



**MINUTES
TOWN COUNCIL
REGULAR MEETING
September 15, 2025
7:00 PM - Council Chambers
<https://youtube.com/live/gybMpdCWM54>**

1. PRAYER - Bob Cressotti

Councilor Cressotti spoke in remembrance of Jamie Nickerson, a long-time employee of the Town of Enfield who died tragically and Tim Jensen, a trusted journalist and native of the Town of Enfield who both passed away on Friday, September 12, 2025.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ROLL CALL

Present: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, Jeff Rousseau (left at 10:00pm), John Santanella, Lori Unghire

Absent: Gina Cekala

Also present were Town Manager, Matthew Coppler; Assistant Town Attorney, Mark Cerrato; Finance Director, John Wilcox; Director of Economic and Community Development, Aaron Marcavitch; Community Development Specialist, Kristine Koistinen; and Town Clerk, Sheila Bailey.

4. FIRE EVACUATION ANNOUNCEMENT

The fire evacuation was announced.

5. MINUTES OF PRECEDING MEETINGS

- Special Meeting - July 21, 2025

MOTION #7296 by: Cynthia Mangini, seconded: Marie Pyznar to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7296** adopted. Yes: 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 - July 21, 2025

MOTION #7297 by: Cynthia Mangini seconded: Robert Cressotti to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7297** adopted. Yes: 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 - July 30, 2025

MOTION #7298 by: Cynthia Mangini seconded: Robert Cressotti to accept the minutes. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7298** adopted. Yes: 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

- Board of Education

Superintendent Steve Moccio provided a financial update for the end of FY25 and presented a condensed Board of Education budget update to the Council. Mr. Moccio stated that due to open positions and other factors, the BOE had a budget surplus of greater than 2% for FY25. They transferred 2% of the budget into their non-lapsing contingency fund in accordance with law. After the transfer, they still had \$41,041.47 leftover. They issued a check to Mr. Coppler and stipulated that it is a portion of the next payment due to the Town for the MOU. The outstanding balance of roughly \$1.2M will be paid over the course of the next five years. Board of Education Chairperson Charlotte Riley added that Mr. Longey put in many hours preparing the budget for the last fiscal year. The BOE started the year with only thousands in their 2% account. Over the course of the year, they were able to increase that balance by freezing hires and going through the budget line item by line item.

Mr. Moccio said that when he was hired, he promised he would be as transparent as possible with the budget. To that end, he provided a year-to-date summary. He believed that any items that fall into "the red" should remain in the red in order to see what the true needs are moving forward. Any transfers would camouflage the actual underlying issues.

Mayor Nelson commended Ms. Riley and Mr. Longey for reducing their \$6M deficit and turning it into a \$1.6M positive. He thanked Mr. Moccio for resolving all the issues from the beginning of the year that were identified. He hoped that they would be returning some of the money back to high school sports and the Powder Hollow dugouts. Councilor Ludwick noted that no matter what proactive steps are taken, there will always be bumps in the road. Now that the budget is back under control, it will be easier to address issues should they occur. He said it was refreshing to see the BOE be straight-forward with their budget. He explained that the 2% fund is for the BOE for contingencies. Mr. Moccio explained that going forward they will continue to budget for special education conservatively. Any excess cost reimbursement is anticipated to be a certain dollar amount, but they will continue to undersell it. Mr. Moccio understands that they often do not receive what they are promised and anticipates that the money required will continue to increase while funding from the state will continue to decrease. Budgeting is done by each child and their individual needs,

including outside placements and transportation. The special education line item is the most volatile budget item.

Councilor Santanella asked about the status of the audit and when they could expect it to be completed. Mr. Moccio replied that the auditor has completed all the required interviews and that Finance Director John Wilcox should be able to provide a definitive date. Mr. Coppler stated that he spoke with the firm that did the interviews, and they anticipate a draft to be completed by the end of this month.

Councilor Mangini thanked Ms. Riley and Mr. Moccio for their hard work and said that the staff that helps to reach the special needs students is doing a great job. She appreciated that they kept special education at the forefront.

