



**MINUTES
TOWN COUNCIL
PUBLIC HEARING AND REGULAR MEETING
March 17, 2025
7:00 PM - Town Hall - Council Chambers
<https://youtube.com/live/M3KMSQ9HgJo>**

1. PUBLIC HEARING - 6:55 PM - Joining the Municipal Redevelopment Authority Program

Chair Nelson called the Public Hearing to order at 6:57pm.

ROLL CALL

Present: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella

Absent: Lori Unghire

Also Present were Town Manager, Christopher Bromson; Assistant Town Manager, Steve Bielenda; Assistant Town Attorney, Mark Cerrato; Director of Economic and Community Development, Aaron Marcavitch; and Town Clerk, Sheila Bailey.

The following Notice of Public Hearing was published in the Journal Inquirer on Friday, March 7, 2025.

The Enfield Town Council does hereby schedule a public hearing regarding joining the Municipal Redevelopment Authority Program to be held on March 17, 2025, at 6:55pm in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut to allow interested residents an opportunity to express their opinion regarding joining the Municipal Redevelopment Authority Program.

Dated this 4th day of March 2025.

Sheila M. Bailey, Town Clerk

Chair Nelson announced the ground rules.

Kelly Hemmeler, 10 Hartford Avenue

Ms. Hemmeler said the prior presentation put on by Mr. Kooris was vague and it piqued her interest. Ms. Hemmeler explained that in the past, the majority party had taken control of local zoning by passing legislation. She believed that the MRDA is the latest effort in trying to change zoning around train stations to make the areas more dense with workforce housing paid for by government funding. She stated that private investment is the proper

way to stimulate economic growth.

Linda DeGray, 3 Theresa Street

Ms. DeGray, Chair of the Planning and Zoning Commission, presented a memorandum to the Council from Planning and Zoning. Ms. DeGray stated that at their last meeting on March 13th, the PZC discussed the MRDA program and believed that the program could be beneficial to the improvement of Enfield's transit. The program would promote diversified housing and economic development. The goals of MRDA mirror those of the Conservation Committee. The PZC is unanimously in favor of Enfield becoming a member of the CT Municipal Redevelopment Authority to receive assistance in the development of key areas in town. She respectfully asked the Council to sign the resolution to join MRDA.

Mary Ann Turner, 7 Middle Road

Ms. Turner, Chair of the Economic Development Committee, had the opportunity to view several MRDA meetings. Ms. Turner believed the train station project was one where the EDC should have been involved, and they could have presented more detail to the Council. She said as of today, twenty-one towns across CT have signed up for the program. She presented questions, in no particular order, which were brought up during the last discussion in the hopes that they could be directed to the MRDA for clarification. She asked questions about funding, zoning parameters, privacy concerns, developer requirements, grant funding conditions, housing stipulations and many others. She said it would be beneficial to get more information about the MRDA before the town commits to applying for the program.

There being no other members of the public who wished to speak, the Chair closed the hearing at 7:18pm.

The Chair called the regular meeting of the Enfield Town Council to order at 7:19pm.

2. PRAYER - Cindy Mangini

A prayer was made by Councilor Mangini.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. ROLL CALL

Present: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella

Absent: Lori Unghire

Also Present were Town Manager, Christopher Bromson; Assistant Town Manager, Steve Bielenda; Assistant Town Attorney, Mark Cerrato; Director of Economic and Community

Development, Aaron Marcavitch; Director of Finance, John Wilcox; and Town Clerk, Sheila Bailey.

5. FIRE EVACUATION ANNOUNCEMENT

The fire evacuation was announced.

6. MINUTES OF PRECEDING MEETINGS

- Special Meeting - March 3, 2025

MOTION #7165 by: Cynthia Mangini, seconded: John Santanella to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7165** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

- Regular Meeting - March 3, 2025

MOTION #7166 by: Cynthia Mangini, seconded: Robert Cressotti to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION #7166** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

7. SPECIAL GUESTS

None.

8. PUBLIC COMMUNICATION AND PETITIONS

Marjorie Gandossy, 31 Frew Terrace

Ms. Gandossy appreciated the information provided at the MRDA Public Hearing. She thought the questions were thought-provoking and deserved responses so they could make an informed decision about joining MRDA. She asked if a Zoom meeting option was available to the public, because she believed they would have more public engagement.

Linda DeGray, 3 Theresa Street

Ms. DeGray asked if the Council would consider a moratorium on battery storage facilities. Ms. DeGray said that numerous fires have been started out west, and in our area, there are many towns that have "No Battery Storage" signs.

