



**MINUTES
TOWN COUNCIL
REGULAR MEETING**

May 5, 2025

7:00 PM - Town Hall - Council Chambers

<https://youtube.com/live/pJvybBFTwRU>

1. PRAYER - Marie Pyznar

A prayer was made by Deputy Mayor Pyznar.

2. PLEDGE OF ALLEGIANCE

The Pledge of

3. ROLL CALL

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

4. FIRE EVACUATION ANNOUNCEMENT

The fire evacuation was announced.

5. MINUTES OF PRECEDING MEETINGS

- Special Meeting - April 21, 2025

MOTION #7208 by: Cynthia Mangini seconded: Marie Pyznar to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7208** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

- Regular Meeting - April 22, 2025

MOTION #7209 by: Cynthia Mangini, seconded: Bob Hendrickson to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7209** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: John Santanella.

- Special Meeting - April 23, 2025

MOTION #7210 by: Cynthia Mangini, seconded: Marie Pyznar to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7210** adopted. Yes: Gina

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

- Special Meeting - April 24, 2025

MOTION #7211 by: Cynthia Mangini seconded: Lori Unghire to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7211** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: John Santanella.

- Special Meeting - April 29, 2025

MOTION #7212 by: Cynthia Mangini seconded: Lori Unghire to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7212** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

- Special Meeting - April 30, 2025

MOTION #7213 by: Cynthia Mangini seconded: Marie Pyznar to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7213** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

6. SPECIAL GUESTS

None.

7. PUBLIC COMMUNICATION AND PETITIONS

Tom Kienzler, 359 Washington Road

Mr. Kienzler, Republican Registrar of Voters, stated that they received confirmation from the state that on May 22nd, they will host a meeting in the Scitico Room at 9am. Several towns will participate in training on the new voter system, which is expected to be a safer voting system that does not connect to the internet. It will allow them to scan and retrieve ballots which will help with recounts. His department went through their budget and made some concessions. They would now ask for \$11,110 less.

Michelle Wilcox, 5 Cheryl Drive

Ms. Wilcox, a lifelong Enfield resident, has lived in the North Thompsonville section for over fifty years. Ms. Wilcox believed that the ranking of schools affects property values. She said that it affects roughly 8,000 residents who are between the ages of 50 and 70 years old. She and her late husband purchased their garrison colonial over thirty years ago and have enjoyed it ever since. She plans on downsizing within the next few years, but the ranking of

schools will impact the value of her home. She quoted a New York Times article which explained that a 5% improvement in test scores can lead to a 2.5% increase in home values. The elimination of classes and staff will not support the students in Enfield receiving higher test scores but do the opposite. She learned that 30% of homebuyers aged 33 to 42 are seeking homes in what they consider to be quality school districts. She believed that her home and neighborhood would be perfect for a family with children, but she feared that because of the school district, buyers would not choose Enfield. The children of Enfield deserve a quality education, as she and her children received. She told the Council the choices they make over the next week will impact every resident of Enfield.

Thatcher Grimson, 36 Grant Road

Mr. Grimson, a fifth grader at Parkman School, said that the budget this year has been very low. Mr. Grimson is one of thirty students in a classroom with a grade size of ninety students. The behavior of other students cannot be handled by one teacher. He said that a student threw a chair in class and the environment has been difficult to learn in, which will make the transition to JFK Middle hard. He said this year has been exceptionally hard because it is always loud. He believed his classmates would agree. He's worried he will be behind in math next year. He hoped the Council would approve the new school budget, so that the new incoming fifth graders would have a better school year than he did. His hope for the new school year was for smaller class sizes and more teachers.

Shannon Ventura, 2336 Bigelow Commons

Ms. Ventura, a mother and resident of Enfield, currently has a junior at Enfield High and an Enfield High graduate. Ms. Ventura has spoken in the past about the school budget, and within the last year she has been working to complete the PLA (Parent Leadership Academy), which is put on by the K.I.T.E program. As a requirement of graduation, they need to come up with a community effort. They have chosen to host a resource and wellness fair in Enfield. Members of the PLA are problem solvers and solution makers. She said she was thankful for having the Channel 3 reminder about this evening's meeting. Enfield is a great town which supports and serves veterans, schools, and children, and they need to keep changing to avoid being stagnant. She thanked the Council for their commitment to serving the residents of Enfield. She explained that the figures on the town website are not up-to-date, and don't accurately reflect the demographics and their needs. She works well with numbers and would like the opportunity to review them and explain to others who may not understand. As a former veteran, she said she lives to serve and looks forward to the opportunity to serve Enfield.

Linda Allegro, 23 Vintner Place

Ms. Allegro said she was in support of the 5.57% increase to the school budget, but is also

concerned about the devastating impact of the last budget. Ms. Allegro believed that the hiring of thirty-four staff members, as proposed, would not be enough to reduce the overcrowding of classrooms, bring back lost classes, or the career center. The career center allowed students to determine which path to take after high school, whether it was attending college or technical school. As retired residents, Ms. Allegro and her husband are willing to make sacrifices and increase their taxes in order to restore the full education budget.

Pam Townsend, 54 Kimberly Drive

Ms. Townsend, Chair of the Patriot Award Committee, said they are seeking nominations for this year's Enfield Patriot Award. Ms. Townsend provided some history dating back to the American Revolution about the origination of patriotism. Patriotism takes many forms and is deeply rooted in the community and helps define the US as a nation. Jason MacLelland, owner of Pearl Street Barber Shop, noticed that on Enfield Street all the way to his shop many homes and businesses had American flags flying. He suggested that a local man or woman should be recognized for their acts of patriotism. In response, the Enfield Town Council created the Patriot Award Review Committee to establish criteria and review nominees annually. It is open to any man or woman who has been an Enfield resident for over fifteen years and applications are available online, at the Town Hall or on the 4th of July Celebration webpage. Applications must be postmarked by June 6, 2025, and the winner will be announced on the Main Stage of the 4th of July Celebration and a plaque will be hung in the Town Hall lobby with other past winners. May is National Military Appreciation Month because it includes many military appreciation dates.

Ms. Townsend asked to have the Flag Policy added to the Town Charter. She believed it would mitigate litigation by specifying what types of flags could be flown. She appreciated that the Council reviewed the budget line by line and had department directors explain their budgets. She said that leadership is not about pleasing everyone but doing what is best for everyone. Enfield's future economic development, education, and public safety should be priorities. She asked the Council to use caution if they plan to reduce the BOE or public safety budgets. It will take a while before Enfield feels the positive impact of all the growth. While she doesn't want a tax increase, she knows that is not realistic. If taxes must be raised, then she asked that they minimize the cost. She hoped that if the BOE or public safety gets cut that the Council would minimize what gets cut. There is a reevaluation set for next year, and she was concerned that another tax increase would cause good neighbors to leave Enfield.

