



**MINUTES
TOWN COUNCIL
REGULAR MEETING
December 4, 2023
7:00 PM - Council Chambers
<https://youtube.com/live/Z9E7eVtISjI>**

1. PUBLIC HEARING

2. PRAYER - Bob Cressotti

- Councilor Cressotti made the prayer.

3. PLEDGE OF ALLEGIANCE

- Recited

4. ROLL CALL

Present: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire

Absent: None

Also Present were Town Manager, Christopher Bromson; Assistant Town Manager, Steve Bielenda; Assistant Town Attorney, Mark Cerrato; and Town Clerk, Sheila Bailey.

5. FIRE EVACUATION ANNOUNCEMENT

- Announced

6. MINUTES OF PRECEDING MEETINGS

- Special Meeting - November 20, 2023

MOTION #6782 by: Cynthia Mangini seconded: Marie Pyznar to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #6782** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Lori Unghire No: None Abstain: John Santanella.

- Regular Meeting - November 20, 2023

MOTION #6783 by: Cynthia Mangini seconded: Robert Cressotti to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #6783** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Lori Unghire No: None Abstain: John Santanella.

7. SPECIAL GUESTS

- Kid Mayor - Gabriella Diaz

Mayor Nelson introduced Gabriella Diaz, the Town of Enfield's 2024 Kid Mayor.

Gabriella Diaz is a fifth grader at Eli Whitney School. She is a kind, empathetic and determined student, adored by staff and students alike. She holds a job as a cafeteria helper, a member of the Math Olympiad Team, and recently began tutoring third-grade students. Gabby is a member of the String Orchestra playing the cello, and outside of school plays the piano, soccer, and takes dance classes.

Gabriella Diaz stated that her platform is to increase awareness of mental health and to improve the health and lives of students. Gabby stated that mental health issues increased by 29% during and after the pandemic. She asked students to practice empathy and compassion for their fellow students. Eli Whitney students can reduce the amount of mental illnesses by coming together to do the following:

1. Raise awareness of mental health
2. Bring therapy animals to schools to support mental health
3. Use flags as a communication tool

- Public Works Director - Donald Nunes

1. Higgins Park

Director of Public Works Donald Nunes reviewed the Comprehensive Plan for Higgins Park for the Council. **Copies of the presentation are appended to these minutes.** Mr. Nunes reviewed the appropriated funds and the remaining balances. There was a balance of \$445,458 from CIP and ARPA funds that had been approved and allocated. He received a bid for \$1,791,753 that included lighting for the walking trail, Wi-Fi, electricity to the band shell, sixty-five new parking stalls, drainage, landscaping, paving, bathrooms, and ADA improvements. The engineer provided a value-engineered proposal that would include all work east of the walkway, excluding lighting and power to the band shell for \$991,500.

Mr. Nunes reviewed possible funding opportunities for completion of the project through performing a "Supermarket Sweep" of completed ARPA projects resulting in \$825,369 of unspent ARPA funds and an additional \$355,958 of unspent capital fund balances. The total amount of available funds is \$1,626,785 leaving a \$164,968 deficit to complete the project in full. Mr. Nunes stated that all POs for ARPA funds need to be completed by December 2024 and all funds expended by 2025.

Mr. Bromson remarked that the Public Works Director is looking for guidance as to how the Council would like to proceed. He also recommended that the Council support the \$200,000 to made ADA updates at 810 Enfield Street.

Councilors Ludwick, Finger, and Hendrickson supported the continuation of work on the walkways, lighting, and Wi-Fi and suggested postponing the parking lot to a later date. Councilors Mangini and Unghire, as well as Deputy Mayor Pyznar and Mayor Nelson supported the completion of the entire project. Councilors Cressotti and Santanella supported the completion of the project with value-engineering to address the deficit of \$164,968. Councilor Nasuta supported the lights around the walking path and power to the band shell.

2. Powder Hollow

Mr. Nunes reviewed the plan for Power Hollow. ***Copies of the presentation are appended to these minutes.*** Mr. Nunes stated that the original appropriation was \$689,000 and included electrical upgrades, stadium lighting, relocation of the home run fence and an adjustment to the warning track. There was a supplemental appropriation of \$541,000 for dugouts, a batting cage, additional fencing, a press box, and a concession stand. There was an additional ARPA appropriation of \$270,000 for irrigation, regrading of the field and sod totaling \$1,500,000. There are \$1,087,306 of appropriated funds remaining. There are additional "wishlist" items to enhance the park consisting of a new concession stand, paved parking lot and elevated bleachers with a ramp. Mr. Nunes explained that the total balance of appropriated funds is \$1,087,306. He received a value-engineered bid from the contractor of \$1,057,000 which would leave a surplus of \$30,306. Again, Mr. Nunes is looking for direction from the Council. Mr. Bromson clarified that the project can be completed as stated with funds that have already been appropriated. The questions for the Council to decide are the additional "wishlist" items.

