

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, May 1, 2023**

A Regular Meeting of the Enfield Town Council was called to order by Mayor Cressotti on Monday, May 1, 2023. The meeting was called to order at 7:00pm.

PRAYER – The Prayer was given by Mayor Cressotti.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Cekala, Cressotti, Despard, Finger, Hopkins, Ludwick, Mangini, Nelson, Pyznar, and Unghire. Councilor Santanella was absent. Also present were the 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 #6583 by Councilor Nelson, seconded by Councilor Pyznar to accept the minutes of the special meeting on April 17, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6583** adopted 9-0-1. Councilor Despard abstained.

MOTION #6584 by Councilor Mangini, seconded by Councilor Nelson to accept the minutes of the regular meeting on April 17, 2023.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6584** adopted 10-0-0.

SPECIAL GUESTS- None.

PUBLIC COMMUNICATIONS

Jack Sheridan, 7 Buchanan Rd.

Mr. Sheridan remarked that he has observed over the past fifty years that many of the people who sit on the Council move out of town as soon as they retire. They move to a town where you can vote on the budget. He said it is the same for the BOE. He thinks that this budget is out of control. He is 85 years old, and he is trying to pay his bills. There are a lot of people in town fighting the fight and trying to make ends meet.

Robert Bukowski, 21 Francis Ave.

Mr. Bukowski wanted to submit a police report that verifies the issues that they have been dealing with regarding Jimmy's Pub. His neighbor will be submitting a petition signed by 26 residents out of 31 households on Francis Avenue. They are requesting resident only parking. She will also be submitting photos that verify the issues. He hopes that they bring this to a vote in a timely manner and vote in favor of the resident only parking.

Susan Budd, 2 Francis Ave.

Ms. Budd submitted the petition and a set of photos to the Council. She asked that the Council view the photos. She also mentioned that on Friday night two people got into the back seat of a car right in front of her house and twenty minutes later got out and fixed their clothes and kissed goodbye.

Joel Budd, 2 Francis Ave.

Mr. Budd asked if the issue is resolved yet and if they worked something out with the parking lot across the street. He said it just keeps getting worse. Every time someone new parks in front of his house, they get out and slam the door and his dog starts going crazy, and this is at all hours of the night. To wait until July for the outcome is ridiculous.

Chairman Cressotti declared Public Communications closed.

COUNCILOR COMMUNICATIONS

Councilor Mangini asked for a status update on the Rotary Playground at the library.

She also asked about a report of a large branch stuck in the wires in front of 85 Middle Road. She said it has been there since November or December and she thought someone was supposed to take care of it, but it is still there.

At 70 Middle Road there is a payloader parked on someone's lawn, and a cut in the road with cones around it. Cars are going in the other lane to go around it and it is near the school, so she was concerned about safety.

She also stated that a resolution was passed back in 2018 regarding the Captain Thomas Abbey Statue. The Town and Council agreed to ownership of the monument. It needs to be cleaned and the area around it needs to be cleaned. The Daughter's of the American Revolution would like the town to take ownership of this. It is an eyesore to the town right now.

Councilor Despard mentioned that this Saturday, May 6, 2023, Matt's Sports Cards in Hazardville will be celebrating their 49th year in business. They are teaming up with national free comic book day and a local food shelf to host an anniversary bash. It is a great way to support a local business that has been here a long time.

Councilor Pyznar mentioned that on May 28, 2023 at 1:00pm the Veteran's Council will be sponsoring the Annual Memorial Day Parade. This year will be more community friendly and if you have a group that would like to march you can contact Lucien Lefevre at (860)463-7168.

She also mentioned that she and Mayor Cressotti were at Parkway Pavilion last week to do a proclamation and honor Diane Sokol who retired after 38 years. She has done a tremendous job for our seniors, and she will be missed.

Councilor Unghire announced that this Thursday they are having the National Day of Prayer on the green at 6:30pm. It does not matter what faith you are or what church you attend.

She reminded residents that there is no back and forth during public comments. They do not respond to questions, or it would take too long. They respond later when it is their turn.

She thanked Ms. Budd for her photos and hopes that they get some answers.

Councilor Hopkins asked for an update on the Jimmy's Pub parking issue. He said he raised the possibility of enforcing it though a towing situation since folks are not taking the parking tickets seriously. Folks should not have to deal with vomit and beer bottles in front of their houses every night.

Councilor Nelson stated that there is nothing that can currently be done if the pub owner is within his license. He said it is not up to the Council to shut down a street because of a business that has been there. The decision is out of the Council's hands, they can't control P&Z.

Chairman Cressotti read a proclamation for KITE.