Emily Hulevitch, 3 Cutter Lane

Ms. Hulevitch thanked all the parents, students, teachers, and residents who spoke tonight, saying it showed solidarity for the future of Enfield. Ms. Hulevitch said that tomorrow the

Council will discuss the BOE budget, and it is more than just numbers. It is about class sizes, opportunity, and whether students have what they need to succeed and grow. For the last eighteen years, she has had the chance to see what investing and not investing in education does. Enfield educators continue to go above and beyond with teaching, mentoring, feeding, and supporting, oftentimes with limited resources. They have had to do more with less because they are dedicated, but they cannot continue to ask this of staff. Cuts don't just impact supplies and programs, but people. It means larger class sizes, fewer support staff, loss of opportunities including the arts and technology, and loss of mental health resources. Everyone believes students deserve a quality education regardless of zip code, and the dedicated staff deserve respect. She asked the Council to fully fund the budget and listen to the voices of the community.

Patricia Wright, 66 Oakwood Street

Ms. Wright said she had watched the budget deliberations for the past two days and needed clarification. Ms. Wright was thankful Mr. Kienzler was able to provide clarification on the Registrar of Voters' budget. She was taken aback by the comments about the Fermi turf field. As the parent of a student who was among the first combined classes at Enfield High, students played on Fermi fields. It was her assumption that, over time, more sports would be played on Enfield High fields, but that is not the case. She learned that the turf fields are not being maintained at Fermi and continue to deteriorate. She believed those fields could be an income stream for other towns to play on or host other sporting events. As they looked ahead to a School Modernization referendum, she asked if there needed to be a note about continuing to maintain what they already have. She was also concerned about the fees. Last year a fee was added to the sewer bill. With the idea of trash privatization, there would still be a cost to having someone else pick up the garbage as well as pay to use the dump if needed.

Phillip Dumond, 13 Celtic Court

Mr. Dumond had the opportunity to look at the budget books. He said the Council has done a great job looking at expenditures. As a corporate budget manager, he has reviewed numbers for a billion-dollar company for years. Mr. Dumond provided the Council with a printout. He wanted to highlight the revenue. Part of the reason for the tax increase is due to the Veterans exemption and motor vehicle tax reconfiguration. It was important for him to view the actuals to understand what the reality of the situation is. After viewing the actuals, he said there was \$1,895,000 in revenue that could be added to the proposed budget. He said there could be an increase to the prior year's levies account of \$700,000, and it would still remain conservative. The average on penalties and interest over the last four years has been \$1.2 million, so he recommended they increase the current amount by an additional \$300,000 from the current \$800,000. The average collection for the fire district

tax collections are \$377,000, so he believed it should increase to \$378,000. He took a two-year average on the return of investments, which equated to \$2.3 million. Currently, the budget lists ROI as \$1,050,000, and he would like to see it increased by an additional \$700,000. Town-owned rental property in the last two years has averaged \$168,000 and said it should be increased to \$175,000. He believed those changes would help negate any mill rate increases.

He was quite upset with the cuts made to the BOE budget last year, especially resulting in larger class sizes. He has compared many area school districts by number of teachers and students, and it is around a 1:10 ratio. He would like the Superintendent to explain the reasoning for it. He believed that the Superintendent's presentation was the best school budget presentation he had seen to date.

Lucien Lefevre, 54 Kimberly Drive

Mr. Lefevre, Chair of the Enfield Veteran's Council, announced that at 1pm on May 25th Enfield will host their Memorial Day parade. The parade starts at Enfield Street School and concludes with a ceremony on the Town Green. Memorial Day is a day to remember and honor those who passed serving in the line of duty. The main library also has a Memorial Day display available for the public to view. He said the unfunded mandate from the state concerning tax abatement for 100% permanently and totally disabled veterans affects a small number of residents. He explained that the VA does not hand out the 100% fully disabled rating easily; it is a very difficult criterion to meet. He understands that the abatement does impact the town's taxes, but there are not a lot of veterans who would be taking advantage.

Mr. Lefevre would like to see the Flag Policy added to the Town Charter because it is important to avoid lawsuits. He said that Hartford has a Flag Policy that includes only government flags, but they decided to deviate from their policy and hang a flag not outlined in their policy. They are currently facing a lawsuit because they strayed from what was established in their policy. He does not want Enfield to be involved in any lawsuits and feels it should be limited to the American flag, state flag, and service/military flags. He said leaving it out of the charter is opening the town to lawsuits.

Christian D'Antonio, 18 Montano Road

Mr. D'Antonio, a Planning and Zoning Commissioner, said he was concerned about Enfield's transit situation. Mr. D'Antonio said the current CT Transit bus stop is located in the old mall parking lot, and he has used the bus service for over seven years. With the proposed changes to the mall site, he is unaware of how it will affect the other bus passengers. The new owners said they would not retain the Park and Ride location. His

solution was to utilize the recently expanded parking lots at the back of Town Hall to accommodate the bus transit passengers. While he wasn't sure it was the best solution, he acknowledged it was a solution and was better than nothing. He provided the following six reasons to support his solution:

- 1) It is centrally located in Enfield and easily walkable for riders without a car
- 2) It is not much farther than the current Park and Ride location
- 3) Town Hall parking lot is oversized for daily usage leaving excess capacity
- 4) Park and Ride usage is not significant enough to create parking hazards and overflow. There are roughly one hundred open spots during the workday.

Phillip Dumond, 13 Celtic Court

Mr. Dumond said he spent time comparing Enfield to surrounding towns and found that South Windsor is the most comparable. Mr. Dumond stated that South Windsor's budget is \$159 million and Enfield's is \$162 million. The education budget for Enfield during 2024 was around \$97 million versus South Windsor's school budget of \$100 million. They have about 400 more students, and their population has grown by about 10% while Enfield's population has declined by 10-15%. South Windsor is one of the few towns where the student population continues to grow. The Town of Enfield has spent \$5.7 million on bussing students, where South Windsor spends \$2.5 million. He challenged the Council to save money on bussing, and for every dollar they save put that towards the student/ teacher ratio. He believed there was money to be found.

Christian D'Antonio, 18 Montano Road

Mr. D'Antonio continued his list of reasons for the Town Hall parking lot being the solution for the new Park and Ride:

- 5) The cost to the town would be minimal and would include communication, signage, and slightly increased property insurance
- 6) Having the main regional public bus stop on public property is a wise local and state collaboration.

8. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Santanella said he received a complaint about significant potholes on Depot Hill Road which he thought had been fixed. He asked if they could be repaired. Mr. Santanella instructed the public that if anyone is in possession of a tattered or torn American flag, it should not be flown. He encouraged people to take them down, fold them, and retire them to American Legion Post 80 on Enfield Street. They have a drop box for the collection of American flags.