George Young, 8 Holly Lane

Mr. Young wanted to discuss two items on the agenda under New Business, Items 14.K and 14.L. Mr. Young said the Assessor's Office did a good job at the last meeting explaining why his taxes would be increasing under the new state law for assessing motor vehicles. He said that on March 3rd, the state voted to modify the depreciation schedule which would

allow the municipality to use this new version. He is not in favor of the modification and urged the Council not to vote in its favor. The modification would cause most residents to pay more money for motor vehicle tax, as the figures would be based on the MSRP with the valuation starting at 90% for the first year and decreasing over time.

Mr. Young was in support of the new four-year collective bargaining agreement on the agenda because we depend so heavily on EMS and paramedics, and it's important to retain qualified staff. He believed the 3% increase was fair. He also wanted to talk about Item 14.M and the tax assessment agreement for 33 North River Street. He was opposed to giving them a tax reduction because they do not create jobs for residents in town. He believed that as passive investors, they were a drain on our resources, such as WPC and the police.

Rebecca Green, 152 Sheridan Road

Ms. Green, a resident and parent, told the Council she was scared that the children in town were not receiving the best education they could. As a nurse, she was scared she would not be able to meet the needs of her patients because of restrictions or access to care. She was also scared of seeing a lack of leadership for Enfield, as well as a lack of mental health support for those who need it. The burnout the teachers face also scares her. Ms. Green had the opportunity to meet with BOE members from both political parties to obtain their insights and explanations regarding the school budget. The proposed budget would allow for the rehiring of some staff members and teachers. She said that her daughter would be starting kindergarten in the fall, and she is currently receiving special education at the integrated program at Stowe. Due to the teachers and to this program, her daughter will more than likely not need special education when she starts kindergarten.

Ms. Green also stated that her daughter had to be moved from Stowe to another school because water was pouring in around the outlets in her classroom. The labels for special education are not used loosely, and more children exist under the labels due to testing and diagnostics. She recounted a story from a year ago where a statement by a Council member about the correlation between spanking a child and special needs reached the New York Post. The statement led her to join a committee, and she is still an active member today. She is currently participating in the Parent Leadership Academy where she has been able to meet other like-minded parents. She urged the Council to fully fund the school budget, allow the specialists to work to improve the schools, and listen to different ideas. She said the only reason Enfield is in the Alliance District is because based on performance, they are closer to the bottom than they are the top.

9. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Cressotti congratulated Enfield High student Ethan Buonaducci for winning the state and New England championship in his weight class. Mr. Cressotti was glad to see the new business openings in town, such as the Black Crow Coffee Shop, which will have its grand opening next week on Friday, March 21st with the North Central Chamber of Commerce. He had the opportunity to attend the opening of Octane Cannabis. He encouraged residents to check out the new businesses. He attended the parents' meeting at Eli Whitney called the Brick Club, which is going into its second year. The program is sponsored by Social Services, and its purpose is to encourage children with disabilities to build and create among their peers. The Miracle League also participates in the program. He also had the chance to discuss his role as a Councilor at the Parent Leadership Academy.

Mr. Cressotti provided information about the Circuit Breaker program and said it runs from February 1st through May 15th and is available to individual homeowners deemed disabled by Social Security. He said there was also a renter's program and veterans' program run by Social Services. James Malley, who leads the Enfield Walking Tours, will be starting the new tour series soon in Thompsonville at Enfield Street Cemetery, Stateline, North Thompsonville, Enfield Street, Canal, and Hazardville.

During the Charter Revision meeting, Finance Director John Wilcox spoke about past budgets and budget actuals from the General Fund expenditures. During FY 2023, there was a (.75) decrease in the budget. The revaluation process caused resident property values to increase by 25-30% and commercial property values to decrease, which caused an increase in residential taxes.

Councilor Mangini had the privilege of attending the Boy Scouts event at Enfield Street School on Monday, March 10th. Ms. Mangini had the opportunity to answer some questions that the Boy Scouts had regarding the government. The Scouts acted respectfully, and they expect those in government to also be respectful and work together. Ms. Mangini told residents that the IHOP restaurant is opening on Tuesday, March 18th. The Ujima African American Alliance held a ceremony at the library on Saturday, March 15th, with guest speakers including Poet Laureate Nzima Hutchings. They discussed mental health, and care of the mind, body, and soul. She found the event educational. Next Saturday is Heritage Day at JFK Middle School from 11am to 1pm, and she encouraged the public to attend. The event will showcase different countries and will have many food trucks and sponsors. The Feast of St. Joseph's is on Wednesday, March 19th, and is celebrated by Italians and Polish alike.