WHEREAS, one of the Town of Enfield's priorities to protect children from harmful marketing and to promote commercial free time and space for all children; and

WHEREAS, technology negatively impacts kids if they spend so much time on screens that they withhold eating, sleeping, doing their homework, and spending time with friends and family; and

WHEREAS, too much screen time can cause physical ailments such as blurred vision, headaches, discomfort, and eye strain; and

WHEREAS, excessive use of technology can cause mental health issues such as depression and anxiety and can also reduce self-confidence, life satisfaction, and emotional stability; and

WHEREAS, when children learn to balance their digital screen usage with offline activities, the harms associated with digital screen use are decreased; and

WHEREAS, the citizens of Enfield Connecticut stand firmly committed to the health and welfare of its youngest citizens and oldest citizens; and

WHEREAS, the Town of Enfield is joining KITE, Enfield Schools, Social Services, Family Resource Center and the Enfield Child Development Center to host Enfield unplugged week which takes place this week May 1 through May 7 where the community reduces and unplugs from digital entertainment for one week to enjoy life beyond the screen.

THEREFORE, BE IT RESOLVED, that I, Robert Cressotti, the Mayor of the Town of Enfield, on behalf of the Town Council, Town Administration, and the entire community do hereby proclaim this week, May 1st to the 7th as Enfield Unplugged Week.

Chairman Cressotti mentioned that he and Councilor Cekala attended a business meeting with the Hispanic Business community last night. They addressed a couple of concerns that will be addressed moving forward. He is asking if there is any space for them to use at the Alcorn gym for them to practice their ethnic dances. They are also looking for a space to keep their attire.

Chairman Cressotti also shared that Councilor Pyznar sent around an email about Enfield Produce raising money for a mural that they would like to put on the side of their building. They are looking to raise \$10,000 and have residents go in and paint. There is a GOFUNDME page at Enfield Mural.

TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Ellen Zoppo-Sassu stated that the Rotary playground is not currently on the Capital Improvement list. She sent an email and has not gotten a price back for replacing the surface. She does, however, believe it is going to be in excess of \$100,000 so they will need to see what that looks like when it comes to the CIP deliberations.

She stated that regarding the Thomas Abbey Statue, \$480 is given to the Congregational Church for the lease and right-of-way and with that money they are supposed to maintain that area.

She highly recommends that the Council refer the petition that was received about the Jimmy's Pub issue to the traffic division so they can weigh in on their ideas for a formal resolution. Mr. Bedard can't move forward with a site plan application without having parking identified to accompany that plan. He has been looking for people to lease him space. They are still waiting to see if the Carr Hardware parking lot is going to be an option. The police department has chosen a vendor for the ticketing software that needs to be in place to continue to maintain accountability. The software that was chosen is a \$14,000 annual fee.

National Prevention Week is starting next week, and the town has a bunch of activities planned to draw attention to substance misuse and overdoses. The Council is emailed every time there is a Narcan save and there are too many of those emails. There will be a Community Conversation on opioids and substance misuse next Tuesday at JFK. It is a free event and dinner will be served. The Department of Social Services, Enfield EMS, Enfield Police, North Central Health District, and the Town of Enfield will all be in attendance.

Nelson Tereso has had a series of conversations with Impact Residential Development following last week's meeting about them looking at their plan and addressing some of the parking issues. She believes the Council will be seeing a new plan within the next few weeks.

We have a World War II veteran in Enfield who will be celebrating his 100th birthday on Sunday. They are looking to do a drive-by parade on Thursday. Once the date, time and starting point are confirmed she will send the information out. His name is Silvio Sarno, and his birthday is May 7.

The quote to resurface the library playground of \$275,000 came in to resurface the library playground.

She asked that members of the Council review Chapter VI of the Town Charter over the next few days. Chapters 1-4 spell out the Council's responsibilities for the budget. It explains how budgets are adopted.

Councilor Unghire mentioned that the Leisure Subcommittee discussed the library playground this past week. She said she reached out to the Rotary president and asked if they would be willing to put some money towards that expense.

Ms. Zoppo-Sassu mentioned that there is a lot of grant money that is out there that we are looking into.

REPORT OF SPECIAL COMMITTEES OF THE COUNCIL – None.

UNFINISHED BUSINESS

-Update Concerning the Proposed Fixed Tax Assistance Agreement for Fast Track Realty, Inc.

