council that the aforementioned existing Regulations are hereby rescinded and replaced with the attached Regulations as reviewed by the General Government & Finance Committee with a positive recommendation to the Town Council.

Councilor Cekala hopes this gets unanimous support because a lot of work went into this. It is more user-friendly and embraces the food truck industry. She would like to see some PR for this.

Councilor Santanella is really excited about this. They did a lot of work in the subcommittee to make it more friendly. Bills are proposed before the legislature that would allow food trucks to travel the state without having to get Health Department permits for each district. Councilor Pyznar loves this and hopes we get a lot of the Enfield food trucks out there.

Chairman Cressotti suggested installing electrical outlets for the food trucks to use. Councilor Ludwick totally agreed. Some of these food trucks have the opportunity to get out there and hustle which sometimes results with a brick-and-mortar restaurant. It brings out good food.

Councilor Nelson asked that if you live in Enfield and own a food truck and get certified within the health district, are they good throughout the state? Councilor Santanella shared that there is change going on within the health district so he can't confirm that that is the case today. They are trying to become uniform and buy into one set of rules. He does not know if that has happened yet, but that is the end goal.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6577** adopted 11-0-0.

RESOLUTION #6578 by Councilor Mangini, seconded by Councilor Nelson.

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		
	Appropriated Fund Balance	10040000-499000	\$400,000
TO:	Town Manager		
	Buildings	10120000-572000	\$400,000

BE IT FURTHER RESOLVED, that the Town Council does hereby authorize the Town Manager to sign a purchase agreement to obtain this property pending approval of the Town Attorney.

Certification: I hereby certify that the above-stated funds are available as of April 13, 2023.

/s/ John Wilcox, Director of Finance

Ms. Zoppo-Sassu stated that this item also needs a Section 8-24 referral.

MOTION #6579 by Councilor Cekala, seconded by Councilor Nelson to amend **RESOLUTION #6578** and add a Section 8-24 referral to PZC.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6579** adopted 11-0-0.

Councilor Hopkins asked for clarification as to what this will be used for.

Mr. Bielenda stated that the plan is that it would be more conducive to move the probate court into that building, allowing more space to expand the top floor because it is jam packed up there right now. It is a stand alone building and folks will be able to drive right up, and they won't have to have meetings in the hallways with sensitive probate issues.

Councilor Hopkins stated that he thinks that this is a poor use of money. He is concerned that we will have to allocate additional money for the property. He wished the state would allocate more money for probate courts.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6578** adopted as amended 10-1-0. Councilor Hopkins was against.

ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

Councilor Pyznar stated that she is a liaison for the Commission on Aging, and she wanted everyone to know that the Senior Minor Home Repair Program is up and running again. It does not cost anything; you can just make a donation. Call Social Services at (860)253-6396 and they set it up.

PUBLIC COMMUNICATIONS – None.

COUNCILOR COMMUNICATIONS

Councilor Finger had a complaint from Wilstar Circle about road material on the lawns.

ADJOURNMENT

MOTION #6580 by Councilor Unghire, seconded by Councilor Mangini to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6580** adopted 11-0-0, and the meeting stood adjourned at 9:52pm.

Respectfully submitted,

Sheila M. Bailey
Clerk of the Council
Town Clerk

Tina Demers
Secretary of the Council



TOWN OF ENFIELD

Date: April 17, 2023

Subject: Resolution to Transfer funds from ECDC COVID Health Services to ECDC COVID Equipment

Request a bid waiver for purchase of the ZONO Viral Disinfecting and Bacterial Sanitizing Cabinet

Highlights:

- ECDC is required by state health licensing to clean and sanitize toys and materials
- The ZONO equipment technology will allow for a higher degree of sanitization in a more timely and efficient manner
- Purchase will enable childcare center to sanitize multiple items for general health protection of our staff and children from various diseases.
- There are only 2 companies that sell this product, therefore 3 bids is not possible
- The lower priced vendor will be utilized

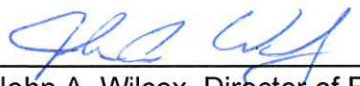
Budget Impact:

There will be no impact on the town budget.

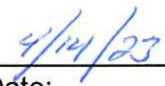
Recommendation:

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

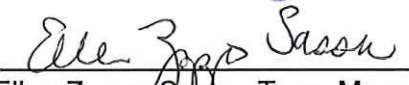
Certification: I hereby certify that the above-stated funds are available as of April 17, 2023.



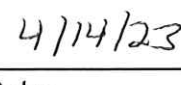
John A. Wilcox, Director of Finance



Date: 4/14/23



Ellen Zoppo Sassu, Town Manager



Date: 4/14/23

See Attached for Resolutions



TOWN OF ENFIELD

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

FROM: ECDC COVID Health Services

ECDC Covid Health Services	24540432-533300	\$27,000.00
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TO: ECDC COVID Equipment

ECDC Covid Equipment	24540432-57300	\$27,000.00
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BE IT FURTHER RESOLVED, that the Town Council does hereby find, based on the foregoing compelling public interest, and in accordance with Town Charter chapter V, section 8(d), that it is therefore against the best interest of the Town to solicit bids for the purchase of a used ambulance.