Councilor Nasuta said that although there were no meetings this week for School

Modernization, they did take time to tour H.B. Stowe on Wednesday. It was one of the schools that was experiencing leaks. Mr. Nasuta assured residents that repairs were being made, and that there were no more leaks. On Thursday, Joint Facilities met to discuss the roofs, and Stowe and Crandall are the two that are scheduled to be fixed. The paperwork has been submitted, and they are moving forward to getting work underway.

Councilor Rousseau gave a shout-out to Kendall Coffey, who is on the Girls Varsity Basketball team at Enfield High. Mr. Rousseau said Ms. Coffey was recently named CT Insider Game Time Athlete of the Week, beating out four other athletes from across the state. She was a phenomenal player, and he congratulated her. He reminded residents that Evan Vujs is still taking donations for his Eagle Scout project at Shaker Fields. Anyone looking to contribute to his \$1,000 goal can reach out to the Town Manager's office.

Councilor Hendrickson thanked Maryann Turner for watching all the MRDA videos and drafting her list of questions. Mr. Hendrickson said that he had the opportunity to read the House Bill that Mr. Young referenced and said that it seems as though there are many interpretations to it. He looks forward to the conversation with the Assessor.

Councilor Ludwick reminded residents that the Scantic Spring Splash will take place on Saturday, March 29th. There will be a canoe and kayak race with novices starting at 11am and the experts at 11:30am. He appreciated the work that was accomplished pro bono through the partnership with the American Planning Association. He wished that more industries would do the same. He asked Mr. Marcavitch to thank the association for the work they provided. He explained that the reason he is a bit apprehensive about the housing complexes is because they do not spread out across the other neighborhoods. He would like to see two-family homes, where one unit is lived in by the owner and the other is rented out, allowing for the owner to generate income and revitalize Enfield.

Mayor Nelson said that Enfield High was on fire with their athletics, culinary program, and Buzz Robotics program. Mr. Nelson had the opportunity to attend the sold-out music festival put on by the 5th grade, junior high, and high school. It consisted of the orchestra, choir, and band, and they put on a phenomenal performance. The high school students took the time to help the 5th graders learn so they could participate. He responded to Mr. Young by stating that the MSRP valuation change from the state would not matter, because the taxes are going to go down. He agreed that for every dollar the town loses in car taxes, they need to make up from somewhere else. He proposed that Assessor Vicki Rose could come back to the Council to have further discussions.

Mr. Nelson agreed with Mr. Cressotti that during FY 2023, there was a (-.75%) reduction in

the budget. He said that there was an almost 16% tax increase for Enfield homeowners. This was all due to the revaluation. He expected to see the same thing next year, especially with the housing market the way it is. He hoped residents would understand that serious changes would need to be made to absorb those costs.

10. TOWN MANAGER REPORT AND COMMUNICATIONS

None.

11. TOWN ATTORNEY REPORT

None.

12. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Nasuta stated that the library roof was completed, and they only needed to finish the gutters.

Mayor Nelson said that the Charter Revision Commission had almost finished the first stage of the process. There will be a Public Hearing on March 26th at 6:30pm in Council Chambers for anyone interested in speaking or learning more. The recommendations of the Commission have been discussed, and those discussions are available on the town website by reading the minutes and watching the meeting records. A red-line version of the Charter is available on the town website as well. The Public Hearing will be televised for residents unable to attend in person.

Councilor Cressotti explained that the Senior Volunteer Tax Committee have suggested revisions to the policy and the volunteer hours have been increased from fifty hours to seventy-five for calendar year January 1, 2025, through December 31, 2025, which would be reflected in FY 2026-2027. Any property held in trust, life estates, or partial interest would fall under the same guidelines pursuant to Section 12-17, with up to a \$400 credit per household.

MOTION by: Gina Cekala, seconded: Ken Nelson Jr. to add the Senior Volunteer Tax Credit to the next Town Council agenda. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

13. UNFINISHED BUSINESS

None.

14. NEW BUSINESS

A. Consent Agenda

None.

B. Appointment(s)–Town Council Appointed

1. **Blight Review Committee** – The Term of Office of James Byrne (U) Expires 3/31/25. Reappointment Would be Until 3/31/2027.

NOMINATION #7167 by: Michael Ludwick

Councilor Santanella stated that due to a conflict in interest, he will abstain from this vote.