- Constitution Week - Daughters of the American Revolution

On behalf of Mayor Nelson and the Council, Councilor Mangini read a proclamation to members of the Daughters of the American Revolution in honor of Constitution Week. Members receiving the proclamation for the Penelope Terry Abbey Chapter thanked the Council for recognizing Constitution Week and celebrating the Constitution's 238th anniversary. They provided a brief history of the Connecticut Daughters of the Revolution petitioning Congress in 1955 to recognize this week as the foundation of the American form of government. The resolution was enacted by President Eisenhower on August 2, 1956. In 2002, George W. Bush recognized this week as Constitution Week with its observance being September 17th through September 23rd. The commitment of the DAR is to encourage, study, and educate the public on the Constitution. The 100-day debate, known as the Constitutional Convention, gave way to what we currently recognize as the United States of America. The Committee of Detail, which was established at the convention, was composed of five members. Two regional members created the Connecticut Compromise, which was the agreement that states used to establish the two-house legislation structure and influence the inception of the name "United States of America".

The Penelope Terry Abbey Chapter works to recognize the history of the Town of Enfield. Member Kelly Davis is actively working to restore and refurbish the Thomas Abbey monument on Route 5. Other members are working on the Jonathan Edwards stone on Route 5, which takes the place of Enfield's second meeting house that no longer exists. They hope the restoration projects will help Enfield celebrate America250.

- America250 Proclamation

Deputy Mayor Pyznar and Councilor Unghire, on behalf of Mayor Nelson and the Town Council, read a proclamation to America250 Coordinating Committee members Cindy Kinney, Chair; Emily Clifford, Vice Chair; and Kelly Davis, Member. Mayor Nelson thanked

members for the time they volunteered to help move the committees forward. He looks forward to seeing what the committee is creating for the America250 celebration.

7. PUBLIC COMMUNICATION AND PETITIONS

Katie Grivois, 12 Ann Street

Ms. Grivois addressed the Council regarding her concerns about recent budgetary decisions. She feels the current financial situation of the Town's budget has culminated over the last twenty years and believes it is due to mismanagement, corruption, and manipulation. She is concerned that over the years the budget presentations have become more vague and require more research. As a taxpayer she is concerned about failing infrastructure, inadequately funded schools, and poorly maintained sports fields.

Lori Davis, 30 Maple Avenue

Ms. Davis petitioned the Council to take action regarding wrong way driving and illegal parking on Maple Avenue. There have been problems with emergency responders being able to get through the area. She expressed her concerns regarding unanswered emails on the issue and the time it has taken to make progress. She would like signs put up by the Town to help address the problem.

Mary Ann Turner, 7 Meadow Road

Ms. Turner wished to speak about the upcoming Planning and Zoning Commission meeting on September 25th to discuss the Special Design District. She raised concerns about the future plans for the mall redevelopment and what was going to be there in the next 50 years. Her main concern was the increase in the plans for the apartments. Originally the plan was for 400 apartments and now they're looking at 700. Additional concerns are parcel flipping and deleting public amenities from the plan. She cautioned the public that we have to be careful about the strain large additions of apartments would have on the Town and urged the public to attend the next Planning and Zoning Commission meeting.

George Young, 8 Holly Lane

Mr. Young came to speak about the delayed roadwork on Holly Lane and Ridge Road due to the CT Water Company's unexpected replacement of water mains. He asked that the Town Manager and Mayor have DPW examine our streets to make sure the necessary potholes are repaired before winter. Mr. Young also remarked on the RFP regarding the Annex and suggested that the RFP wait until after the November elections. This is a big decision that should not be taken lightly. A few other concerns pertain to the audit of the June 30, 2024 financial statements and information not being available. He would also like the Town Manager to have a plan on how we are going to address the owners of unregistered vehicles in Enfield.