Councilor Finger was against the additional wishlist items and stated that he voted against the earlier appropriation of \$541,000. Councilor Finger would like to see the money put towards the drainage problems at the high school ballparks and supported the original allocation only. Mr. Bromson stated that the Council could vote to rescind earlier appropriations if that is the consensus of the Council. Councilor Hendrickson is against spending this money on Powder Hollow and wants to see usable fields at the high school. Deputy Mayor Pyznar asked how much the town needed to invest in making Powder Hollow a regulation high school ball field. Mr. Nunes responded that they could move the fence and warning track and not light the field for \$30,000 - \$50,000. If the Council wished to light the field, he would need all the original appropriation. She supported only what is needed to make Powder Hollow a playable, regulation field.

Councilor Cekala stated that fixing the drainage problems at the high school was millions and further stated that the town doesn't have a single full-sized, 90-foot diamond for the high school players to play on. She supported the entire project. Councilor Ludwick supported the original allocation of \$689,000 as well as the irrigation and regrading of the field. Councilor Santanella and Cressotti supported the project as already appropriated. Mayor Nelson supported the original allocation of \$689,000 and would like to use the additional funds to fix the lighting at Brainerd Park. He also requested a new bid to fix the drainage problems at the high school.

8. PUBLIC COMMUNICATION AND PETITIONS

Zack Zannoni, 6 Howard Street

Mr. Zannoni spoke in opposition to the grant application for Impact Residential. He felt that parking was insufficient for the site plan and that the design of the project did not set a high enough bar for Thompsonville.

Jeff Foss, 16 Crescent Beach Drive

Mr. Foss spoke in opposition to the grant application for Impact Residential. He stated that he owns fourteen properties in the vicinity of this project and knows firsthand how difficult the parking situation is. He receives complaints from his tenants about the lack of parking on clear weather days, never mind when it snows. Mr. Foss brought a petition signed by forty-seven residents within the 500-foot border the developer planned to use to supplement the parking for this development. Mr. Foss also expressed his concern about the water runoff which is directed towards four of his properties that touch the border of this project.

Jennifer Krasinkiewicz, 209 Abbe Road

Ms. Krasinkiewicz stated that she has received a notice from Loadstar Energy which states that they intend to file an application for a solar project with the Citing Commission. Ms. Krasinkiewicz asked the Council for direction regarding what they could do and where they should go to fight this project.

Barbara Audet, 211 Abbe Road

Ms. Audet expressed her concern regarding the health and safety of a significant solar project in her neighborhood.

Kelly Hemmeler, 10 Hartford Avenue

Ms. Hemmeler stated that she was also against authorizing the grant application for Impact Residential. She is concerned about the lack of parking in Thompsonville in general, but especially during the winter months.

Pam Townsend, 54 Kimberly Drive

Ms. Townsend expressed her thanks to all those who supported the Wreaths Across America. The ceremony will be held on December 16th at 12:00 pm. at St. Patrick's Cemetery, 1558 Enfield Street. She stated that this year they will have 1700 wreaths to place in St. Patrick's Cemetery. This is the second year that every veteran who is buried in St. Patrick's Cemetery will be honored. She stated that they are in need of volunteers to help place the wreaths. Please contact enfieldwaa@yahoo.com. Ms. Townsend also stated that this is the eighth year that the Walmart convoy for Wreaths Across America will stop in Enfield on December 13, 2023.

Bob Fredericks, 49 Indian Run

Mr. Fredericks spoke about the \$689K ARPA funds being utilized for Powder Hollow. Mr. Fredericks felt that the town residents should have an opportunity to vote on how these funds were spent.

Mary Ann Turner, 7 Meadow Road

Ms. Turner stated that she thinks the Council should support and finish the projects that have already been started. She also stated that parking in Thompsonville has been and still is an issue. She referenced a study Enfield commissioned called the River Gateway Study that stated that the goal of Thompsonville should be to reinforce a walkable community, offering mixed-use areas built upon the historical function of Thompsonville. Parking will need to be subsidized by a public/private partnership.

Angela Foss, 16 Crescent Beach Drive

Ms. Foss spoke in opposition to the grant application for Impact Residential and the Union Square development. She stated that as an abutter, she had not been notified of upcoming meetings. She felt that the plan did not adequately address parking issues in Thompsonville. She further stated that in the presentations given to the Planning and Zoning Commission, her properties that border the Union Square project are not shown. However, snow and water runoff are directed towards her properties.

Dean Gousse, 151 Spring Street

Mr. Gousse lives in the middle of this proposed development. He stated that families moving into this development will not just have one vehicle. The area cannot sustain additional parking demands.

9. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Santanella stated that no matter what development is approved in Thompsonville, parking is going to be a barrier. He would support the development of a parking plan for Thompsonville and asked how the Council would begin to address this. Town Manager

Bromson responded that the parking issue needed to be a priority. He stated that Thompsonville needs at least one parking garage and that the town should look at a possible private/public partnership.

Councilor Mangini stated that on Thursday at the Washington Road Knights of Columbus, the Daughters of the Revolution will honor Veteran of the Year, Tony Torres, as well as American History Teacher of the Year, Megan Lindaland from Eli Whitney School.

Councilor Nasuta requested the town evaluate the project at Higgins Park to see if they can finish power to the band shell and lighting around the walkway.