MOTION by: Robert Cressotti, seconded: Cynthia Mangini to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau No: None Abstain: John Santanella.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7167** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau No: None Abstain: John Santanella. The Chair declared the appointment made.

2. **Planning & Zoning Commission** – A Vacancy Exists for an Alternate Due to the Resignation of Patrick Hooper (R). Recommendation is Rob Anderson (R) Until 12/31/2027.

The Chair declared that this item would be tabled as Mr. Anderson currently serves on the Charter Revision Commission and cannot serve on both due to the number of public officials allowed to serve on the Charter Revision Commission has been reached.

C. **Resolution Regarding Joining the Connecticut Municipal Redevelopment Authority as a Member Municipality**

MOTION by: Gina Cekala, seconded: John Santanella to waive the reading of the full resolution. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None. ***The full text of the Resolution is included below.***

RESOLUTION #7168 by: Cynthia Mangini, seconded: Robert Cressotti.

WHEREAS, the Connecticut Municipal Redevelopment Authority (the “Authority”), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut has been established pursuant to section 8-169ii of the Connecticut General Statutes (the “General Statutes”); and

WHEREAS, the Authority was created for the performance of an essential public and

governmental function, including for the purposes set forth in section 8-169jj of the General Statutes to: (1) Stimulate economic and transit-oriented development, as defined in section 13b-79kk of the General Statutes, within Connecticut Municipal Redevelopment Authority development districts; (2) encourage residential housing development within development districts; (3) manage facilities through contractual agreement or other legal instrument; (4) stimulate new investment within development districts and provide support for the creation of vibrant, multidimensional downtowns; (5) upon request of the legislative body of a member municipality, or the legislative bodies of the municipalities constituting a joint member entity, as applicable, in which a development district is located, work with such municipality or municipalities to assist in development and redevelopment efforts to stimulate the economy of such municipality or municipalities; (6) upon request of the Secretary of the Office of Policy and Management and with the approval of the chief executive officer of a member municipality, or the chief executive officers of the municipalities constituting a joint member entity, as applicable, in which a development district is located, enter into an agreement to facilitate development or redevelopment within such development district; (7) encourage development and redevelopment of property within development districts; (8) engage residents of member municipalities, or municipalities constituting a joint member entity, as applicable, and other stakeholders in development and redevelopment efforts; (9) market and develop development districts as vibrant and multidimensional; and (10) provide financial support and technical assistance to municipalities to develop housing growth zones; and

WHEREAS, according to Section 8-169// of the General Statutes, a municipality may, by certified resolution of the legislative body of the municipality, opt to join the Authority as a member municipality, provided such municipality holds a public hearing prior to any vote on such certified resolution; and

WHEREAS, Enfield, Connecticut (the “TOWN”) held such a public hearing on March 17, 2025 pursuant to the Notice attached hereto; and

WHEREAS, the Enfield Town Council has found that joining the Authority as a member municipality would support Enfield’s efforts to stimulate economic development and foster the purposes outlined in Section 8-169jj within Enfield and accordingly desires to join the Authority as a member municipality; and

WHEREAS; the Enfield Town Council desires to further authorize Christopher Bromson, Town Manager to enter into a memorandum of agreement or other similar agreements with the Authority to create one or more development districts within Enfield to advance the purposes contained in Section 8-169jj.

NOW THEREFORE BE IT RESOLVED THAT:

Section 1. The Enfield Town Council hereby approves Enfield joining the Authority as a member municipality.

Section 2. The Town Manager is authorized to take or cause to be taken such actions, including, but not limited to, the negotiation and execution of any memorandum of agreement on behalf of Enfield with the Authority and any other agreements, instruments and documents, that such official deems necessary, appropriate or desirable to implement the terms of any such memorandum of agreement and consummate the intention of this and the resolution.

Section 3. This Resolution shall be effective as of the date of approval.

Councilor Ludwick said that while he understands the intention of the program, he would rather the money go directly to the town so they could decide how to spend it using their own zoning criteria. He felt as though taxpayers were subsidizing more programs than ever before, and it's not sustainable. There were too many unknowns for him to feel comfortable and, for those reasons, he would be voting no. Councilor Hendrickson felt the same as Councilor Ludwick and was concerned about the MRDA being a quasi-public agency that was just starting to get its footing. He believed the group would take control by offering money while the town would need to bend to their requests or suggestions. He would also be voting no.