Councilor Cekala thanked the residents for speaking tonight and asked that they continue to pay attention. Ms. Cekala said she was in support of the BOE budget and encouraged

residents to pay attention to the BOE deliberations.

Councilor Cressotti thanked everyone who spoke tonight and reminded residents that there will be a BOE deliberation meeting tomorrow. Mr. Cressotti is in total support of the BOE budget as proposed. He announced that it was Teacher Appreciation Week and recognized all they do for Enfield students every day, going above and beyond. He acknowledged the importance of well-being and seeking support when needed as we enter Mental Health Awareness Month. Mr. Cressotti thanked Mr. Beiler of Local 1029 for their donations and efforts for the Unified Volleyball Tournament. It was a great event, and he was glad to see members of DPW, 1029, and the Police Department, who won. The Fire Departments, Enfield High, Allied, and JFK students participated as well. He gave a shout-out to the Best Buddies program and congratulated them on their walk at the Dunkin' Donuts Park Yard Goats Stadium. JFK came in third place for their fundraising efforts. He encouraged residents to see the play Anastasia put on by the Opera House Players. It will play the next two weekends.

Councilor Mangini thanked residents who spoke tonight, and those that met outside as a unified front to support education and unions. Ms. Mangini said it was important to stand up for what you believe in. She congratulated JFK for their phenomenal rendition of The Lion King, saying each performance was unique. She congratulated all the students of St. Jeanne Jugan who made their First Holy Communion on Saturday at Holy Family Church.

Councilor Nasuta thanked everyone who spoke tonight and shared what was important to each of them. He appreciated residents recognizing the hard work the Council puts in.

Councilor Rousseau also thanked residents for speaking and for paying attention to budget presentations. He was grateful for the number of individuals holding them accountable and helping them make decisions.

Councilor Unghire was thankful to the residents who came out and spoke and shared their opinions. Ms. Unghire also appreciated the discussion concerning the Flag Policy. She also thanked Thatcher Grimson for bravely coming out to speak.

Councilor Hendrickson said that the Fermi turf field has been discussed by the Republican caucus, and the field has run its course of life. The fields are no longer maintained, and he agreed something needed to be done. Director of Economic and Community Development Aaron Marcavitch is in the process of identifying grants to help offset the cost.

Deputy Mayor Pyznar thanked Mr. Dumond for his printout because she has also been looking for ways to increase revenue instead of having to make cuts. Ms. Pyznar thanked everyone for coming to speak and said that it was a tough budget again this year and would be for next year as well. She appreciated having the meetings streamed live for residents to watch from home. Tuesday there will be another meeting with the BOE and Wednesday there will be a Public Communication session where she invited residents to come out and speak. She said that they were not going to make everyone happy, but they would do what was best for everyone in Enfield. If residents are not comfortable speaking in front of the Council, they can call, text, or email Council members with their suggestions or comments.

Mayor Nelson thanked the residents who came to speak, and those who sent emails prior to the meeting with their concerns. Mr. Nelson stated that they are in the process of applying for a grant that would help replace the turf fields at Fermi. He also explained that the Council did not impose a sewer fee but removed the flat fee and adjusted the usage fee. By doing that, it shifted the burden to larger apartment complexes and lightened it for single-family homeowners. He clarified that no Council members have said that they support privatization of trash pickup. An employee brought the issue of trash pickup to light last year, and the Council took a deeper look at the trash collection process and budget. An outside consulting firm is looking at the current trash operation to uncover efficiencies or see if an outside company would be a more cost-effective solution. The conditions given for this study were:

- No employee job loss
- The plan must include yard waste
- The transfer station would need to remain open

Mr. Nelson further stated that if the Council never took action with the custodians, then they would not have been working in the best interest of residents. It's the Council's job to look for inefficiencies and ways to save the taxpayers' money. Sometimes they must impose tax increases as a last resort.

Mr. Nelson clarified that Wednesday's meeting is a Community Conversation which the town used to have every quarter. Mr. Nelson said the difference between a Community Conversation and Public Communications is that residents can direct questions to a particular councilor at the time they speak instead of asking a question to be answered later in the meeting. This allows for open dialogue.

Mr. Nelson believed they may not receive the final report regarding trash collection until after the budget gets passed. They can't get the answers they need before closing out the budget. He welcomed questions about School Modernization, the mall project, the Bacon Road/ Amazon development, or whatever residents want to discuss. He stated that they

read Mr. Dumond's emails and reviewed the information he provided and have been discussing it. He wanted to thank him for taking the time to create the printout. Mr. Nelson reached out to a resident who posted budget information on Facebook stating he wished to have a conversation with her and encouraged her to present her ideas and suggestions. He said that every Council member wants to fully fund the budget, especially the education portion, but there needed to be a balance.

Mr. Nelson said he is actively looking to secure a permanent solution for CT Transit and would like to avoid a temporary fix because it's inconvenient to keep changing locations. He also suggested utilizing our public transit system to pick up residents, free of charge, who live at surrounding assisted living facilities who wish to attend the Summer Concert Series. They could provide special seating and accommodation, and it would give them the opportunity to get out in the community. Mr. Nelson asked for an update on the town's audit, saying it was difficult to complete the town budget without it. He was disappointed to hear that the BOE policy audit had not even been started since it had been paid for and was to be used to look for solutions to prevent overspending again. He felt as though the results would have been beneficial in creating the new budget. He congratulated the Police Department, saying they have a difficult job, but they made an arrest in the fatal hit-and-run incident. He thanked the officers who spent months and months investigating the case. He appreciated the work Mr. Kienzler did to reduce the Registrar of Voters' budget by \$10,000.

9. TOWN MANAGER REPORT AND COMMUNICATIONS

Assistant Town Manager Bielenda said that he would follow up with Finance Director John Wilcox on the status of the town and BOE audits. Mr. Bielenda stated that the Town Manager has been privy to the idea of transporting area assisted living residents to the Summer Concert Series at Higgins Park. Mr. Bielenda had the opportunity to speak with Karen Edelson, Senior Operations Director, who said they could probably provide the transportation with minimal financial impact by shifting some drivers and routes. He enjoys seeing the smiling faces of residents enjoying the concerts, and he is thankful for the suggestion.

10. TOWN ATTORNEY REPORT

None.

11. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Nasuta said that the Joint Facilities meeting had been changed to May 22nd.

12. UNFINISHED BUSINESS

None.

13. NEW BUSINESS

A. Consent Agenda

1. Request for Transfer of Funds for the Electronic Printer Grant - \$31,422

MOTION #7214 by: Gina Cekala, seconded: Marie Pyznar.