Date Prepared: 4/12/23
Prepared By: Cynthia Guerrieri, Director of Social Services



TOWN OF ENFIELD

Date: April 13, 2023

Subject: Resolution to Transfer Funds within the Assessor/Collector Budget for File Cabinets - \$9,000

Highlights:

- The file cabinets in the Assessor/Collector's office are more than 20 years old and are failing.
- The cabinets regularly require repairs in order to hold files.
- Funds are available within the division's budget to pay for the cabinets

There will be no impact on the town budget.

Recommendation:

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

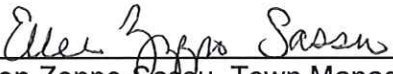
Certification: I hereby certify that the above-stated funds are available as of March 6, 2023.



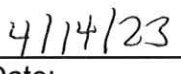
John A. Wilcox, Director of Finance



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: Revenue Assessment and Collection

Other Professional Services	10183000-533900	\$9,000
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TO: Revenue Assessment and Collection

Furniture and Fixtures	10183000-573300	\$9,000
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Date Prepared: April 13, 2023
Prepared By: John A. Wilcox, Director of Finance

Mobile Food Vendors Rules & Regulations

Section 1. Rules and Regulations for Permitting a Mobile Food Vendor

- 1) The Enfield Town Manager, or his designee, may approve an application for a Mobile Food Vendor Permit after considering the variety and types of items to be sold, and other applicable information. Other information considered may include, but is not limited to, whether the proposed mobile food vending activity would create an obstruction of the public way or place, would create a safety hazard or other hazardous condition, and/or is in compliance with other Town laws.
- 2) Based on the review of the application and other relevant factors as referenced above, the Town may deny issuing a Mobile Food Vendor Permit to an applicant or issue a permit with reasonable conditions if the Town determines that issuing a permit or unconditioned permit would create conditions in violation of these rules and regulations.
- 3) Each applicant shall submit with their application a copy (or copies) of a valid motor vehicle operator's license for each individual that may operate the mobile vending vehicle or trailer.
- 4) Each applicant shall submit with their application a copy of their current vehicle's (and trailer when appropriate) motor vehicle registration as well as proof of current insurance.
- 5) Each applicant shall submit with their application a color photograph of the vehicle(s) or trailer(s) subject to the Mobile Food Vendor Permit application.
- 6) Each applicant shall submit with their application a copy of a valid license from the North Central District Health Department.
- 7) Each applicant shall submit with their application a copy of a valid Connecticut Sales and Use Tax Permit.
- 8) Application Fee
 - a. A non-refundable \$50 fee shall accompany all applications from applicants whose mobile food vending vehicle(s), or trailer(s), are not registered in the Town of Enfield, Connecticut, or who do not already maintain a duly licensed food service establishment within the Town of Enfield, Connecticut.
 - b. The application fee shall be waived for those applicants who satisfy the conditions above for a Local Vendor.

- 9) If an application is approved or approved with conditions, a Mobile Food Vending Permit shall be issued and valid for a period of 365 days from the date of issuance.
- 10) An approved Mobile Food Vendor Permit may be suspended or revoked by the Town for any of, but not limited to, the following reasons or conditions:
 - a. Revocation, expiration, loss or suspension of their North Central-District Health Department issued food service license;
 - b. Revocation, expiration, loss or suspension of any applicable state required motor vehicle registration of the mobile food vendor's vehicle;
 - c. Lapse of associated motor vehicle insurance;
 - d. Participation by the permittee and/or his/her/its employee in criminal activity during mobile food operations;
 - e. Vending from an unapproved or undesignated location; or violation of any rule or regulation associated with mobile food vending within the Town of Enfield.

Section 2. Permitted Locations

- 1) Private property subject to any applicable land use regulations.
- 2) Town-owned property subject to applicable ordinances, regulations and/or policies, including, but not necessarily limited to Town Code section 54-1, et seq. Parks and Recreation Areas, the Town's Facilities Use Policy, or Regulations for the Use of the Town Green.
- 3) School property, in addition to applicable ordinances, regulations and/or policies referenced above, subject to the approval of the Board of Education or its designee.

Section 3. Rules and Regulations for Issuing Daily Vendor Permits

In addition to the provisions of Sections 1 and 2, above, any mobile food vendor wishing to vend in the locations listed below, shall apply for a Daily Vendor Permit for those specific dates and locations which they wish to vend. In addition to providing the information requested on the Daily Vendor Permit application, the following rules and regulations apply with regard to the issuance of a Daily Vendor Permit.

- 1) Unless otherwise specified on the Daily Vending Permit, a permitted vendor shall be authorized to vend during 7:00 a.m. to 9:00 pm.