Ms. Zoppo-Sassu stated that there has been feedback from the Council and outside counsel. Presented information including reference to Connecticut General Statute 12-65b which is the state law that allows municipalities to do tax abatements, tax incentives, and tax assistance programs. It is an economic development tool. We have chosen to use this with Fast Track Realty as a fixed tax assistance agreement. Fast Track Realty will be paying the same tax bill that Mass Mutual paid at the same level based on a valuation. We do not want to take a hit on our grand list. This is not an abatement; no taxes are being taken away from Enfield. There are assurances that were added to the agreement. The agreement does not get signed until everything is in place including the site plan and Capital Stack funding. There is zero risk for the town at this point with the agreement. We don't want this to be a piece that holds Mr. Borgia up from advancing all the other pieces. Taxes will remain the same. After the first certificate of occupancy the zero-tax piece will kick in for ten years. After ten years everything goes back to 100%. For the first ten years we continue to collect the same amount of taxes based on the \$32 million valuation. If the campus continues to devalue, the taxes will decrease.

MOTION #6585 by Councilor Cekala, seconded by Councilor Finger to approve the ten-year fixed tax agreement to Fast Track Realty Inc. as proposed.

Councilor Ludwick stated that this is Plan B and excludes Brainerd Park. He appreciates the part where if something changes, they have the right to relook at an agreement.

Councilor Hopkins just wanted to clarify if the entity no longer owns it, would it nullify the agreement. Attorney Tallberg stated that in Section 8 there is a provision that requires Town Council approval before there is an assignment of the agreement.

Upon a **ROLL-CALL** vote being taken, the Chair declared **MOTION #6585** adopted 9-0-1. Councilor Nelson abstained.

-Disposition of a Town-Owned Asset – Nathan Hale School – 5 Taylor Road

Ms. Zoppo-Sassu stated that she spoke with Superintendent Drezek twice to find out when there might be some correspondence from the state regarding our request for forgiveness. She said he was given a new contact for the state that he will pursue in the morning. She recommended continuing to table this item. The item remains tabled.

NEW BUSINESS

CONSENT AGENDA

Councilor Hopkins is not in support of Item 3 going to public hearing and requested the item be removed from the Consent Agenda.

MOTION #6586 by Councilor Despard, seconded by Councilor Cekala to accept the Consent Agenda items.

1. Resolution authorizing the Town Manager to sign and submit the Continuation Application for the School Readiness Grant for FY 2024 and enter into an agreement as awarded by CT office of Early Childhood.
2. Accept the 23/24 Capital Improvement Plan as approved by Planning and Zoning Commission. Copy is appended to these minutes.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6586** adopted 9-0-0. Councilor Unghire having left the meeting.

Councilor Ludwick just wanted to be clear that Item 3 is just to set a public hearing.

Councilor Nelson asked if they could get clarification from Councilor Hopkins why he does not want a public hearing. Councilor Hopkins responded that he thinks that this is a bad expense for the town. We are trying to cut things to reduce the tax impact on the public. It is \$400,000 with probably more expenses added on. He is not against public hearings, but he thinks more attention needs to be drawn to this. Councilor Despard asked for clarification that this is the property we voted to invest in to put bathrooms on.

RESOLUTION #6587 by Councilor Mangini, seconded by Councilor Nelson.

BE IT RESOLVED, that the Enfield Town Council does hereby schedule a public hearing regarding the purchase of property known as 810 Enfield Street to be held on May 15, 2023 to begin at 6:55 PM

in the Council Chambers of the Enfield Town Hall, which is located at 820 Enfield Street, Enfield, Connecticut 06082 in order to receive public comment.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6587** adopted 8-1-0. Councilor Hopkins voted against.

RESOLUTION #6588 by Councilor Mangini, seconded by Councilor Cekala.

BE IT RESOLVED, that the Town Council approves the recommendation of the Town Attorney to serve a Rule 68 Offer of Compromise in the matter of Sarah Hernandez v. Town of Enfield, et al, as discussed in the executive session.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6588** adopted 9-0-0.

RESOLUTION #6589 by Councilor Mangini, seconded by Councilor Nelson.

BE IT RESOLVED, that the Town Manager, Ellen Zoppo-Sassu, is authorized to enter into an agreement for purposes of collection of services in the name and on behalf of the Town of Enfield with Green Law, P.C., subject to review and approval of the Town Attorney, in the matter of Robert Granger Estate, as discussed in Executive Session.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6589** adopted 9-0-0.

RESOLUTION #6590 by Councilor Nelson, seconded by Councilor Mangini.

BE IT RESOLVED, that the Town Manager, Ellen Zoppo-Sassu, is authorized to enter into an agreement for purposes of collection of services in the name of and on behalf of the Town of Enfield with Green Law, P.C., subject to review and approval of the Town Attorney, in the matter of David Driscoll Health Insurance Reimbursement, as discussed in Executive Session.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6590** adopted 9-0-0.

RESOLUTION #6591 by Councilor Nelson, seconded by Councilor Mangini.

BE IT RESOLVED, that the Town Manager is empowered to enter into the attached Lease Agreement in the name and on behalf of the Town of Enfield, with Collins Powder Hill Farm, LLC.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #6591** adopted 9-0-0.

ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING – None.

PUBLIC COMMUNICATIONS

Robert Bukowski, 21 Francis Ave.

Mr. Bukowski thanked the Town Manager for her advocacy regarding the software package. However, that solves the problem in years from now when they try to renew. It does not help with “Lover’s Lane”

now. He believes that the Town Manager/Town Council is directly responsible for parking in town and not the Police Chief. It is his opinion that the Council has the authority to deal with parking issues. P&Z will have an effect on parking with permits that they issue or do not issue. There will be parking on the street if he is granted the entertainment license and if they don't renew the temporary ban, the streets will be full again. He will continue to fight for no entertainment, little entertainment, and off-site parking. This is a real issue that needs to be addressed.

Jack Sheridan, 7 Buchanan Rd.

Mr. Sheridan stated that buying 810 Enfield Street is taking it off the tax rolls.

Susan Budd, 2 Francis Ave.

Ms. Budd asked Councilor Nelson about him saying that the Council has nothing to do with parking. She said P&Z told them they were only for entertainment. She asked if they were in the right spot to speak for a decision to be made.

Elaine DeRoy, 23 Francis Ave.

Ms. DeRoy would like resident only parking signs on her street and have violators towed at their own expense. Even if there is only parking on one side, the issues will still happen. It is a quiet, respectful street and they would like to keep it that way.

COUNCILOR COMMUNICATIONS

Councilor Nelson stated that if the entertainment license is denied the parking goes back to what it was before. P&Z has parking regulations that they should follow. The Council can only do permanent, no parking on the street. If it somehow passes, then the residents should come back to the Council. The Council has no say over P&Z. He suggested that they go to the P&Z meetings.

Councilor Hopkins agrees that we do need to think about what will happen with each scenario because he does not want this to continue happening for the residents. We need to see what happens on the other side first.

ADJOURNMENT

MOTION #6592 by Councilor Finger, seconded by Councilor Mangini to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken the Chair declared **MOTION #6592** adopted 9-0-0 and the meeting stood adjourned at 8:17pm.