Deputy Mayor Pyznar felt that they should give the program a chance because of the "opt-in/opt-out" option. Ms. Pyznar said she would be in support of this and that it would provide additional tools to help developers look at Enfield as an opportunity for growth. Mayor Nelson agreed with Ms. Pyznar that it was an additional tool for Enfield. Mr. Nelson said that Enfield has used many tools over the last year that were offered by the state. He stated that the Governor has kept his word on every project and promise to Enfield. He is in support of joining the MRDA.

Town Manager Bromson stressed that he also did not want any undue control by the state. He did not believe the application for this program would be any different from the others the town had applied for with the state. He asked the Council to pass the resolution to join, and he would meet with Mr. Marcavitch and Mr. Tyler to review the agreement before signing anything and then bring it to the Council to vote on. For economic development, the state has chosen to use the CIF to continue the brownfield grants. He also does not like tax

abatements or agreements and stated that people need to pay their share of taxes. If exceptions are given to everyone, then the town is unable to provide services to residents. He reminded the Council that not every town is eligible for the money because it is specific for trains and transit. The plan would coincide with what the planners had presented during the special meeting. He was not concerned about the zoning recommendations the state could make, because most of what was included in the radius is the CT river, and the rest is property that is already tied up. He believed Enfield already possessed the zoning regulations that MRDA was in search of.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7168** adopted. Yes: Gina Cekala, Robert Cressotti, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: Bob Hendrickson, Michael Ludwick Abstain: None.

D. Resolution to Authorize Submission of a Grant to the National Park Service's Semiquincentennial Program.

RESOLUTION #7169 by: Cynthia Mangini, seconded: Robert Cressotti.

BE IT RESOLVED, That the Enfield Town Council authorize the Town Manager or their designee to submit a grant request to the National Park Service for the preservation and upgrade of the Old Town Hall for an amount not to exceed \$500,000.

Director of Economic and Community Development Aaron Marcavitch said the grant to preserve the Old Town Hall and Meetinghouse is 100% funded and matched. Mr. Marcavitch said that it is part of the America250 program. The Old Town Hall and Meetinghouse were where Thomas Abbe sounded the alarm, signaling the start of the American Revolution. It is the home of the Enfield Historical Society, and the town owns the building. The goal is to improve accessibility to the building through ramps and other means, and the grant would be 100% funded by the federal government. Their request would be to not exceed \$500,000, but it would more likely be around \$343,900.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7169** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

E. Resolution to Authorize Submission of a Grant to the FEMA Building Resilient Infrastructure in Communities Program

RESOLUTION #7170 by: Cynthia Mangini, seconded: Gina Cekala.

BE IT RESOLVED, That the Enfield Town Council authorize the Town Manager or their designee to submit a grant request to the FEMA BRIC program to develop a project scope for sewer improvements in Thompsonville in an amount not to exceed \$350,000.

Councilor Ludwick said to his knowledge the TIF money would only go from North Main to the river. Mr. Marcavitch confirmed that it does not cover all of Thompsonville, but significant portions. The impacted structure would be included in this area.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7170** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

F. Resolution to Authorize Submission of Grants to the Outdoor Recreation & Legacy Program.

RESOLUTION #7171 by: Michael Ludwick, seconded: Cynthia Mangini.

BE IT RESOLVED, that the Enfield Town Council authorize the Town Manager or their designee to submit grant requests to the State of Connecticut's ORLP program for a pickleball court at the Annex, for playgrounds throughout the community, and for other recreational areas that meet the qualifications of the program.

Councilor Ludwick asked if the grant could be used for a walking path, because there is a large portion along the river that runs north that could benefit from one. Mr. Marcavitch said that it could be used for a walking path, or anything classified as outdoor recreation. He said that the grant is federally funded and is designated for the states and has a five-year authorization. This would mean the money is permanently there and harder to revoke. He believed that Enfield met the qualifications and would be matched 1:1. There are some limitations to the funds, and every project would need to be individually applied for.

Mr. Marcavitch said that there was a "Pickle Plex" project consisting of twelve pickleball courts that would cost around \$900,000 to complete. The town would take on half the cost of the project and the grant would cover the other half. There had also been talk about resurfacing the playgrounds at the library, which would also be eligible. The total for six proposed outdoor recreation projects is about \$2.5 million of which the town would be responsible for paying half. In order to apply for the grant, they need to single out which projects they intend to complete in order to have a definitive total to apply for.