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

FROM: CAPITAL NON-RECURRING FUND - FY2025 REVENUE

Miscellaneous	State 31042025 - 413699	\$31,422
Revenue		

TO: CAPITAL NON-RECURRING FUND - POLICE DEPARTMENT EQUIPMENT

Equipment - New	31008854 - 573000	\$31,422
-----------------	-------------------	----------

I hereby certify that the above-stated funds are available as of April 30, 2025, by John A. Wilcox, Director of Finance.

Mayor Nelson explained that this resolution would allow for digital ticket printers to be installed inside some police cruisers.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7214** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

B. Appointment(s)–Town Council Appointed - **NONE**

C. Resolution Authorizing the Town Manager to Sign a Lease Agreement with Collins Powder Hill Farm, LLC

RESOLUTION #7215 by: Cynthia Mangini, seconded: Robert Cressotti.

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.

Councilor Santanella stated that every year they vote on the lease agreement with Collins Powder Hill Farm LLC. Mr. Santanella mentioned that he would be fine with Collins writing a check for the \$1,100 to either Loaves and Fishes or Enfield Food Shelf instead of issuing to the town. Mayor Nelson was concerned that other farms might be interested in the land, and he wanted to consider the highest and best use for that land. Mr. Nelson was not interested in changing the resolution because the agreement has been in place for years.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7215** adopted. Yes: Gina

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

D. Resolution Accepting a Donation of a Flowering Dogwood Tree from the Hastings Family

Mayor Nelson read a letter from the Hastings family who wished to donate a flowering dogwood tree to the Town of Enfield. The Enfield Senior Center has worked with the Hastings family to oversee the donation process. The tree will be planted in honor of their mother, Mary Hastings, who was a longtime member of the Enfield Senior Center. She was also a lifelong resident of Enfield. The tree is expected to be placed adjacent to the Flowering Garden near the walking trail of the Enfield Senior Center. A dedication ceremony will be held on the afternoon of June 27th.

RESOLUTION #7216 by: Cynthia Mangini, seconded: Marie Pyznar.

NOW THEREFORE BE IT RESOLVED, that the Town Council accepts the donation of one (1) Flowering Dogwood tree from the Hastings Family.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7216** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

E. Resolution Authorizing the Senior Volunteer Tax Program for Fiscal Year 2027

RESOLUTION #7217 by: Cynthia Mangini, seconded: Robert Cressotti.

BE IT RESOLVED, that the Enfield Town Council reestablishes the Senior Volunteer Tax Program, providing up to a \$400 tax credit for taxes due July 1, 2026, for senior citizens who meet the parameters of the program.

BE IT FURTHER RESOLVED, the program cost will be capped at \$100,000 and, if the cost exceeds \$100,000, the tax credit amount will be reduced on a pro rata basis so that the total cost does not exceed the cap.

Councilor Hendrickson said the original revisions of the program did not cover enough, and he had problems with it. He was told the committee did not want to change or adjust the eligibility requirements, and Mr. Cressotti clarified that there was an increase in the volunteer hours from 50 to 70 hours. Any properties that were in trust, life estates, or partial interest properties would fall under the same guidelines pursuant to CGS 12-170aa. Trust agreements would be reviewed on an individual basis by the Town Attorney to see if they

qualify. They also increased the volunteer hours and the age requirement to 65 years old. The other change is the cap of \$100,000, whereas last year they needed to transfer funds to ensure that everyone who met the criteria could take advantage. If the number of qualified applicants exceeds the amount of money allocated, then the \$400 deduction would be reduced so that everyone can take advantage.

Deputy Mayor Pyznar believed there should be a financial component to the program. She did not think that volunteering should be used to obtain a tax deduction, especially after a church organization joined the list of acceptable volunteer opportunities. She did, however, believe the money could go towards the Circuit Breaker Program which would allow individuals to stay in their homes. Ms. Pyznar said she met the requirements for the volunteer tax program because she was over 65, and she volunteers, and she didn't feel as though it had enough guidelines. She wants to see it used as a program to keep residents in their homes. She has been approached by residents of Mark Twain, Enfield Terrace, and Windsor Court who don't own homes but could benefit from a tax break on their vehicle. Unfortunately, they don't meet the criteria because they don't own homes, and they could really benefit from the reduction in taxes. Oftentimes, they physically cannot volunteer either. She did not see the program having enough merit to be beneficial to many residents. She is not in support of the program.

Councilor Mangini said she would be in support of the resolution and believed the program was great. She didn't believe the program's intent was necessarily to keep people in their homes as it was to reward those that were volunteering by saving a couple of hundred dollars. The way the program is designed is that it will not exceed \$100,000, and the town attorney will review it on a case-by-case basis. She did not see a problem with the program as it incentivizes people to volunteer.

Councilor Ludwick asked for details on the Circuit Breaker Program where the town funds \$700,000 to \$750,000. Mr. Ludwick said this program does help keep seniors in their homes. The criteria are more stringent. He asked for a legal opinion on whether they could create their own guidelines and expand eligibility, since the town now fully funds the program. Mr. Ludwick stated that there were many people who received the credit last time who were volunteering on commissions, and he didn't believe there should be a tax credit for serving on commissions. He believed there should be income levels and the allotted \$100,000 was too high. While he appreciates those who volunteer, he believed the program had changed too much from what it originally was when it was first discussed three years ago. He said the town was too generous in giving breaks to those who worked on commissions or lake associations. If the resolution stays the way it was presented, he would be voting no.

Mayor Nelson said that the Senior Volunteer Tax Program was a duplicated program. He said many seniors have come forward saying they would be fine with a tax increase for the budget, but if they received the tax break it would be cost-neutral for them. Many other seniors would be struggling, as well as young families. He said that the Circuit Breaker Program has guidelines, and he believed that was the goal of the Council to help those who need help. He struggled to understand how raising taxes to \$700- \$750 a year and then offering a tax break of \$400 was beneficial. He would like to see the program removed and have everyone receive a tax break or minimize the tax increase they may be forced to do. He believed the seniors would rather have the money used for people who truly needed help through programs like the Circuit Breaker. If the Circuit Breaker Program was short of funds, he would be willing to transfer the \$100,000 over to it as long as it followed the same guidelines. He was not in support of the resolution.

Councilor Cressotti said that it was clear many on the Council were not in favor of the Senior Volunteer Tax Program. Mr. Cressotti said the program was first designed to reward seniors that volunteered in Enfield. At inception, there were no parameters around income levels. He believed there were too many individuals called out for not "deserving" the tax break. He said there were a few Council members who put their time and effort into creating this program over the years, and it could possibly get taken away. He wanted to know what the exact figure was for the Circuit Breaker, because he believed it was around \$300,000. He stated that the Circuit Breaker Program had nothing to do with the Senior Volunteer Tax Program. Individuals who were on the Circuit Breaker could also take advantage of the Senior Volunteer Tax Program, as well as the veterans' exemption, if applicable. He was almost certain that it would get shut down tonight and would be upset to see another program eliminated alongside the Senior Repair Program and a blow to the Commission on Aging.