Respectfully submitted,

Sheila M. Bailey
Clerk of the Council
Town Clerk

Tina Demers
Secretary of the Council

TOWN OF ENFIELD, DPW						
FY 24 CAPITAL IMPROVEMENT PLAN						
Item	Requesting Department	FY 24 Schools Included		FY 24 Schools NOT Included		Notes
		Cost (\$)		Cost (\$)		
Professional/Engineering Services	DPW Admin	\$ 187,500.00	\$	187,500.00	Yes	High
DPW Administration Subtotal		\$		187,500.00		
Misc. School Facilities	B&G	\$ 50,000.00	\$	50,000.00	Yes	High
School HVAC Inspection - Every 5 years	B&G	\$ 150,000.00	\$	150,000.00	Yes	High
		\$				State requirement
Candall boiler replacement Design	DPW Admin	\$ 20,000.00	\$		Yes	Low
El Whitney Roof Remainder	DPW Admin	\$ 75,000.00	\$	75,000.00	No	High
El Whitney Boiler 2 replacement	B&G	\$ 400,000.00	\$		Yes	High
		\$				Covering the cost of project change orders
Enfield Street Door Replacement	DPW Admin	\$ 128,000.00	\$		Yes	High
Hazardville Memorial Roof Remainder	DPW Admin	\$ 60,000.00	\$	60,000.00	No	High
Hazardville Windows/Window Walls	B&G	\$ 800,000.00	\$		No	High
Hazardville boiler replacement(both)	B&G	\$ 800,000.00	\$		No	Medium
Hazardville Memorial Steam Pipe Replacement	B&G	\$ 250,000.00	\$		No	Medium
Hazardville Memorial School Parking Lot	B&G	\$ 492,400.00	\$		No	High
		\$				
		\$				
Schools Subtotal		\$ 3,725,400.00	\$	395,000.00		
Misc. Town Facilities	B&G	\$ 50,000.00	\$	50,000.00	Yes	High
Boiler Water Treatment	DPW Admin	\$ 52,000.00	\$	52,000.00	Yes	High
ACW abatement	DPW Admin	\$		150,000.00	Yes	Medium
		\$		50,000.00	Yes	High
Ballfield Upgrades (Misc. Maintenance/Repairs All Fields)		\$				
		\$				
		\$				
Enfield Annex Pool - Diving Block Replacement	B&G	\$ 20,000.00	\$	20,000.00	Yes	High
Enfield Annex - Gym Floor Repair and Finish	Library	\$ 75,000.00	\$	75,000.00	Yes	High
Enfield Annex Pool Dehumidification & Heating Unit Replacement	DPW Admin	\$		500,000.00	Yes	High
Annex Generator Replacement	DPW Admin	\$ 200,000.00	\$	200,000.00	Yes	High
Track and Turf Field Replacement	DPW Admin	\$ 612,500.00	\$	612,500.00	Yes	High
Exterior Pickleball Complex	B&G	\$ 750,000.00	\$	750,000.00	Yes	High
Rest Room Renovations Library (104 Middle Rd)	Library	\$ 150,000.00	\$	150,000.00	Yes	Medium
DPW Fuel Tank Replacement multi phase	DPW Admin	\$ 827,000.00	\$	827,000.00	Yes	High
Fleet Oil Storage	Fleet	\$ 13,000.00	\$	13,000.00	Yes	High
Carpet Replacement SIC Admin Office	DPW Admin	\$ 20,000.00	\$	20,000.00	Yes	Low
Sign Shop Improvements	Highway	\$ 40,000.00	\$	40,000.00	No	Medium
Standby Generator and Shore Power	EMS	\$ 60,000.00	\$	60,000.00	Yes	High
Replacement gate with power opener for Dog Pound	B&G	\$ 25,000.00	\$	25,000.00		
Pearl Street Library Electrical Distribution Upgrades	DPW Admin/B&G	\$ 40,000.00	\$	40,000.00	Yes	Medium
		\$				Exploratory scope
Electrical Distribution Upgrades TH	DPW Admin/B&G	\$ 50,000.00	\$	50,000.00	Yes	Medium
Carpet replacement Town Hall	DPW Admin/B&G	\$ 200,000.00	\$	200,000.00	Yes	Low
Town Hall Bathroom Renovations	DPW Admin/B&G	\$ 300,000.00	\$	300,000.00	Yes	High
Town Hall exterior paint and millwork	DPW Admin/B&G	\$ 100,000.00	\$	100,000.00	Yes	High
Town Facilities Subtotal		\$ 3,654,500.00	\$	4,284,500.00		Columns, cupola, gutter boxes etc. Lead paint abatement necessary
B&G Boom Lift, little Genie electric for Annex/HK/ETS	B&G/Custodial	\$		60,000.00	Yes	High
Utility Tractor Annex w/flow and blower	B&G/Custodial	\$		60,000.00	Yes	High
Blower Attachment for J/K Tractor	B&G	\$ 60,000.00	\$	60,000.00	Yes	High
2 80' mowers	B&G	\$ 60,000.00	\$	60,000.00	Yes	High
Square Scrubbers		\$				