Councilor Hendrickson thanked the donors and recognized the Enfield Food Shelf at Loaves and Fishes. They distributed the largest number of Thanksgiving Day dinners ever this year.

Councilor Ludwick asked that the Town Manager send a formal request to DEEP that they take a soil sample at some of the solar sites. He would also like the town to investigate a moratorium on any additional solar field projects within Enfield's residential areas.

Mayor Nelson asked the Town Manager to obtain estimates on the costs of addressing the drainage issue on the fields at the high school. He also asked that the no parking signs be removed on Asnuntuck since the bridge has been completed. He further stated that when the state presented information on the train platform, they mentioned shutting down the Asnuntuck tunnel. Mayor Nelson was concerned about limiting ingress and egress to North and South River Street.

Mayor Nelson expressed his dissatisfaction with the lack of notice given to the abutters of the solar project. He also stated that he supported the investigation into a parking solution in Thompsonville by possibly using state grants. He also supported the original allocation a previous council made to the project at Powder Hollow.

10. TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Christopher Bromson announced that the Building Department issued a permit to Noble gas station, and it should be opening soon. He also announced that LL Bean has signed a lease and is coming to the former Bed Bath and Beyond location in 2024. The North Central Health District will hold a flu clinic as well as provide information regarding opioid prevention on December 19 from 12-3 at their office on 39 North Main Street.

Mr. Bromson stated that the Grand List will be completed on time for the first time in years,

which will move up the dates for filing for appeals. The town will provide information to the public and advertise those dates so that residents are aware. He also informed the Council that he had directed the Finance Director to discontinue the practice of suppressing any information on property cards.

Assistant Town Manager Steve Bielenda stated that the RFP for the Town Attorney position will be published December 6, 2023. Mr. Bielenda further stated that there would be a Shred Day in April. He also updated the Council regarding a re-design of the Town Manager's Facebook page. The Torchlight Parade was canceled due to weather, but all the involved departments and various stakeholders are working to try to reschedule the parade.

Assistant Town Attorney Mark Cerrato informed residents and council members that the town has very little influence over the Siting Council. The Siting Council notifies the town of a pending application and gives the town an opportunity to attend the public hearing and file as an interested party. The town may offer suggestions, but the Siting Council is under no obligation to adhere to any of the suggestions. The Siting Council is under the authority of DEEP and DEEP would be the proper agency to address any seepage questions. To date, DEEP has not set a public hearing date. Mr. Cerrato does not believe the town has authority to pass a moratorium but suggested that everyone contact their state representatives. Mayor Nelson supported passing a moratorium on solar fields and to let the state respond.

Acting Director of Community Development Kristy Koistinen updated the Town Council on the Real Estate Agency Fee RFP. Previously, the town contracted with Century 21, All Points Realty, for real estate services. That contract has expired. The RFP will be issued within the next two weeks and will be open for four weeks. The town is looking for agencies experienced in all types of properties. The town will advertise in the Greater Hartford Association of Realtors' newsletter.

Last year, the Office of Community Development issued an RFQ for 24-hour property maintenance services. They only received two bids. The town would like to expand this list and has issued another RFQ which can be found on the Finance Department's web page under Bids/Requests for Proposals.

11. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

- None

12. UNFINISHED BUSINESS

- None

13. NEW BUSINESS

A. Consent Agenda

1. Request to Transfer Funds From Other Supplies and Materials to Other Professional Services: \$3,800

RESOLUTION #6784 by: Gina Cekala, seconded: Michael Ludwick.

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

FROM: RECREATION PROGRAMS

Other Supplies and Materials	22505530-561900	\$3,800
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TO: RECREATION PROGRAMS

Other Professional Services	22505530-533900	\$3,800
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I hereby certify that the above-stated funds are available as of 11/30/2023, by John A. Wilcox, Director of Finance

Upon a **ROLL CALL** vote, the Chair declared **MOTION #6784** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

B. Appointment(s)–Town Council Appointed

1. Planning and Zoning Commission - The Term of Office of Joseph Mule (U)
Expires 12/31/2023. Reappointment Will Be Until 12/31/2027.

NOMINATION #6785 by: Michael Ludwick

MOTION by: Michael Ludwick, seconded: Cynthia Mangini to close nominations. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None. Nominations were closed.

Upon a **SHOW OF HANDS** vote, the Chair declared the appointment adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

2. Planning and Zoning Commission - The Term of Office of Francis Alaimo (R)
Expires 12/31/2023. Reappointment Will be Until 12/31/2027.

NOMINATION #6786 by: Douglas Finger

MOTION by: Douglas Finger, seconded: Marie Pyznar to close nominations. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared the nominations closed.

Upon a **SHOW OF HANDS** vote, the Chair declared the appointment adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

3. Planning & Zoning Commission - The Term of Office of Linda DeGray (R)

Expires 12/31/2023. Reappointment Will be Until 12/31/2027.

Chair Nelson stated that this item will not be addressed at this time.

4. Zoning Board of Appeals - The Term of Office of Mary Ann Turner (R) Expires

1/1/2024. Reappointment Will be Until 1/1/2028.