Councilor Ludwick said that at the start of the Circuit Breaker Program, the town's portion was around \$300,000- \$350,000, and the state matched it 1:1. Once the state cut their funding to zero, the town decided to continue funding the program at the full \$700,000- \$750,000 budget over the last seven years. The money helps around 600 families a year. Finance Director John Wilcox confirmed that the Senior and Disabled Tax program is a state-mandated program which was formally partially funded by the state. After the state stopped providing funds, the town picked up the difference, increasing their portion from \$350,000 or so to around \$700,000. Due to Covid, there was a suspension of the application process. Interested residents have until May 15th to submit their applications. He did not believe they had ever exceeded the allocated funding. Mayor Nelson requested that Mr. Wilcox come back to the Council if the Circuit Breaker were to come close to maxing out,

so that the funds could be transferred over.

Councilor Unghire said that when the program was presented to the former Council, the appeal was to obtain volunteer hours for the town. The math equaled around 5,000 hours of total volunteer time for Enfield. She believed it was originally based on all the benefits the town would receive from volunteerism. She would not be in favor of the program the way the criteria were presented tonight, but would be willing to revisit it if it gets revised.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7217** failed. Yes: Gina Cekala, Robert Cressotti, Cynthia Mangini, John Santanella No: Bob Hendrickson, Michael Ludwick, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire Abstain: None.

F. Resolution Authorizing the Commission on Aging to Distribute Funds Donated to the Town from the Senior Minor Home Repair Program - \$10,356.20

RESOLUTION #7218 by: Marie Pyznar, seconded: Bob Hendrickson.

BE IT RESOLVED; that the Enfield Town Council hereby authorizes the Commission on Aging to distribute the funds that were donated to the Town through the Senior Minor Home Repair Program.

Deputy Mayor Pyznar explained that the money was donations made by residents who used the Senior Repair Program. The Commission on Aging decided to split the money by funding meals at the Senior Center on Tuesdays and Thursdays and will use the remainder for the Grandparents Raising Grandchildren Program, which will cover the costs of the Kids' Camp tuition.

Mayor Nelson said the former program was unable to obtain insurance to cover the volunteers who provided the work. The insurance company was going to drop the town if they continued with the program. He stated that the Senior Repair Program was a wonderful program for the elderly in Enfield, and Councilor Santanella spent time trying to find additional organizations to absorb the program. Unfortunately, insurance carriers were not willing to cover them.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7218** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

G. Resolution to Abate Property Taxes - 5 Spier Avenue

RESOLUTION #7219 by: Michael Ludwick, seconded: Gina Cekala.

BE IT RESOLVED, the Enfield Town Council hereby abates the real estate tax and interest on 5 Spier Avenue.

Councilor Ludwick said that this case came before the General Governance Subcommittee. This situation was related to a medical situation where the spouse who paid the bills had a medical issue that caused them to fall behind. The spouse called the town and explained the situation. The town was willing to give a one-time abatement, and they have since been up-to-date paying their taxes. It was disclosed that there would be no other abatement in the future if they were to fall behind again. General Governance was in unanimous agreement and recommended the Council approve the abatement of the \$2,400 property tax bill. Mayor Nelson said that while he was not in attendance for the General Governance conversation, he believed that the committee would make the best decision, and he was in support of the abatement.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7219** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

H. Resolution to Abate Motor Vehicle Taxes

RESOLUTION #7220 by: Michael Ludwick, seconded: Gina Cekala.

BE IT RESOLVED, that the Enfield Town Council hereby abates the motor vehicle tax and interest due on grand lists years 2020 to 2022 for Pierre Carly Desilier to an amount of \$750.

Councilor Ludwick said that this abatement request came before the General Governance Subcommittee. He said that the committee decided to give some grace to the vehicle owner with a partial reduction of their motor vehicle tax. The situation was multi-faceted and included issues with the DMV, the town, the owners, and possibly the postal service. The decision to send it to the Council was unanimous. He said that Councilors Cekala and Hendrickson asked some great probing questions at the meeting as well. Councilor Cekala clarified that not every abatement request is brought to the Council if the answer from the subcommittee is no. She did not want to give the false impression that every case that gets brought to the committee will get a break or reduction in their taxes.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7220** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: None Abstain: John Santanella.

I. Resolution to Approve a Four-Year Collective Bargaining Agreement With the Enfield Police Employees Association (Police Union)

Mayor Nelson explained that there was a budget impact on the agreement. It was stated that the contract calls for a one-year wage increase of 3% to take effect on June 30, 2025, with no retroactive wage increase for almost the entire current year. Wage increases of 3% on July 1, 2025, July 1, 2026, and July 1, 2027. The estimated wage increase to the budget over the four-year period is \$1,116,499 or net 2.06% annually. It will factor in employee health insurance and employee contributions.

RESOLUTION #7221 by: Cynthia Mangini, seconded: Marie Pyznar.

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 Enfield Police Employee's Association dated July 1, 2024 through June 30, 2028.

Councilor Rousseau empathized with Police Chief Alaric Fox stating that it had been difficult to recruit and retain qualified candidates over the last few years. Mr. Rousseau said that the new generation of officers are transient and will move departments in pursuit of money and contracts. Oftentimes, they find that the move is not beneficial or better, and they want to return to Enfield. He believed it was a fair contract, and he appreciated the teamwork involved in creating it. The union and town were able to avoid arbitration, which would have been costly and time-consuming. He said that this contract will help with retention and recruitment, as an almost fully staffed police department. He said departments across Connecticut and the United States are struggling to find candidates. He thanked the officers in Enfield.

Assistant Town Manager Bielenda explained that the increase mentioned was over the life of the four-year contract. The increase would take effect July 1, 2025. Since they would be foregoing the first year of retroactive pay, they are paying in full almost the entirety of the benefits they were seeking for the remainder of the contract. Councilor Ludwick said that it was a large increase for the town to give 50% retirement health coverage from the previous 35%. Mr. Bielenda explained that the DROP plan is the Deferred Retirement Option Program. Employees that are eligible to retire can do so, which leaves the town searching for a replacement. If possible, they seek to postpone that retirement by keeping the employee another year or two. By doing so, the town is able to plan for when the employee does retire. The cost to the town is borne out in three ways:

- 1) Foregoing retroactive pay for the first year
- 2) They're increasing their pension contributions for current employees by .25%.
- 3) New hires on July 1, 2025 will pay one full percent more into the pension. They will be

funding the benefit.

Mr. Bielenda stated that those parameters were given to him by the Council during an Executive Session.