TOWN OF ENFIELD, DPW						
FY 24 CAPITAL IMPROVEMENT PLAN						
Friday, March 17, 2023						
Item	Requesting Department	FY 24 Schools Included Cost (\$)	FY 24 Schools NOT Included Cost (\$)	Form Submitted	Priority	Notes
B&G enclosed trailers for mowers	B&G/Custodial	\$ 15,000.00	\$ 15,000.00	Yes	Medium	
Auto Scrubber Machines	B&G/Custodial	\$ -	\$ -	Yes	Low	
Scrubbers x2	B&G/Custodial	\$ -	\$ 17,000.00	Yes	Low	
Rigid Sessnake and line locator	B&G/Custodial	\$ -	\$ -	Yes	High	
Bathroom Cleaning Machines (5)	B&G/Custodial	\$ 16,000.00	\$ 16,000.00	Yes	High	
Fork Lift	Fleet	\$ 65,000.00	\$ 65,000.00	Yes	Medium	Replacing machine from 1995
Shop Compressor		\$ -	\$ -			
A/C Reclaimer		\$ -	\$ -			
Back Hoe	Highway	\$ 145,000.00	\$ 145,000.00	Yes	Medium	
DPW Equipment Subtotal		\$ 361,000.00	\$ 498,000.00			
Storm Sewer Relining	Highway	\$ 500,000.00	\$ 500,000.00	Yes	High	
DPW Town Wide Subtotal		\$ 500,000.00	\$ 500,000.00			
Freshwater Pond Forebay Dredging - Army Corp Maintenance	Engineering	\$ 250,000.00	\$ 250,000.00	Yes	High	
Orlando Drive Culvert replacement increase	Engineering	\$ 125,000.00	\$ 125,000.00	Yes	High	
Contribution to Roads 2021	Engineering	\$ 500,000.00	\$ 500,000.00	No	High	
Kimberly Drive drainage outlets	Engineering	\$ 350,000.00	\$ 350,000.00	Yes	High	
Townwide Road Crack Seal Program	Engineering	\$ 75,000.00	\$ 75,000.00	Yes	High	
Engineering Subtotal		\$ 1,300,000.00	\$ 1,300,000.00			
Engineering - Transportation Vehicle Transit Connect (0688)	DPW	\$ -	\$ 35,000.00	No	High	
Engineering - Van, transit connect (0706)	DPW	\$ 36,000.00	\$ 36,000.00	No	High	
Ford Ranger Pick Up - Fleet	DPW	\$ 38,040.00	\$ 38,040.00	No	Medium	
R450 Utility - Highway	DPW	\$ 81,000.00	\$ 81,000.00	No	Medium	
Dump Truck-Highway	DPW	\$ -	\$ 273,891.00	No	Medium	WRP HAS (3) REQUESTED for FY24
HD Dump Truck for Hot Patch	DPW	\$ 300,000.00	\$ 300,000.00	No	Medium	
Claw Truck for Bulky Waste/Storm Cleanup	DPW	\$ 260,000.00	\$ 260,000.00	No	Low	
Side Load Refuse Truck (1)	DPW	\$ 448,877.00	\$ 448,877.00	No	High	WRP HAS (2) REQUESTED for FY24
Community Development - Bolt EV	DPW	\$ 37,280.00	\$ 37,280.00	No	High	
Ambulance Cabin Renount	EMS	\$ 240,882.53	\$ 240,882.53	Yes	High	Includes stretcher mount in cost, 52k
Ambulance RAM 4500	EMS	\$ 284,920.00	\$ 284,920.00	Yes	High	Stretcher mount costs to be included in FY25
10 Police Cruisers upfitted with equipment per form 75k each	Police	\$ 750,000.00	\$ 750,000.00	Yes	High	Includes light, siren etc. upfitting
Dial-a-ride bus	DPW	\$ 83,689.00	\$ 83,689.00	No		Paid for with Grant Funds. Not included in vehicle total.
Dial-a-ride bus	DPW	\$ 83,689.00	\$ 83,689.00	No		Fund or do not fund?
BOE Courier - Bolt EV	DPW	\$ 37,280.00	\$ 37,280.00	No		
DPW Vehicles Subtotal		\$ 1,165,917.00	\$ 1,473,808.00			
Non DPW Vehicles Subtotal		\$ 1,461,702.53	\$ 1,461,702.53			
All Vehicle Subtotal		\$ 2,625,619.53	\$ 2,935,510.53			
EPD Vehicle Storage Expansion Project	Police	\$ 400,000.00	\$ 400,000.00	No	High	Resolution 0393
Shaker Pines Spillway	Town Council	\$ 75,000.00	\$ 75,000.00	No	Medium	For Town owned buildings
EMS AED's	EMS	\$ 26,272.28	\$ 26,272.28	Yes	Medium	
EPD Street Camera Project	Police	\$ 185,000.00	\$ 185,000.00	Yes	Medium	
EPD Radio System Refresh	Police	\$ 778,150.38	\$ 778,150.38	Yes	High	
EPD Pistol Optics	Police	\$ 68,150.00	\$ 68,150.00	Yes	Medium	
Non DPW Capital Total		\$ 1,592,581.66	\$ 1,592,581.66			
Collection Advance Roadwork	WPC	\$ 200,000.00	\$ 200,000.00	Yes	Medium	
Sewer Relining	WPC	\$ 300,000.00	\$ 300,000.00	Yes	Medium	
CMAQ Program	WPC	\$ 650,000.00	\$ 300,000.00	Yes	Medium	
Gilt Feasibility Study	WPC	\$ 284,000.00	\$ -	Yes	High	Fund through operating budget
On-Call Sewer line repairs	DPW/WPC	\$ 120,208.00	\$ 120,208.00	No	High	
WPC Crane Service Truck	DPW/WPC	\$ 33,476.00	\$ 33,476.00	No	High	
WPC Admin Car	WPC	\$ 500,000.00	\$ 500,000.00	Yes	Medium	
Pleasant Hill Lift Station Upgrades	WPC	\$ 100,000.00	\$ 100,000.00	Yes	Medium	
Pump Station Upgrade Fund	WPC	\$ 827,000.00	\$ -	Yes	Medium	Fund through operating budget
Sewer Line Replacement Fund	WPC	\$ 827,000.00	\$ -	Yes	High	Multi-year - 3 years of funding
Sewer Ordinance Update Study	WPC	\$ 827,000.00	\$ -	Yes	High	Multi-year - 3 years of funding
Simon Rd Lift Station Upgrades	WPC	\$ 700,000.00	\$ -	Yes	High	Multi-year - 4 years of funding
South River St Foremain	WPC	\$ 827,000.00	\$ -	Yes	High	Multi-year - 3 years of funding
South River St Lift Station	WPC	\$ 827,000.00	\$ 827,000.00	Yes	High	Multi-year - 4 years of funding
Indian Run Lift Station	WPC	\$ 827,000.00	\$ -	Yes	High	Multi-year - 3 years of funding
Sharp Street Lift Station	WPC	\$ 600,000.00	\$ -	Yes	High	Multi-year - 2 years of funding
South Maple Street Lift Station	WPC	\$ 827,000.00	\$ -	Yes	High	Multi-year - 3 years of funding
West Shore Lift Station	WPC	\$ -	\$ -	Yes	High	Previously funded through 24S*
Spearle St Lift Station	WPC	\$ -	\$ -	Yes	High	Previously funded through 308*
Taylor Rd Lift Station	WPC	\$ 7,692,694.00	\$ 3,207,684.00	Yes	High	
Water Pollution Control Total		\$ 7,692,694.00	\$ 3,207,684.00			