Zach Zannoni, 113 Rafia Road

Mr. Zannoni wished to echo the statements made by Ms. Turner. He had concerns about the changes to the plan for the mall redevelopment and their impact on the community. Initially, he was optimistic about the original plan. The separation of parcels is not what he was looking for. He understands the Council's limitations to enforce an expectation on this developer to do better. We are limited in our leverage. Mr. Zannoni urged the Council to submit a letter to the Planning and Zoning Commission for the upcoming meeting. He also urged the residents to attend the meeting. Ultimately, he is willing to wait for something great rather than to settle for something that isn't.

Peter Sorensen, 46 Windsor Street

Mr. Sorensen spoke as the President of the Historical Society in Enfield. He listed some of their achievements in his three years of leadership. Some of those included having developed a strategic plan to formalize their mission, built a digitizing department to scan and share their materials, built 3D digital tours of their museums, partnered with a college intern to imagine their exhibits, hung numerous banners at the Old Town Hall Museum, and created half-hour documentaries for Cox Cable. These good works have been made possible by an annual \$26,000 grant given by the Town Council. This year the grant has been cut down to only \$6,000 without an explanation for this decision. The funding cuts seem to be based on a decision about the Martha Parson's House that has yet to be made. All options are still being explored. He encouraged the Council to restore the funding for the Historical Society.

Donna Anderson, 37 Sapphire Street

Ms. Anderson is not in support of changing the Blight Regulations to allow only complaints about blight that can be viewed from the road. Her neighbor has poison ivy that has grown and is coming into her yard. He cut some down, but it was left in the street. She blew it back into her neighbor's yard, but the police were called, and she was told she couldn't do that. She would like the regulations changed.

Dietrich Jesus Gonzalez, 2

Mr. Gonzalez addressed the Council with his feelings on the national political climate.

Gary Young, 320 Abbe Road

Mr. Young came to address the Council with his concerns about speeding on Abbe Road. He recapped his attempts to address the issue with the Town dating back to 2023. Traffic issues were added to the Public Safety Committee agenda but were never addressed. He has yet to see traffic-calming being addressed by the Council. He is upset that this issue has not been addressed.

Katie Grivois, 12 Ann Street

Ms. Grivois continued to address the Council regarding her concerns about the budget. She feels her emails to the Board of Education and Mayor have not been answered.

Zach Zannoni, 113 Rafia Road

Mr. Zannoni discussed his concerns regarding how the mall redevelopment will impact the town's infrastructure. This includes fire services, police services, and critical infrastructure. There will be an impact on the town of 700 units going into the mall. He encouraged all residents to come to the PZC meeting as it is a public hearing.

Gary Young, 320 Abbe Road

Mr. Young continued to express his concerns regarding traffic-calming. He would like the traffic issues on Abbe Road brought into future discussions regarding traffic-calming. Mr. Young also suggested that the speed trailers be examined and updated since their battery packs may need replacement.

8. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Santanella noted that it had been a difficult couple of days, and he wanted to know what the town has done to help employees. Mr. Santanella wanted to ensure that resources and grief counseling were available to those who needed them. He explained that they have had multiple discussions in regard to the traffic situation on Maple Street and Spring Street, and that there is ample signage in the area. He would like to add another sign in the parking lot, if the town believed it would be helpful. He believed it would alleviate some of the troubles Ms. Davis was having. Mr. Coppler responded that they would check with the owner of the lot and restaurant for permission and again with the police to ensure it would be an enforceable sign. Mayor Nelson said it has been discussed by the Public Safety subcommittee, but the original thought was for a painted arrow in the parking lot. The police have also said that there is already plenty of signage in the area. He wanted P&Z to look into who signed off on the plans for the home, since there was a dirt driveway with room for only one car and no on-street parking for the other tenants.

Mr. Santanella wanted to know if there would be alternatives for the seniors who currently walk the mall once it is demolished. Mr. Coppler responded they are still looking into it, but one of the options was utilizing the gymnasium during the morning hours. He was optimistic they would find a solution before they tore down the mall.