NOMINATION #6787 by: Michael Ludwick

MOTION by: Michael Ludwick, seconded: Marie Pyznar to close nominations. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None. The Chair declared nominations closed.

Upon a **SHOW OF HANDS** vote, the Chair declared the appointment adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

C. Resolution to Settle Property Tax Assessment Appeal for 612 Hazard Avenue

RESOLUTION #6788 by: Cynthia Mangini, seconded: Marie Pyznar.

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: *MEADOW MANOR llc v. Town of Enfield*, Docket Number HHB-CV-22-6074594 S, the fair market value of the property known as 612 Hazard Avenue to be reduced to \$1,000,000 for the Grand Lists of October 1, 2021 and October 1, 2022.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6788** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

D. Resolution Authorizing the Town to Submit a Community Investment Fund (CIF) 2030 Application to the CT Department of Economic & Community Development (CT DECD) for the Making Connections: Hazardville Institute and Beyond Project

RESOLUTION #6789 by: Cynthia Mangini, seconded: Douglas Finger.

WHEREAS, pursuant to C.G.S. Section 32-285a, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Enfield make an application to the State not to exceed \$3,000,000 in order to undertake the Making Connections: Hazardville Institute and Beyond Project and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED, BY THE ENFIELD TOWN COUNCIL:

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. Section 32-285a.
2. That the filing of an application for State financial assistance by the Town of Enfield in an amount not to exceed \$3,000,000 is hereby approved and that Town Manager, Christopher W. Bromson, or his designee, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Enfield.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6789** adopted. Yes: Gina Cekala, Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

E. Resolution Authorizing the Town to Submit a Community Investment Fund (CIF) 2030 Application to the CT Department of Economic & Community Development (CT DECD) for the Union Square Transit Oriented District Mixed Income Family Housing Project

RESOLUTION #6790 by: Michael Ludwick, seconded: Cynthia Mangini.

WHEREAS, pursuant to C. G. S. Section 32-285a, the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Town of Enfield make an application to the State for up to \$5,000,000 in order to undertake the Union Square Transit Oriented District Mixed Income Family Housing, Development Financing Project and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED, BY THE ENFIELD TOWN COUNCIL:

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C. G. S. Section 32-285a.
2. That the filing of an application for State financial assistance by the Town of Enfield in an amount not to exceed \$5,000,000 is hereby approved and that Town Manager, Christopher W. Bromson, or his designee, is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of the Town of Enfield.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6790** failed. Yes: Gina Cekala, Cynthia Mangini No: Robert Cressotti, Douglas Finger, Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire Abstain None.

14. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

- None

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

Angela Foss, 16 Crescent Beach Drive

Ms. Foss stated that as a teacher at Parkman Elementary School, she is concerned about the leaking roofs and asked the Council to remember the children during budget deliberations.

Gretchen Pfeifer-Hall, 4 Somers Road

Ms. Pfeifer-Hall, Hazardville Institute President, thanked the Council for their support of the CIF Grant Application. She also stated that she believed that Powder Hollow deserves to be upgraded and improved. She remarked that these types of facilities will entice future families to move to Enfield. Ms. Pfeifer-Hall suggested that the former Nathan Hale School would be a suitable location for additional ball fields.

16. COUNCILOR COMMUNICATIONS

- None

17. ADJOURNMENT

MOTION #6791 by: Michael Ludwick, seconded: Douglas Finger to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6791** adopted unanimously, and the meeting stood adjourned at 10:48 pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council

Appended to the minutes of the December 4, 2023

Regular Town Council Meeting.

See Page 2

Higgins Park

Comprehensive Plan



Higgins Park

Current Funding Analysis

FISCAL YEAR	DESCRIPTION	ORIGINAL	REMAINING
FY21 Capital	Walking Path	\$638,200	\$143,633
FY21 Capital	Playscape	\$200,000	\$0
FY21 Capital	Basketball Court	\$75,000	\$4,065
FY22 ARPA	Express Parking Lot	\$425,000	\$297,750
FY22 ARPA	Bandshell	\$200,000	\$10
FY22 ARPA	Fitness Stations	\$93,000	\$0
	TOTAL	\$1,631,200	\$445,458

Higgins Park

Lighting and Parking Upgrades

Bid Amenities - \$1,791,753.00

Public Bid Opening – October 17, 2023

- One (1) security blue light
- 1-1/2" conduit around the walking trail to provide electricity to 13 new decorative lights
- 2" conduit (empty) around the walking trail for future TFD fiber optic line
- Park entrance brick paver plaza with seating area and the park entrance signage re-using the old Alvin Higgins school sign
- Electrical conduits, handhole and wiring to provide the Band Shell with electricity.
- 65 new parking stalls.
- 7 new catch basins, 520 feet of new HDPE drainage pipe, 3 new manholes plus an underground detention system
- 12 new islands where trees or bushes or flowers can be planted



- New concrete curbing throughout
- New parking and walkway lighting
- New concrete sidewalk to connect the Enfield Express, Town Hall and Band Shell
- New parking lot areas with a new base and a new hot-mix asphalt surface