Deputy Mayor Pyznar thanked Mr. Marcavitch for his due diligence in seeking out and applying for grants. She appreciated all the hard work he put in to bring money to Enfield. Councilor Santanella echoed Ms. Pzyznar's sentiments. Mr. Santanella determined that the town would be set to receive roughly \$1.5 million in federal taxpayer money from these grants. Mayor Nelson said he was shocked at the number of grants that Mr. Marcavitch has been able to get Enfield in the short time he has been here. He said he was a valued

member of the team, and he thanked him for all his hard work.

Mr. Marcavitch said that they are working with the Department of Corrections on the Shaker Road extension. Once they have access to the property and can develop a plan and design, they will apply for grants for that project as well. They will determine the conditions of the proposed fields as well.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7171** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

G. Resolution to Authorize the Foreclosure of Property Maintenance Fines for 5 Cedar Street

RESOLUTION #7172 by: John Santanella, seconded: Robert Cressotti.

Councilor Santanella said that the property had been discussed during a Blight Review Committee meeting, and it had been sold on April 1, 2024. At the time of the sale, there was \$167,799 worth of blight liens on the property. The purchaser had a title search done on the property and was told that the title was clear. The liens were never disclosed to the purchaser. Mr. Santanella stated that the blight liens were not accrued by the current owner. It has been determined that the title company and error and omissions insurance company are responsible for paying the fines since the liens were never disclosed to the buyer. The title company has been ignoring the town's requests to meet and refuses to do so. They believe this is the appropriate course of action because the title company is ignoring the town, and they do not want to throw anyone out of their home. The town demands they come before the committee and rectify the outstanding liens.

Mayor Nelson said the current owner is in a predicament because liens exist, and they are unable to do anything with the house. CATIC (Connecticut Attorneys Title Insurance Company) is in agreement that it is their responsibility but are refusing to do anything. They are saying that the title searcher is the one who missed the liens, and their errors and omissions should be responsible for paying them. Currently, CATIC has seemingly disappeared, and this foreclosure would give the homeowner some leverage in trying to recoup the money owed for the liens. It's important to note that the property is owned by a commercial entity, and no one would be displaced from their home during the foreclosure stage. ***Councilor Santanella asked that the complete timeline be included in the minutes.***

- A property maintenance lien was recorded December 30, 2021 at Volume 2826 Page 210 for three violations; a damaged fence, chipped paint and persistent trash.
- In March 2022, Lakeview Loan Servicing, the mortgage holder, filed for foreclosure.

- In February 2023, a foreclosure by sale took place where Lakeview was the only bidder.
- In August 2023, Lakeview took ownership of the property.
- Throughout 2023, staff spoke with numerous parties connected to Lakeview but was unable to speak with them directly.
- All parties were advised of the accruing property maintenance fines, what needed to be corrected and the following Blight Review Committee process to address the fines. All attempts at contact were ignored by Lakeview.
- In February 2024, a law office representing Lakeview in a sale of the property requested a payoff for the outstanding property maintenance fines, which was sent. This included a clear description of the Blight Review Committee process.
- In April 2024, it was noticed that the property was sold on April 1, 2024.
- The fines through the date of sale totaled \$167,799.
- Staff reached out to the previous Lakeview representative, who attempted to contact Lakeview without receiving a response.
- Staff reached out to the new owner, 57 Marion Place LLC, to discuss the outstanding lien and next steps.
- The owner and his attorney attended the September 5, 2024 Blight Review Committee meeting where they confirmed title insurance though CATIC was purchased. The item was tabled for 90 days to allow enough time to research the claim through CATIC.
- Another attorney of the owner attended the December 5, 2024 Blight Review Committee meeting to reset an additional 90 days to finalize the review by CATIC.
- The owner's attorney attended the March 6, 2025 Blight Review Committee meeting to confirm that the CATIC review is at a standstill as no parties are taking ownership of the error.
- The Blight Review Committee made a recommendation to begin foreclosure on the property maintenance lien.
- Taxes and sewer usage fees are current.
- No clean and liens were performed at the property.

BE IT RESOLVED, the Enfield Town Council does hereby authorize the foreclosure of 5 Cedar Street for the property maintenance fines associated with the property maintenance lien recorded December 30, 2021 at Volume 2826, Page 210.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7172** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

H. Resolution to Establish a Special Revenue Fund for Opioid Settlement Funds

RESOLUTION #7173 by: Cynthia Mangini, seconded: Robert Cressotti.

BE IT RESOLVED, that the Enfield Town Council hereby establishes the Opioid Settlement Special Revenue Fund.

BE IT FURTHER RESOLVED, that opioid litigation receipts will be deposited into this fund and can be appropriated by the Town Council for programs or other items that meet the restrictions established by the State of Connecticut.