Councilor Cressotti agreed with Mr. Young's suggestion of battery packs for the speed signs, stating that once they are dead people ignore the warnings. Mr. Cressotti said that they have had numerous conversations with Public Safety about this issue. They have also

discussed other traffic-calming methods, specifically on Middle Road. He stated that the issue Ms. Davis is having on her street has also been a topic of conversation. They have talked about signage and been told that the existing signage is appropriate. They could revisit the conversation around adding one-way signs.

Mr. Cressotti was concerned about the land erosion that was happening on 39 St. James Avenue when there is heavy rain causing damage to land and personal property. The drain on the property needs to either be widened or cleared out. He reminded everyone that September is National Suicide Awareness Month. Social Services is available to anyone struggling and seeking counseling. On September 27th, the Athletic Hall of Fame will hold their 28th Annual Induction ceremony for the Class of 2025 at Oakridge Golf Club in Feeding Hills, MA. Allied will hold their annual walk on October 4th. He congratulated K-9 Officer Alexander and K-9 Duke for competing in the Hometown Foundation, placing 4th overall and 1st in the Environmental Apprehension area. The EPD are very involved in the Dream Ride Event where 600 special needs athletes were able to experience their dream ride.

Mayor Nelson said that even with a full charge on the battery packs, they are lucky to get two hours out of them. It was not worth it to replace the batteries because the units are so old. They have a new grant submitted to replace them with solar powered signs that would be portable throughout town. The blue lights have not been up for discussion, because they keep getting tabled. He believed there may be a discussion around November. The traffic officer could also apply for a grant that would go towards signage and solar signage. He wondered if a flashing solar sign could be a viable option for the Maple Street area and thought it would be a good topic for Public Safety.

Councilor Mangini said that during a previous Public Safety meeting there were discussions concerning adding signage to the intersection of George Washington and Hazard Avenue. Currently, the lack of signage is causing the intersection to be blocked preventing emergency vehicles from entering. Mayor Nelson responded that it has been discussed, and they are considering blocking the end of Middle Road which leads to Hazard Avenue, including George Washington and Jefferson Street. They are in the process of setting up a Public Hearing. All the residents in that area would be notified and would be invited to discuss this to see if this was an option they would like to explore. It was explained that emergency vehicles would need to seek alternative routes, including Middle Road or South Road.

Ms. Mangini respectfully asked to reinstate the \$13,000 for Enfield's People to People Warming Center. She was certain that the Council members had a chance to review the Town Attorney's legal opinion on the matter, stating that there would be no violation of the

establishment clause if the Council did donate. She was passionate about funding them, as the town has for the last nine years. Councilor Santanella believed that this request needed to be brought up under Item 15.

Councilor Rousseau offered his condolences to Jamie Nickerson's family, friends, and colleagues. He said that Mr. Nickerson was a respected member of the community witnessed by the vigil held the night before. He thanked Mayor Nelson and Councilor Santanella for issuing a joint statement condemning political violence. Mr. Rousseau stated that he also witnessed reckless driving and speeding throughout town, and believed that, more than mitigation and prevention, the officers need to issue tickets. He said failure to pay speeding tickets results in loss of license or cars being towed.

Councilor Unghire offered her condolences to the families of Tim Jenson and Jamie Nickerson. She thanked Deputy Mayor Pyznar for bringing candles and passing them out during the vigil, saying that it was a beautiful gesture. She addressed Lori Davis and explained that there are rules of procedure that must be followed, including during the public communications portion, and there is no back and forth with Councilors. She also agreed with Gary Young and would like Abbe Road traffic mitigation added to the agenda. She announced that on Thursday, October 9th at 7:15AM, the Town of Enfield will host another Economic Development breakfast at CT State Community College Asnuntuck. The focus will be on technology and tomorrow. They will provide updates on Enfield's projects, State efforts, and federal changes. Questions may be directed to Kristy Koistinen at 860-253-6390.

Councilor Hendrickson asked if any speed bumps had been installed on Martin Terrace and what the progress on the project was. Mayor Nelson explained that, going forward, new streets would have speed mitigation mechanisms installed.