Additional Projects

- Bathrooms
- Facility/ADA upgrades

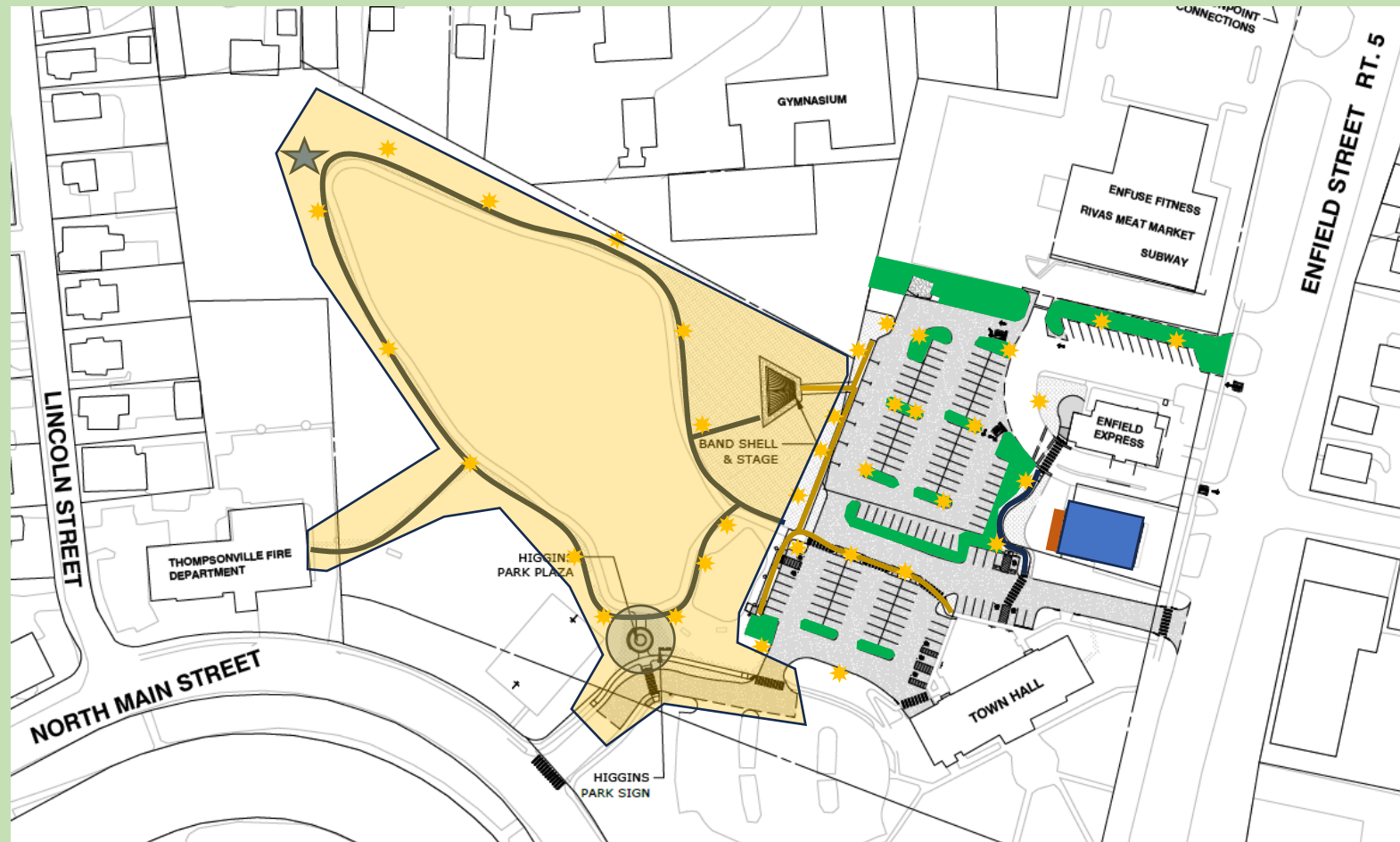
Higgins Park

Value Engineering Proposal

Received September 14, 2023

\$991,500

- All work west of the walkway is excluded including lighting and power to the bandshell



Higgins Park

Possible Funding Opportunities
“Supermarket Sweep” of 245* ARPA Accounts

FISCAL YEAR	DESCRIPTION	ORIGINAL	REMAINING
FY23 ARPA	ESS Sprinklers	\$80,000	\$9,615
FY23 ARPA	Brainerd Lights	\$132,000	\$132,000
FY23 ARPA	Alcorn Steam Piping	\$200,000	\$200,000
FY23 ARPA	Salt Shed Roof	\$150,000	\$80,000
FY23 ARPA	Bulky Compactor	\$250,000	\$250,000
FY23 ARPA	Midi Excavator	\$140,000	\$2,504
FY23 ARPA	Challenge Grant	\$150,000	\$150,000
FY23 ARPA	Wallop School Park Basketball	\$200,000	\$1,250
	TOTAL	\$1,302,200	\$825,369