Vendors shall not mobilize more than one (1) hour before the permitted vending period, nor remain mobilized more than one (1) hour after vending period.
- 2) The permit fee for an applicant whose registered commercial kitchen is addressed in Enfield per their North Central-District Health Department mobile food Permit

shall be

- \$10 for each requested day
- \$70 per week
- \$250 per month
- The permit fee for all other vendors requesting a vending location shall be:\$20 for each requested day
- \$140 per week
- \$550 per month

3) Daily Vendor Permits are non-refundable, non-transferable, and non-assignable.

4) Daily Vendor Permits may be purchased up to thirty (30) days in advance.

5) Daily Vendor Permits may be issued to each Vending Location listed in this section subject to the maximum number allowed for each day. Availability shall be subject to black-out dates or other restrictions or conditions for the locations which the Town may identify in advance.

6) Vending locations and daily permits are subject to closure, cancellation, or removal from the approved list due to weather conditions, or other factors.

7) A Daily Permit cancelled due to weather shall be reissued for a different date.

8) Daily Vendor Permits shall be required for the following locations:

- | | | | |
|--|-----------------------------------|----------|----------|
| a. Town Hall & Higgins Park: | 820 Enfield St. | Weekdays | Up to 4 |
| | | Weekends | Up to 4+ |
| b. South Street public parking Lot: | Corner of Pearl and South St. | | Up to 1 |
| c. Barnes Boat Launch parking lot: | 12 South River St. | | Up to 4 |
| d. Freshwater Pond Park: | On-street, southside No. Main St. | | Up to 5 |
| e. Brainerd Park parking lot: | 133 Brainard Rd. | | Up to 6 |
| f. Hazardville Park | On-street, eastside of School St. | | Up to 1 |
| g. Enfield Annex | 124 N Maple St. | | Up to 4 |
| h. Green Manorville Park parking lot: | 198 Taylor Rd. | | Up to 4 |
| i. Enfield Central Library parking lot: | 104 Middle Rd. | | Up to 1 |
| j. Enfield Ballparks (fields) with written permission from event sponsor | | | Up to 4 |
| k. <u>Public Works, Senior Center buildings</u> | | | Up to 2 |
| l. <u>Other locations by permission</u> | | | TBA |

Section 4. Rules and Regulations for the Operation of Licensed and Permitted Mobile Food Vendors.

- 1) No permitted mobile food vendor shall position their vehicle or trailer so as to obstruct the view of pedestrian or motor vehicle traffic at intersections, driveways, crosswalks, or any other location where traffic patterns are perpendicular to one another.

- 2) No permitted mobile food vendor shall position their vehicle or trailer as to obstruct the lawful movement of pedestrian or motor vehicle traffic or create condition detrimental or injurious to public safety.
- 3) All storage, preparation, and sale areas shall be contained upon or within the vehicle or trailer permitted to vend.
- 4) No permit shall be transferable or assignable.
- 5) Adequate trash containers, directly adjacent to the food service, shall be maintained by the mobile food vendor. Vendors shall be responsible for removing trash discarded by their customers within the designated vending areas.
- 6) No mobile food vendor shall, while stationary, shout, blow a horn, ring a bell, use any sound device, hoist or post a flag, erect any type of identification sign, or use an inflatable or other such items for the purpose of attracting attention.
- 7) A permitted vendor may display portable signage measuring no larger than six (6) square feet for the sole purpose of displaying the vendor's menu information.
- 8) Vending shall occur while the vehicle or trailer is in a parked, non-mobile position.
- 9) Only permitted mobile food vendors who have been issued a vending permit for a designated vending location shall be authorized to vend in locations noted in Sec. 3.
- 10) Vending may not occur when a weather-related parking ban has been declared by the Town.
- 11) A permittee shall not allow any person to go inside or on the associated vehicle or trailer except those persons identified within the initial application for said permit.
- 12) No vehicle or stand or other item related to the operation of a vending business shall touch, lean against or be connected or affixed to any building or structure, including but not limited to lampposts, parking meters, mailboxes, traffic signal stanchions, fire hydrants, tree boxes, benches, bus shelters, refuse baskets, traffic barriers, or city utilities of any kind.
- 13) The Mobile Food Vendor Permit, Daily Vendor Permit (if applicable) and the Vendor's Food Service License from the North Central Health District must be prominently displayed in a conspicuous place within the permitted vehicle or trailer, visible to vendor patrons, when actively vending within the Town.
- 14) A vendor found to be operating without a valid Mobile Food Vendor Permit or Daily Vendor Permit (if applicable) or in violation of any other provision of this section shall be issued a warning letter, sent on Town of Enfield letterhead via first class U.S Mail to their listed business address, advising of said violation. Upon a finding of a second and subsequent violation of any provision of this article, a second letter shall be sent on Town of Enfield letterhead via first class U.S Mail to their listed business address, advising that their Mobile Food Vendor Permit has been revoked for the balance of its duration.