Councilor Ludwick stated he did not agree with the healthcare amount. He explained that over the last few contracts, the negotiation of retroactive pay has always come into play. Mr. Bielenda clarified that it was his proposal to them. He explained to the union that if they wanted the benefit, they would need to fund it. If they accepted the retro for base wages and overtime, the town would be paying out a lot of money. If they chose to forgo the retro, they would be able to buy the benefit they were seeking. At first, they did not want to accept the terms, but they took some time to think it over and changed their minds. If it had gone to arbitration, they would be seeking retro.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7221** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: Michael Ludwick Abstain: None.

J. Resolution to Appropriate Funds to Purchase Four (4) Lucas CPR Devices

RESOLUTION #7222 by: Cynthia Mangini, seconded: Marie Pyznar.

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

FROM: OPIOID SETTLEMENT FUND - REVENUE

Revenue	24740000 - 417186	\$54,528
---------	-------------------	----------

TO: OPIOID SETTLEMENT FUND - EMS EQUIPMENT

Equipment - New	24750000 - 573000	\$54,528
-----------------	-------------------	----------

I hereby certify that the above-stated funds are available as of May 1, 2025, by John A. Wilcox, Director of Finance

Mayor Nelson thanked Councilor Ludwick for thinking outside the box with the budget. Recently, the town received funds for the Opioid Settlement Fund, which was restricted in how it could be spent. In the current budget, EMS requested two Lucas CPR devices and two more in the following year's budget. Councilor Ludwick suggested the use of the funds from the Opioid Settlement to purchase the Lucas machines. The Lucas machines could be used to save the lives of those who may be overdosing and suffering cardiac arrest due to opiate use.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7222** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

K. Resolution to Update the Enfield Police Department (Non-Town) Outside Services Overtime Rates

MOTION by: Michael Ludwick, seconded: Cynthia Mangini 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, Lori Unghire No: None Abstain: None. ***A copy of the full resolution is below.***

RESOLUTION #7223 by: Michael Ludwick, seconded: Cynthia Mangini.

WHEREAS, the Town of Enfield, through the Enfield Police Department, has historically provided privately contracted police services to vendors upon request, at a rate of compensation equal to top-step sergeant's overtime (time and one-half) pay, plus a \$1.50 per hour administrative processing fee, plus a \$20.00 per hour "vehicle fee," and with a minimum fee of four hours per job, billed in additional one-half hour increments thereafter, for non-weekend/non-holiday outside services work.

WHEREAS, the Town of Enfield, through the Enfield Police Department, has historically provided privately contracted police services to utility and/or construction vendors upon request, at a rate of compensation equal to double-time top step sergeant's pay, plus a \$1.50 per hour administrative processing fee, plus a \$20.00 per hour "vehicle fee," and with a minimum fee of four hours per job, billed in additional one-half hour increments thereafter for weekend or Enfield Police Department collective bargaining contract recognized holiday, outside services work.

WHEREAS, the Town of Enfield, through the Enfield Police Department, has historically provided privately contracted police services to vendors upon request, at a rate of compensation equal to double-time top step sergeant's pay, plus a \$1.50 per hour administrative processing fee, plus a \$20.00 per hour "vehicle fee," and with a minimum fee of four hours per job, billed in additional one-half hour increments thereafter for Enfield Police Department collective bargaining contract recognized holiday outside services work.

WHEREAS, this \$1.50 per hour administrative fee has not been updated since approximately 1980 and this \$20.00 per hour vehicle fee has not been updated since

approximately 2007, and these fees no longer accurately reflect the costs to the Town of Enfield of the administrative/clerical/billing of these events, or the provision of a department vehicle at these events.

WHEREAS, additionally, a recent review of the rates charged by area police departments also reflect, that these Enfield rates are near the bottom of comparable towns.

THEREFORE, BE IT RESOLVED, that the Town of Enfield will, effective July 1, 2025, institute a modified fee structure as follows:

All (non-town) contracted police services provided to vendors upon their request will be billed at a rate of compensation equal to top-step sergeant's overtime (time and one-half) pay, plus a \$30.00 per hour town administrative processing fee, with a minimum fee of four hours per job, billed in additional one-half hour increments thereafter, for non-weekend/non-holiday outside services work.

All (non-town) contracted police services provided to utility and/or construction vendors upon their request will be billed at a rate of compensation equal to double-time top-step sergeant's pay, plus a \$30.00 per hour town administrative processing fee, with a minimum fee of four hours per job, billed in additional one-half hour increments thereafter, for weekend or Enfield Police Department collective bargaining contractually recognized holiday, outside services work.

All (non-town) contracted police services provided to vendors upon their request will be billed at a rate of compensation equal to double-time top-step sergeant's pay, plus a \$30.00 per hour town administrative processing fee, with a minimum fee of four hours per job, billed in additional one-half hour increments thereafter, for Enfield Police Department collective bargaining contractually recognized holiday, outside services work.

Councilor Cekala said that the topic came up during budget deliberations. She wanted to reiterate that she didn't have a problem with increasing the rate but did have a problem with the process in how it was done. She believed it should have been referred to a subcommittee, and she was worried they were being premature, and the process was rushed. She stated that it was proposed to the Chief, and he had around thirty-six (36) hours to turn it around. She was worried that the numbers were going to cost the town by pricing out companies and organizations that would hire department officers to perform jobs for them. She would like to see this matter go to a subcommittee for further discussion. She would not be in support.

Councilor Santanella stated that one of the issues was the administrative rate. Since 1980, the rate has been \$1.50 per hour. Mr. Santanella said that he could understand why that rate would get an increase. However, the increase would go from \$1.50 per hour to \$20 per hour. Chief Fox explained that there was a \$20 per hour fee that was charged for the vehicle which he believed has been administered inconsistently. He said that \$20, plus \$1.50, would be the overall administrative fee paid to the town at a total of \$21.50 per hour. Under the directions that were provided, Chief Fox said that the rate would go from \$21.50 to \$30 per hour. This amount would be all-encompassing, and the vehicle fee would not be a stand-alone expense. This would be an increase of \$8.50 in total.

Mayor Nelson said that it appeared as though it was a \$30 an hour increase, which would be incorrect. The new rate would now include the car fee, and most jobs include the police car. In our region, this increase would put Enfield in the mid-range. Previously, they were at the bottom. He told Councilor Rousseau that it was a good catch, and after forty years it could get the rate increase it deserved. He thanked Chief Fox for providing the information they needed by the next day.

Councilor Mangini asked what the ballpark range was for the difference per hour from 1980 until present, not including the administrative fee. Chief Fox said that exclusively the change was whatever raises the EPEA has given to the officers over the course of that time. It started with the \$1.50, plus the \$20 starting around 2007–2008. The only variable would have been the rate of pay the officer was receiving. Incrementally, the number has been increasing since 1980. The number they were looking to adjust this evening would be considered the administrative fee, the vehicle plus the \$1.50. Cumulatively, this amounts to \$30 per hour. She agreed with Councilor Cekala that this should have been presented at a time outside the budget discussions. She would be in support of the decision. Councilor Ludwick wanted clarification that officer pay would not be changing. Chief Fox stated that there would be no change to officer base rate pay.