TOWN OF ENFIELD, DPW						
FY 24 CAPITAL IMPROVEMENT PLAN						
Friday, March 17, 2023						
Item	Requesting Department	FY 24 Schools Included Cost (\$)	FY 24 Schools NOT Included Cost (\$)	Form Submitted	Priority	Notes
DPW Total Without Roof Account Reimbursement		\$ 10,872,317.00	\$ 8,578,806.00			
School Roof Account Reimbursement: Non Negotiable		\$ 135,000.00	\$ 135,000.00			
DPW Total		\$ 11,007,317.00	\$ 8,713,806.00			
Non DPW Vehicles		\$ 1,461,702.53	\$ 1,461,702.53			
Non DPW Capital Projects		\$ 1,592,581.66	\$ 1,592,581.66			
TOTAL		\$ 14,061,601.19	\$ 11,768,092.19			
Water Pollution Control		\$ 17,622,684.00	\$ 3,207,894.00			
GRAND TOTAL		\$ 21,684,285.19	\$ 14,975,976.19			

LEASE AGREEMENT

THIS INDENTURE made this ____ day of April 2023, by and between the **TOWN OF ENFIELD**, a municipal corporation in the County of Hartford, State of Connecticut, hereinafter called the "Lessor" and **COLLINS POWDER HILL FARM, LLC**, of the Town of Enfield, County of Hartford and State of Connecticut, hereinafter called the "Lessee".

WITNESSETH:

1. LEASED PREMISES. In consideration of the rents hereinafter reserved and all terms, conditions, covenants and agreements hereinafter contained, the Lessor hereby leases and demises to the Lessee, and the Lessee hereby hires, leases and takes from the Lessor unimproved real estate consisting of 11+/- acres located on Town Farm Road, Enfield, Connecticut, said demised premises being those farmed by the Lessee in recent years and part of a 173+/- acre Town parcel more particularly described in Exhibit A, attached hereto, and shown on a certain plan on file with the Town Clerk's office, in Book of Maps Volume 226, Pages 3321-3324.

2. USE. Although the Lessor makes no representations or warranties as to the suitability of the premises for farming and agricultural activities, or for the growing of crops, the Lessor allows the Leased premises to be so used by the Lessee. Should the premises not be suitable for the intended purpose, the Lessee's remedy is limited to return of the Rent. Aerial spraying of any kind is expressly prohibited.

3. TERM. The term of this Lease shall commence on April 1, 2023 and shall terminate on October 31, 2023.

4. RENT. The Lessee shall pay the Lessor \$100 per acre, for a total rental of \$1,100, which amount is due and payable in full, without necessity of demand, upon the signing of this lease.

5. TAXES ON LESSEE'S PROPERTY. Lessee shall be solely responsible for and agrees to pay, prior to delinquency, any and all taxes, assessments, levies, fees or other governmental charges of whatever kind or nature levied or assessed upon, against or with respect to all equipment and other personal property of any kind owned by Lessee or placed, installed or located in, upon or about the Premises.

6. COMPLIANCE WITH LAW. Lessee shall, at its cost, promptly observe and comply with all provisions of the law including, without limitation, all requirements of all governmental authorities, now or hereafter in force which pertain to or affect the Premises, the Lessee's use of the Premises, the conduct of any business on the Premises, or the making of any repairs, alterations, or improvements of or to the Premises.

7. LIABILITY INSURANCE. The Lessee will provide and keep in force, for the benefit of the Lessor, general accident and public liability insurance policies, protecting Lessor against any and all Liability occasioned by accident or disaster in the amount of \$1,000,000.00 in respect to any one accident or disaster, and \$1,000,000.00 in respect to injuries to any one person, \$1,000,000.00 property damage, and said liability policies shall cover the demised premises. Lessor shall be named as an additional insured on the liability policy. A liability policy covering the Lessor and Lessee, as their interests may appear shall be deemed in compliance with the provisions of this covenant. Lessee shall deposit with Lessor certificates of such insurance at or prior to the execution of this Lease and thereafter within ten (10) days prior to the expiration of such policies. Such policies shall provide that they may not be canceled without at least ten (10) days prior written notice to Lessor.