Higgins Park

Possible Funding Opportunities
“Supermarket Sweep” of 310* Capital Accounts

FISCAL YEAR	DESCRIPTION	ORIGINAL	REMAINING
FY21	Truck Wash	\$80,000	\$9,750
FY21	Orlando Drive	\$1,831,500	\$200,000
FY18	Green Manor Skate Park	\$103,000	\$3,850
FY23	HMS Window Wall	\$100,000	\$100,000
FY24	EPS IAQ/HVAC	\$263,000	\$14,340
FY21	Strand Demolition	\$673,000	\$28,018
	TOTAL	\$3,050,500	\$355,958

Higgins Park

Possible Funding Scenarios

ORIGINAL	REMAINING	DESCRIPTION
Higgins Remaining Funds	\$445,458	Reappropriate balances
ARPA “Supermarket Sweep”	\$825,369	Reappropriate balances
Capital “Supermarket Sweep”	\$355,958	Reappropriate balances
TOTAL	\$1,626,785	
Original Bid	\$1,791,753	Includes everything
Deficit	(\$164,968)	
Value Engineering Proposal	\$991,500	As discussed
Surplus	\$635,285	
810 Enfield Street ADA Upgrades/ Renovations	\$200,000 +/-	
Revised Surplus	\$400,253	
Bathrooms attached to 810 Enfield Street	\$200,000	Funded

Powder Hollow Park

Ball Field and Parking Upgrades

Original Appropriation - \$689,000

- Electrical upgrade to support stadium lighting
- Stadium lighting
- Relocate homerun fence
- Adjust warning track