Councilor Rousseau was grateful to Chief Fox for reaching out to local departments to research comparable rates. He was glad that the town was correcting the rate and making it fair. They would not look to create a profit off the increase. It would be to recoup some administrative costs in assigning private duty work.

Mayor Nelson received an email from a former retired utility company employee who is against the proposed change. The email stated that it would raise the taxpayer's utility rates because the utility company would need to pay the fee. Mr. Nelson responded that for over forty years, Enfield had graciously charged a low fee to which Enfield residents have seen no benefit. He said the argument didn't hold any weight because the utility rates keep rising.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7223** adopted. Yes: Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, Lori Unghire No: Gina Cekala, Robert Cressotti, John Santanella Abstain: None.

L. Resolution Authorizing the Town Manager to Sign the Recission of Purchase and Sales Contract and Mutual Release of Claims for 5 Taylor Road

RESOLUTION #7224 by: John Santanella, seconded: Marie Pyznar.

BE IT RESOLVED, that the Town Manager is authorized to sign the Recission of Purchase and Sales Contract and Mutual Release of Claims for 5 Taylor Road.

Mayor Nelson explained that this was for the Nathan Hale property because they approached the town with a completely different plan than originally discussed. The buyer also did not follow through with the closing dates. The town was looking to terminate the contract, and the buyer asked for a release, which was granted.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7224** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

M. Resolution to Hold a Public Hearing Regarding the Proposed Revisions to the Enfield Town Charter

RESOLUTION #7225 by: Michael Ludwick, seconded: Robert Cressotti.

BE IT RESOLVED, the Enfield Town Council does hereby schedule a public hearing regarding the proposed revisions to the Enfield Town Charter to be held on May 12, 2025, at 7:00 pm in the Town Hall Council Chambers, 820 Enfield Street, Enfield, CT, in order to receive public comment.

Councilor Santanella asked whether they wanted to hold a Public Hearing on the same night as the budget adoption. Mr. Santanella wanted to confirm the time for the Public Hearing and budget adoption, stating it would make for a long and engaging evening. Town Clerk Bailey stated that May 12th would be the 45th day since the filing of the Charter Revision Commission's Draft Report with the Council. The Public Hearing would need to be before or on May 12th to comply. The 7pm time slot was to allow residents time to attend after work.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7225** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta,

Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

N. Resolution to Appropriate Funds for Judgment - Hernandez v. Enfield Board of Education et al

RESOLUTION #7226 by: Cynthia Mangini, seconded: Marie Pyznar.

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

FROM: GENERAL FUND - REVENUE

Appropriated	Fund 10040000 - 499000	\$1,089,000
Balance		

TO: TOWN ATTORNEY

Judgements/Settlements	10130000 - 582000	\$1,089,000
------------------------	-------------------	-------------

I hereby certify that the above-stated funds are available as of May 1, 2025, by John A. Wilcox, Director of Finance.

Upon a **ROLL CALL** vote, the Chair declared **MOTION #7226** adopted. Yes: Gina Cekala, Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau, John Santanella, Lori Unghire No: None Abstain: None.

14. ITEMS FOR DISCUSSION

- **Community Development Block Grant Program Income Reuse (Tabled 4/22/25)**
Item to remain tabled.

- **CIF 2030**

Director of Economic and Community Development, Aaron Marcavitch, came before the Council to say that the next round of Community Investment Fund Grants has opened, and applications are due by June 6th. Mr. Marcavitch said the mall project has been the focus during the last two rounds. Now they are back to focusing on the Hazardville Institute parking lot project. The project figures are almost complete, and they are tightening up costs. He wanted to make sure the Council wished to continue with this project. He clarified to the Council that the state does not restrict towns to completing just one project at a time. It has been suggested that they put in for whichever projects they would like to complete. He contemplated applying for a Planning Grant which totaled \$250,000, that would review creating cost estimates and preliminary designs for renovations to historic, town-owned

buildings. The CIF program is looking to shift its focus from commercial-centered plans to community-driven areas that residents would be more apt to spend their time in. For example, the Pearl Street Library could use improved access and updated bathrooms. The Old Town Hall could also benefit from the CIF program if the other grant happens to fall through. He asked the Council if outside groups approached the town to do projects, would they be open to it and what the process was.

Mayor Nelson asked the Council if they would support the Historic Society applying for grants to preserve the Martha Parsons House to prevent it from being sold. Mr. Nelson said that Mr. Hosely has proposed some great ideas, as well as some funds, to help keep the house open. He would like to have a meeting with Peter Sorenson and a few liaisons to discuss the matter and take advantage of the grants. He wants to preserve the Martha Parsons House and retain its history. Mr. Marcavitch said it was a great idea, but better suited for the second round of grants. The state has tightened the rules and requires certain criteria that he would need more time to get together.

Councilor Ludwick said that the Hazardville Institute should be ready to go. He also suggested that with so many historical areas in Enfield they could offer a tour of sorts, connecting all the different areas to create a tourist destination. He would love to see the CIF used for helping community groups, now that it has been used for a private group. Mayor Nelson agreed with prioritizing the Hazardville Institute, then focusing on other libraries, including the one in Hazardville. He suggested converting the smaller one into bathrooms for the park that is there. He stressed to Mr. Marcavitch the importance of making the Hazardville Institute a CIF priority. Mr. Marcavitch said he believed that the state wanted municipalities to avoid using CIF money on private organizations, and he would present it to the Council if any non-profits came forward.

- **Charter Revision Recommendations**

Mayor Nelson explained that the Council had received the Charter Revision Commission's draft. The Council has the opportunity to accept the recommendations the way they are or make their own recommendations. If they make recommendations, they get sent back to the Charter Revision Commission, who will then decide whether to accept the changes. The final step is to send it back to the Council for a final vote to decide whether it will go to a referendum. Mayor Nelson said that a lot of work has gone into the Charter Revision, a lot of opinions have been heard, and some topics were not agreed upon. The Council will have the opportunity to review the proposed changes and decide how they would like to move forward.

Mr. Nelson believed that the Flag Policy should be in the Charter because currently five Connecticut towns are facing legal repercussions due to flag policy conflicts. It was

important to him to have the Flag Policy sent back to the Charter Revision Commission. He discussed that a large budget increase of over 5% would trigger a referendum, which would allow the taxpayer to have input on the budget. If they voted "no", then it would automatically revert to 5%. This topic came with a lot of disagreement around what number should trigger a referendum, and it ranged anywhere from 4-8%. He agreed not to challenge the 5% if it made it to the floor.