Councilor Ludwick asked if the water company could patch the potholes they created on Ridge Road and Holly Lane. Mr. Ludwick stated that there are sidewalks being installed on Abbe Road from the Road Referendum. He did not believe that they were applicable for grants because it is not in a school zone. He hoped that after the sidewalk installation there would be money left over to put in a solar sign. He pushed for traffic-calming in that area but said that Abbe Road is a difficult area to enforce.

Mr. Ludwick addressed the Town Attorney and said that the town had a written agreement with the mall developer. A resident had suggested the town draft a letter, but he was concerned about potential contractual issues. He suggested the town take a look at the agreement and review the language before writing a letter. Mayor Nelson believed that the

Town Manager would be reaching out to the mall developers. He wanted to ensure it wasn't another "bait and switch." Although the map shows squares that can be built, it was important to note that they could also build up all of it and make it one large structure. Originally, they were promised a hotel which they could then pursue a hotel tax like Windsor Locks to offset the cost to residents. As plans have progressed, hotel talks have been rescinded, and housing units were subsequently increased from 400 to 700. He cautioned Council members concerning speaking to P&Z in their official capacity, since it's overstepping their boundaries.

Deputy Mayor Pyznar extended her deepest condolences to the Nickerson family and Tim Jenson's family. She thanked Weymouth Road Fire Station for hosting the September 11th Memorial Ceremony. She said it was well attended, and Riley Dance did a great job presenting the wreath. As a Veteran's Council member, she said that they, along with America250, are planning a ceremony celebrating all Enfield veterans. A new night is being rescheduled after discovering Enfield has over 1200 veterans. Mayor Nelson, Councilor Hendrickson, and herself attended the Kiwanis Bike Rodeo and said it was a fun event. The Kiwanis Group is a newly formed group doing amazing things for Enfield.

Mr. Nelson thanked District #1 Fire Department and Smyth Bus Company for holding an informative bus driver training safety day covering topics like smoke on the bus and rollovers. It was a great event attended by many bus drivers, and the owners of Smyth Bus Company. He said the Council would like a meeting with the entire Historical Society. On the front page of the Historical Society's website, it states their number one mission is to preserve Enfield's history, not sell it. Mr. Nelson asked what the balance of the endowment was for the Martha Parson House, which was established to ensure that it would be preserved. The Council seeks to work with Mr. Sorenson to gain control of the house and has even offered to merge the Historical Society back under the control of the town in order to save it.

Mr. Nelson responded to concerns regarding discrepancies within the budget, stating that the years that were discussed were decisions made by a previous Council. Bathroom renovations and the purchase of the building next door were voted on prior to this council's term. He stated that the town did give \$6M to the BOE last year. The Town Attorney's budget included the Hernandez lawsuit, which was appealed and saved the town money, and that the entire Council appealed the solar fields on Abbe Road, which unfortunately will still move forward. Those cases are why their budget was elevated.

He explained that work on Abbe Road was far from done, and they were working hard to

come up with ways to help with traffic issues. He believed it would require a vote of the entire Council to override the traffic safety officer's recommendation.

9. TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Coppler acknowledged the loss of long-time DPW employee Jamie Nickerson on Friday afternoon. Mr. Coppler said that Jamie was a father and husband who gave his service to the Town of Enfield. His loss will be felt not only by his family, but by those whom he worked with. Mr. Coppler stated that the Town offers an Employee Assistance Program, which can be utilized by family members as well during difficult times such as this. His office was working with the program to find a meaningful way to reach out to employees to ensure they are able to work through emotions connected to the incident. Situations like this are difficult and many towns and organizations are not experienced in handling them. There are many moving parts that need to be considered, and they are working hard to provide resources for employees. Councilor Santantella understood that it had only been four days since the accident but said it may seem like an eternity to some people. He wanted to ensure that there were counselors available for those that needed them. Mr. Coppler replied that on the day of the accident, they met with the Buildings and Grounds department at the Town Hall. A remote counselor from EAP was available, and they've been working with the program to draft an email with the appropriate contact information. Councilor Santanella and the Mayor have talked extensively about what happened. Their number one priority is to make sure that employees are taken care of. Mayor Nelson and other members responded to an anonymous DPW employee who did not believe enough had been done. He was able to speak with some DPW employees who believed that, under the circumstances, the town was doing all they could to help.