In the event that Lessee shall fail to deliver to Lessor certificates of such insurance, Lessor may cause such insurance to be issued and bills for the premiums therefor shall be rendered by Lessor to Lessee at such times as Lessor may elect, and shall be due from and payable to Lessee when rendered and the amount thereof shall be deemed to be, and paid as, additional rental.

8. INDEMNIFICATION. The Lessee shall at all times defend, indemnify and hold harmless the Lessor and its employees, officers, agents and servants, on account of any and all claims, damages, losses, litigation, expenses, counsel fees, and compensation arising out of injuries (including death) sustained by, or alleged to have been sustained by the employees or agents of the Lessor or Lessee, and from injuries (including death) sustained by, or alleged to have been sustained by the public, any or all persons on the demised premises, or by any person or property, real or personal (including property of the Lessor), caused in whole or in part by the acts or omissions of the Lessee, its employees or agents.

9. ASSIGNMENT. Lessee may not assign this Lease or sublease the demised premises without prior written consent of the Lessor.

10. DEFAULT. (a) If Lessee defaults in compliance with any term or covenant on its part herein contained to be performed, Lessor shall give Lessee fifteen (15) days written notice to cure said default, except, if the default relates to rent or other monetary obligations, Lessee shall be in default if the rent or other monetary obligation is not paid within ten (10) days after the same is due and payable.

(b) If such default, other than rent or other monetary obligation, cannot be reasonably remedied prior to such date, and the Lessee is engaged in good faith in curing such default, or, prior to the expiration date of the notice, has given Lessor adequate security of the remedy thereof, then this letting and Lessee's rights hereunder shall continue in full force.

(c) If any such default is not cured within the time limitations above provided and prior to the termination date hereinafter set forth, the Lessor shall have the right to terminate this Lease upon ten (10) days-notice to the Lessee if the default is still not cured within said period, and for such purposes may institute appropriate summary proceedings to enforce the payment of any obligation and the performance of any covenant to recover possession and to terminate this Lease, and after such termination may re-rent, reserving all rights against the Lessee for all loss of rent caused by lessee's breach of this Lease, plus all reasonable attorney's fees.

11. WAIVER OF REQUIREMENTS. No requirement whatsoever of this letting shall be deemed waived or varied, nor shall Lessor's acceptance of any payment with knowledge of any default or Lessor's failure to delay to take advantage of any default, constitute a waiver of Lessor's rights thereby nor of any subsequent or continued breach of any requirement of this letting. All remedies herein provided for shall be in addition to, and not in substitution for, any remedies otherwise available to Lessor.

12. NOTICES. All notices to be given under this letting shall be in writing and shall be either served or sent by certified or registered mail to the address of the parties below specified. Lessee's address for notices shall be John M. Collins, 9 Powder Hill Road, Enfield, CT 06082 or such other address as Lessee may designate from time to time. Lessor's address for notices shall be Town Manager, Enfield Town Hall, 820 Enfield Street, Enfield, CT, or such other address as Lessor may designate from time to time.

13. PEACEFUL ENJOYMENT. Lessor covenants and agrees that upon Lessee's paying rent and performing all the covenants and conditions aforesaid on Lessee's part to be observed and performed, Lessee shall and may peacefully and quietly have, hold and enjoy the premises hereby demised for the term aforesaid, subject however, to the terms of this Lease.

14. CONSTRUCTION OF LEASE. Words of any gender used on this Lease shall be held to include any other gender, and words in the singular number shall be held to include the plural, when the sense requires. Wherever used herein, the words "Lessor" and "Lessee" shall be deemed to include the heirs, personal representatives and successors of the parties, unless the context excludes such construction.

15. PARAGRAPH CAPTIONS. The paragraph captions as to contents of the particular paragraph herein are inserted only for convenience, and are in no way construed as part of this Lease or as a limitation on the scope of the particular paragraphs to which they refer.

16. BINDING UPON SUCCESSORS. All the provisions herein contained shall bind and inure to the benefit of the parties hereto, their heirs, successors, assigns and personal representatives.

17. PARTIAL INVALIDITY. If any term, covenant or condition of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstance other than those as to which it is held invalid or unenforceable, shall not be affected thereby. Each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

Town of Enfield

Collins Powder Hill Farm, LLC

By: _____
Ellen Zoppo Sassu
Town Manager

John M. Collins
Member

Date: _____

Date: _____

Exhibit A

Description of Premises