Deputy Mayor Pyznar stated she would like to see the number lower, somewhere around 4%. Councilor Mangini would prefer that the budget never goes to a referendum. She believed that with a town Enfield's size, it would be difficult for taxpayers to view, obtain, and decipher the materials the Council receives when developing a budget. In response, Mayor Nelson said that the meetings are televised, and budget booklets are available.

Councilor Cekala does not support a budget referendum, stating it is a recipe for disaster. She also explained that members were appointed to the Charter Revision Commission to do the work, and she found it disingenuous that members of the Council would need to decide what should remain and whether it should be sent back due to disagreements. While she may not agree with the referendum number, she will be fine with what the committee decides. She did not like that the Council has the ability to exercise their authority concerning what the Charter Revision Commission decides if it's something they don't agree with.

Councilor Cressotti said he worked alongside Mayor Nelson and Councilor Ludwick and members of the Charter Revision Commission. Together, they worked hard and had a lot of give and take. Mr. Cressotti stated he was good with the way the draft report came out, even though he was not in favor of the referendum. However, he was content with the 5%. He said it was important to understand that the recommendations will go back to the Charter Revision Commission, who will then make the final decision. He wanted to clarify that the Council does not make the final decision about what goes into the charter, but they do have the final say on whether it goes to a referendum.

Town Clerk Bailey stated to the Council that they have fifteen days from the date of a Public Hearing to finalize their suggestions.

Councilor Ludwick disagreed that voters would not know how to vote for a budget. Mr. Ludwick said that they try to educate voters more to understand the process, and understand where taxpayer money is being spent. He believed it was a helpful process. He was shocked that more people were not upset that their federal tax dollars were not being properly spent, regardless of political views. He wanted to see a different version of the

budget referendum, but he believed it was important for residents to see where their tax money goes. He also believed that 5% was too high and pushed for 3%. He would prefer to see 4%, have a Flag Policy, and have term limits.

Mayor Nelson said that the proposal on the floor was for a 4% increase to trigger a referendum. He believed it was a wake-up call for a \$750/year tax increase. He said it would allow justification for why they need to do certain things. He also believed that the Council is elected to do hard things, and ultimately, it's up to the taxpayer to decide whether they want a tax increase, or if they would rather lay off staff members to save money. He said it also prevents a rogue Council.

There was consensus on the 4% and the Flag Policy, and after the Public Hearing there may be more items to address.

15. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

None.

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

None.

17. COUNCILOR COMMUNICATIONS

Deputy Mayor Pyznar wished all the mothers a very Happy Mother's Day.

18. ADJOURNMENT

MOTION by: Cynthia Mangini, seconded: Marie Pyznar to adjourn.

Upon a **SHOW OF HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 9:40pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council

LEASE AGREEMENT

THIS INDENTURE made this _____ day of May 2025, 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 commenced retroactively as of April 1, 2025 and shall terminate on October 31, 2025.

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: _____
Christopher W. Bromson
Town Manager

John M. Collins
Member

Date: _____

Date: _____

Exhibit A

Description of Premises

SENIOR VOLUNTEER TAX COMMITTEE

RECOMMENDATIONS FOR SENIOR VOLUNTEER TAX PROGRAM FOR CALENDAR YEAR 2025;
FISCAL YEAR 2026/2027

- Volunteer must be 65 or older by December 31st of the calendar year in which the volunteer hours are worked.
- Volunteer must have owned and occupied a home as a principal residence for five years with no pending unpaid municipal liens or delinquent real estate taxes.
- Property held in trust, life estates, and partial interests shall fall under the same guidelines pursuant to section 12-170aa. The trust agreement must be reviewed on an individual basis by the town attorney to determine if it qualifies.
- Volunteer must work for a minimum of 75 hours in the calendar year (January 1, 2025, to December 31, 2025) in a non-profit organization located in the Town of Enfield or one that is headquartered out-of-town but that benefits Enfield; or the Town, schools or religious organizations. (increase from 50 hours)
- Only one \$400 credit per household; spouses may both contribute toward the 75 hours.
- The Volunteer Coordinator or other designee at the entity where you volunteer must verify that the state hours have been worked.
- The Senior Center staff will oversee the program. Applications must be turned into the Senior Center by February 1, 2026. Credit will be applied to the July 1, 2026, tax bill.
- The program is capped at \$100,000. If applications exceeding \$100,000 are received, all individual tax credit amount will be reduced on a pro-rata basis so that the total does not exceed \$100,000.

**RESCISSION OF PURCHASE AND SALES CONTRACT
AND MUTUAL RELEASE OF CLAIMS**

This Recission of Purchase and Sales Contract and Mutual Release of Claims is made this _____ day of April, 2025 by and between THE COURT LLC (the "Buyer"), and THE TOWN OF ENFIELD (the "Seller"), (Buyer and Sellers, collectively the "Parties").

Whereas, the Buyer and Seller entered into a certain Purchase And Sale Agreement Contract relating to the purchase and sale of property located at 5 Taylor Road and Lot 3 on Assessor's Map 110 dated December 2, 2024 (the "Contract"); and

Whereas, on or about December _____, 2024 the Buyer deposited a check with Seller's attorney, Joseph Fallon of Enfield, Connecticut (the "Escrow Agent"), in the amount of Twenty Thousand and 00/100 (\$20,000.00) Dollars (the "Deposit"), representing the deposit under the terms of the Contract; and

Whereas, the Buer has exercised its rights to terminate the Agreement as provided in the Agreement; and

Whereas, the parties now desire to rescind the Contract and have the Deposit returned to the Buyer.

Therefore, for valuable consideration, the Buyer and Seller agree that the Contract is rescinded. Buyer and Seller authorize and direct the Escrow Agent to release the Deposit to the Buyer. Upon receipt of the Deposit by the Buyer, the Parties shall have no further obligations to each other under the terms and conditions of the Contract.

Further, Buyer and Sellers hereby mutually release, remiss and forever discharge each other from any and all claims from the beginning of time to the present which either party may have against the other in connection with the Contract.

Buyer and Sellers hereby mutually release, remiss and forever discharge the Escrow Agent from any and all claims from the beginning of time to the present which either party may have against the Escrow Agent in connection with the Contract.

Buyer and Sellers hereby mutually release, remiss and forever discharge the Escrow Agent from any and all claims from the beginning of time to the present which either party may have against the Escrow Agent in connection with the Contract.

Town of Enfield

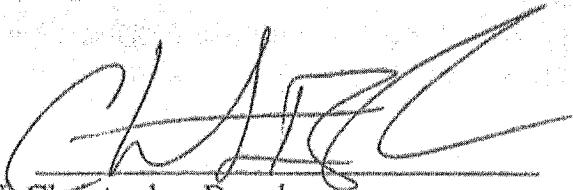
Date:

BY: _____

The Court LLC

Date:

4/9/25


BY: Christopher Boucher
Its Member

☐

2