During Leadership, Mayor Nelson discussed with Councilor Santanella and Councilor Hendrickson that they would like to see the money go to the root of the problem. Mr. Nelson hoped the Council would be in support. He would like the department heads, police, social services, and superintendent of schools to work to determine the best use of the funds, including prevention. He noted that this resolution and Item I are similar in nature and would be a great way to offset the cost of some of their programs.

Councilor Ludwick thanked Finance Director John Wilcox for putting this together, because it is one of the most discussed topics with residents. He would like to see the money from the settlement go to helping people with addiction and drug safety. Councilors Cekala and Hendrickson, along with Town Manager Bromson, worked together and discussed it during General Government Subcommittee on how to get this started. In his opinion, the next three resolutions are some of the most important. The funds would not be going into the General Fund but would be tracked by a special revenue fund holding them accountable.

Councilor Cressotti said that setting up a special account is important and long overdue. He questioned whether just new funds would be going into the accounts, or if funds already received by the town would be transferred into the new account. Mr. Wilcox responded that the moneys they received from various pharmaceutical settlements have been set aside and put in a deferred revenue account. Over the years, they have been contemplating what to use the money for and this special revenue fund had been his recommendation. The money will then be transferred over to the special revenue fund where it will be tracked. There is about \$80,000 as of last year, and more money will continue to come in over the next fifteen years. The money that will trickle in over the next few years would be enough to maintain a few programs.

Councilor Cekala explained that this discussion had been a part of the General Finance agenda for years. Ms. Cekala said it had been discussed a number of times to create a special revenue fund as a separate line item. There have been many conversations with Social Services Director Cindy Guerreri who has many ideas, including reactive and proactive solutions, to help not just addicts but their families.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7173** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

I. Resolution to Establish a Special Revenue Fund for the Municipal Sales Tax from Recreational Cannabis Sales

RESOLUTION #7174 by: Cynthia Mangini, seconded: Robert Cressotti.

BE IT RESOLVED, that the Enfield Town Council hereby establishes the Recreational Cannabis Special Revenue Fund.

BE IT FURTHER RESOLVED, that recreational cannabis tax receipts will be deposited into this fund and can be appropriated by the Town Council for programs or other items that meet the restrictions established by the State of Connecticut.

Mayor Nelson clarified that there is no money yet for the fund, but the resolution is to create its own separate special revenue account.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7174** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

J. Resolution to Establish a Special Revenue Fund for Bandshell Revenues and Expenditures

RESOLUTION #7175 by: Cynthia Mangini, seconded: John Santanella.

BE IT RESOLVED, that the Enfield Town Council hereby establishes the Bandshell Special Revenue Fund.

Mayor Nelson explained that the funding comes from the efforts of Assistant Town Manager Bielenda to hire the bands for the upcoming concert series. The concert series was the creation of Mr. Bromson, Mr. Bielenda, and Library Director Jason Neely, who have worked together and developed an experience that includes music, food trucks, and live streaming. Mr. Bielenda said his goal is to have every concert paid for by sponsors and not taxpayer dollars. They have a committee comprised of the Enfield Culture and Arts Commission, a sound person, Mr. Neely, and himself, who collaborate to diversify the concert offerings. Enfield has produced a lot of musicians who are eager to come back and play at the bandshell. They are always looking for additions to the roster, and interested bands are encouraged to apply. Mr. Bromson said in the days leading up to the event, they will be live-streaming the arrival of the food trucks and bands to create anticipation and excitement.

The announcements will be made on social media platforms so residents will know who is

playing and when.

The Council suggested having a Battle of the Bands and Open Mic nights for the younger performers, perhaps on a weeknight, and having food trucks available as well. Councilor Santanella said that if residents were interested in a fun volunteer opportunity, they should look into the Enfield Culture and Arts Commission. They search for and hire bands that perform and are always looking for help.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7175** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

K. Resolution to Adopt the Modified Schedule of Motor Vehicle Depreciation for Motor Vehicle Assessments

Finance Director Wilcox made the suggestion to have Interim Tax Collector Della Fromant and Assessor Vicki Rose come back in front of the Council to discuss the new changes to the motor vehicle assessments at the next meeting. Councilor Santanella also wanted to discuss the implications of garaged and unused vehicles that are registered out of state. He said it's a situation that needs to be addressed because it is becoming more frequent, and the burden is being passed on to the taxpayer. He wanted to hear from the Assessor and Tax office regarding their opinion on the matter, as well as discuss ways to resolve the problem in leadership. Mr. Bromson agreed that it should be addressed, and he would like to see it referred to the Public Safety Subcommittee as well.