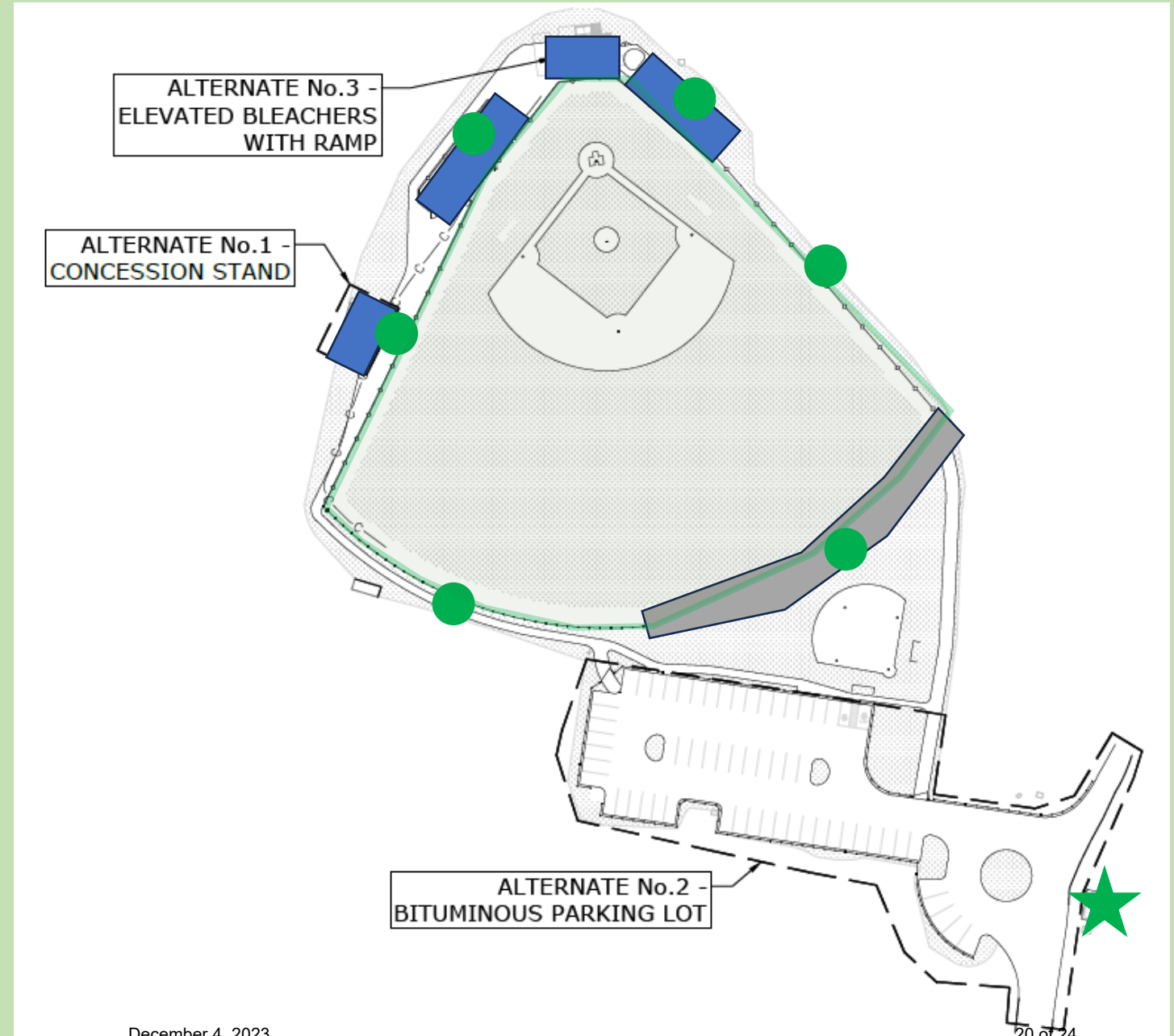
Supplemental Appropriation - \$541,000

- Dugouts, batting cage, additional fencing, press box, concession stand

ARPA Appropriation - \$270,000

- Irrigation, regrading of field, sod

TOTAL APPROPRIATIONS - \$1,500,000



Powder Hollow Park

Current Funding Analysis

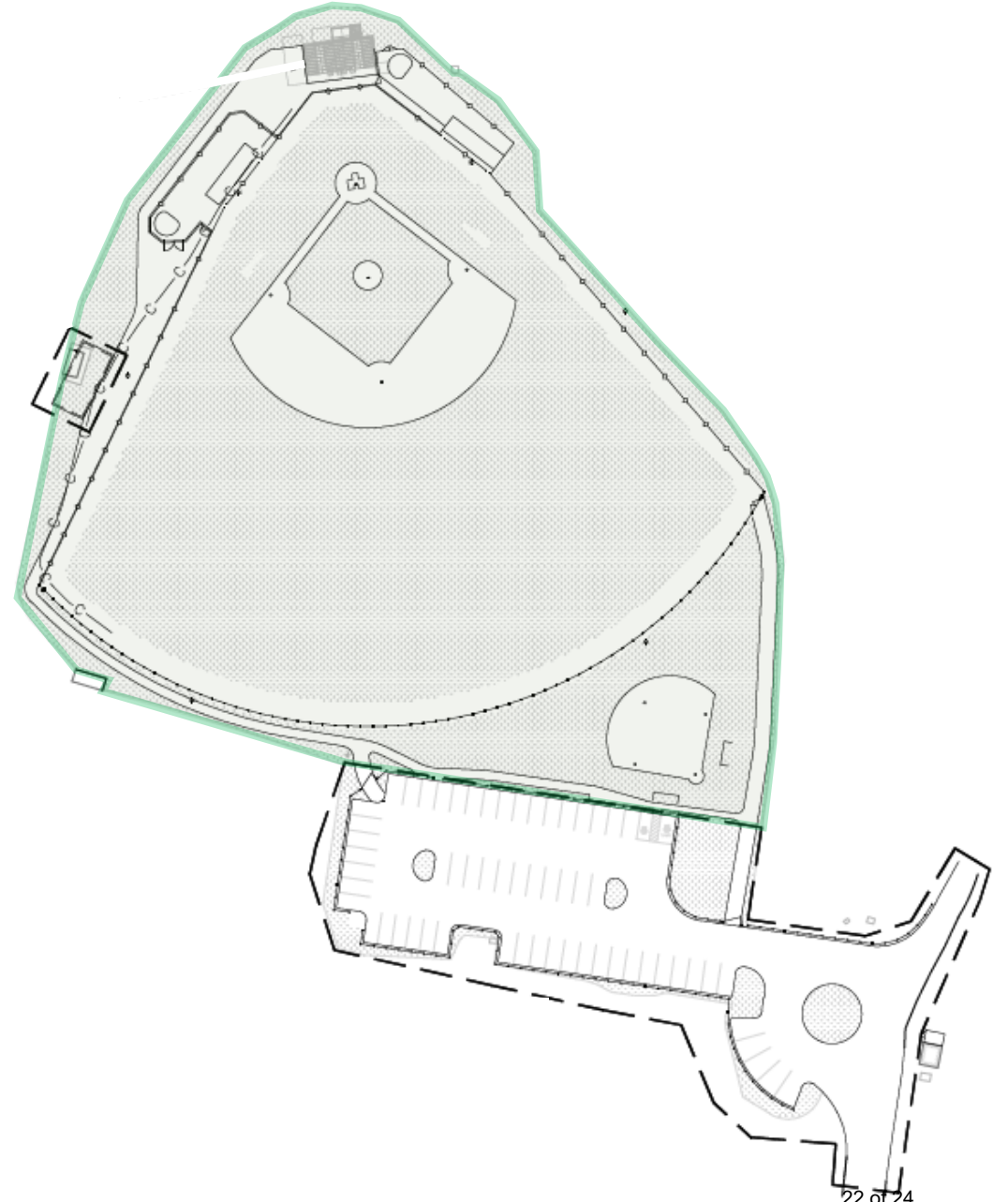
FISCAL YEAR	DESCRIPTION	ORIGINAL	REMAINING
FY22 – Capital Budget	Field lighting, electrical upgrades, move HR fence, warning track	\$689,000	\$277,907
FY23 – Capital Budget Resolution #6356	Dugouts, batting cage, additional fencing, press box, concession stand	\$541,000	\$541,000
FY23 – ARPA Resolution #6265	Irrigation, regrading of field, sod	\$270,000	\$268,399
	TOTAL	\$1,500,000	\$1,087,306

Powder Hollow Park

Ball Field and Parking Upgrades

The renovation will include:

- New irrigation, controller and back flow
- Fencing
- Sodded infield and outfield
- Foul poles
- Bullpens with outlets
- Dugouts
- Scoreboard
- Installation of stadium lights
- Paved perimeter walkway



Powder Hollow Park

Ball Field and Parking Upgrades

Wishlist

Addition No. 1 - \$425,000

- New concession stand with force main

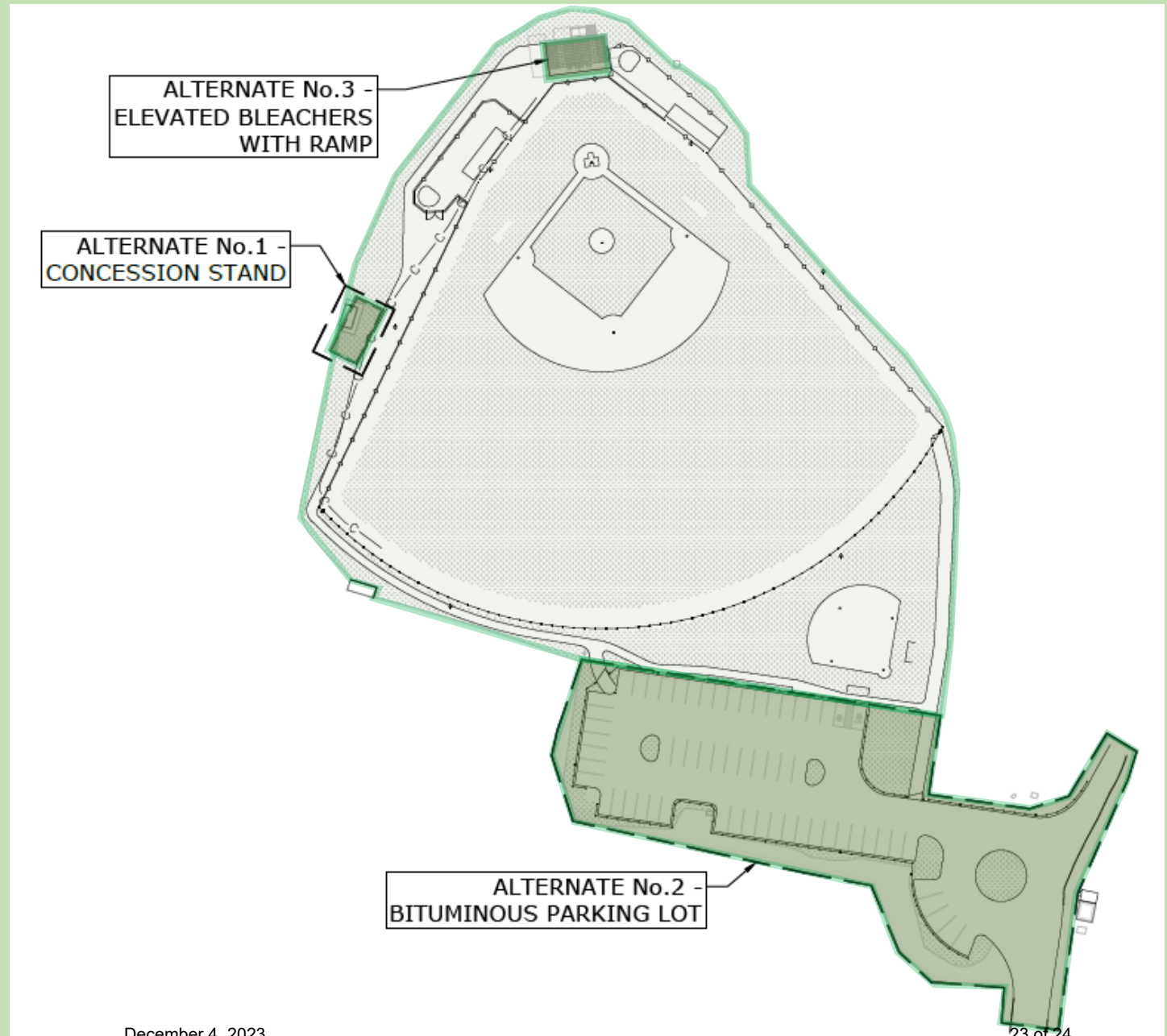
Addition No. 2 - \$255,000

- Paved parking lot

Addition No. 3 - \$47,500

- Elevated bleachers with ramp

TOTAL ALL ADDITIONS - \$727,500



Powder Hollow Park

Ball Field and Parking Upgrades Possible Funding Analysis

FISCAL YEAR	DESCRIPTION	ORIGINAL	REMAINING
FY22 – Capital Budget	Field lighting, electrical upgrades, move HR fence, warning track	\$689,000	\$277,907
FY23 – Capital Budget Resolution #6356	Dugouts, batting cage, additional fencing, press box, concession stand	\$541,000	\$541,000
FY23 – ARPA Resolution #6265	Irrigation, regrading of field, sod	\$270,000	\$268,399
	TOTAL	\$1,500,000	\$1,087,306
	REVISED VE CONSTRUCTION TOTAL		\$1,057,000
	SURPLUS		\$30,306