The Chair declared that this item will be tabled until the next meeting in order to invite the Assessor and Tax Departments to the meeting to answer any questions the Council has.

L. Resolution to Approve a 4 Year Collective Bargaining Agreement with IAEP, Local # R1-717, NAGE, SEIU

RESOLUTION #7176 by: John Santanella, seconded: Robert Cressotti.

BE IT RESOLVED, that the Enfield Town Council does hereby approve the four (4) year collective bargaining agreement between the Town of Enfield and the IAEP, Local # R1-717, NAGE, SEIU dated July 1, 2024 through June 30, 2028.

Mayor Nelson thanked the employees of EMS for negotiating in good faith, and he believed their requests were fair considering the economic climate. He agreed with Mr. Young, saying that they are a valuable asset to Enfield and are often not thought of until they are needed.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7176** adopted. Yes: Gina

Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: None Abstain: None.

M. Resolution Authorizing the Town Manager to Enter into a Tax Assessment Agreement for 33 North River Street

RESOLUTION #7177 by: Cynthia Mangini, seconded: John Santanella.

BE IT RESOLVED, the Enfield Town Council authorizes the Town Manager, or their designee, to sign a Tax Assessment agreement with Honeycomb Real Estate Partners, LLC and Grava Properties, LLC, subject to a review of the contract terms by the Town Attorney.

Mayor Nelson said the owners of the property are currently paying \$1,400 a year in taxes, and once the property is built and the agreement starts, they would be paying over \$60,000 a year. The goal is to get these properties back to paying adequate taxes while improving the property along the Connecticut River. The project is slated to give riverfront access to the entire community. It will open up an area that is currently closed and update the roads. This is part of a state-funded Brownfield Grant and revitalizes a property from the old Bigelow Mill Power Plant. He understands that not everyone is in favor of tax abatements, but the taxes on the property would go from around \$1,400 this year to around \$86,000 next year and slowly increase year after year. By the end of the agreement, they would be paying over \$600,000 a year in taxes.

Mr. Bromson said the developers were in the audience and the Council worked with them during Executive Sessions. Mr. Wilcox will create an agreement in conjunction with the Town Attorneys. They anticipate about one hundred construction jobs will be created for a period of about eighteen months, which is consistent with projects they've done in other towns. The building would consist of about 142 units, including one bedroom and studio apartments. A public walking path would run along the length of the first phase of the project. The state has given \$4 million towards the project from the Brownstone Grant. The start of this project, alongside the train project, and the Enfield Square project has Enfield on a good path in 2025. A second phase of the project is in the works, with Eversource drafting a purchase and sale agreement after twenty years of negotiations. The second phase would include a public park and other amenities to access the river. He hoped that they would also take a few of the planners' recommendations into consideration for downtown. Mr. Bromson stated that the legislature has changed the parameters surrounding abatements lengthening the time and the type of industry that qualifies. He said this abatement would be for a period of 12.5 years.

Councilor Ludwick said he would rather it be funded through TIF money instead of an

abatement, so he would be voting no. Councilor Hendrickson was also against setting the precedent of an abatement because he believed that other projects to follow would also seek an abatement. He would also be voting no.

Deputy Mayor Pyznar said she grew up on South River Street, and she was aware of how vibrant the area could be once the train station is up and running, and the river's edge gets developed. She would also like to see investment in two-family homes as well, but believed those days were over. She is in support of the project and looks forward to seeing the project come to fruition.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7177** adopted. Yes: Gina Cekala, Robert Cressotti, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella No: Bob Hendrickson, Michael Ludwick Abstain: None.

15. ITEMS FOR DISCUSSION

- St. Andrews Church

The Council gave consensus to refer this item to the General Government and Finance Subcommittee for recommendations.

16. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

None.

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

Marjorie Gandossy, 31 Frew Terrace

Ms. Gandossy asked what happens with the money made from cannabis sales in Enfield that goes into the special revenue fund.

18. COUNCILOR COMMUNICATIONS

Mayor Nelson stated that the money from cannabis sales could be used for special programs such as drug addiction prevention, or rehabilitation. The hope was for the department heads, police, and superintendent to come up with ideas on how to best utilize the funds.

19. ADJOURNMENT

MOTION by: John Santanella, seconded: Robert Cressotti to adjourn.

Upon a **SHOW OF HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 9:07pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council