Councilor Unghire said that the town does have a Crisis Response Team through Social Services, headed by Joann Fornwalt. Ms. Fornwalt has reached out to the schools and is available to any town departments who need help.

Mr. Coppler received a response from ConnDOT, in regard to the proposed State Service Road 496. In his communications, he made it known that the Council requested a meeting with ConnDOT to discuss the proposition. Mayor Nelson said that they need to have a public conversation, and perhaps they could have the light installed in front of the high school in exchange for the service road. He also would like state representatives and senators in attendance. Councilor Ludwick said that taxpayers have paid local taxes to have the three roads paved that the state will now be taking. He believed they needed to provide something in writing about why they wanted to take control of those roads.

Since the last meeting, the discussion about the proposed location for the CT Transit bus stop at 90 Phoenix Avenue now includes other possible locations, including the back lot of

Town Hall or the lot on Asnuntuck Street. CT Transit has started to expand their route into Thompsonville, which he hoped would lessen the need to move the central pickup location into Thompsonville. Councilor Santanella said that the Town Hall lot would be a good temporary spot, but he would prefer a designated spot in Thompsonville since their plan is to build up the area. Councilor Cressotti agreed and added that the original proposed location on Phoenix Avenue was not a good spot.

Mr. Coppler addressed numerous comments about the mall development and the P&Z meeting on September 25th. During discussions with the Planning Director and the mall developer, they realized a step was missing before the Public Hearing. The developer needed to submit an informal master plan for the area they would be developing. At their next meeting, the developer will present their plan for the area. Depending on the meeting, the earliest the Public Hearing could fall would be on October 9th. He understood what the impact of the proposal could be and is not thrilled at the proposed added density to the area from rental units. He would like a better idea on the style of housing they are proposing, whether it is townhouses or one large building. In previous meetings, they discussed the idea of removing the two hotels from the plans, and he wanted a better explanation as to why. Since the property was supposed to be mixed use, he was concerned about what would happen once those uses started to be removed and the project loses value. He explained that having hotels typically leads to restaurants outside the fast-food umbrella and would continue to generate a different use in those lots. There were amenities such as walking trails and pocket parks that had disappeared from their original plan and turned into sidewalks, which are required. He hoped that upcoming discussions would allow P&Z to counter with what they would require to approve the project. The ultimate goal is to create a project that the town, the developer, and residents could be proud of.

10. TOWN ATTORNEY REPORT

None.

11. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

None.

12. UNFINISHED BUSINESS

None.

13. NEW BUSINESS

A. Consent Agenda

MOTION #7299 by: John Santanella, seconded: Cynthia Mangini to accept Consent Agenda Items 1 - 5. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #7299** adopted. Yes: 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 resolutions are as follows:***

1. Resolution to Transfer Funds to Town Clerk Technical Services - \$7,000

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

Miscellaneous Revenue	State 10040000-413699	\$7,000
--------------------------	-----------------------	---------

TO: Town Clerk

Technical Services	10160100-534000	\$7,000
--------------------	-----------------	---------

I hereby certify that the above-stated funds are available as of September 5, 2025, by John A. Wilcox, CPA, Director of Finance

2. Resolution Authorizing the Town Manager to Sign an Application for, and Enter into an Agreement with Amplify, Inc for Social Services-Child, Youth & Family Division for Fiscal Year 2026

WHEREAS, Amplify, Inc. provides funding to the Child, Youth & Family Division, and

WHEREAS, Child, Youth & Family is in the process of submitting a grant application to Amplify, Inc. for funds that will be available to the Town in Fiscal Year 2026.

RESOLVED, that the Town Manager, or his designee, is authorized to sign and submit the grant application, subject to review and approval by the Town Attorney, in the name and on behalf of the Town of Enfield with Amplify, Inc. and to affix the Corporate Seal.

BE IT FURTHER RESOLVED, the Town Manager, or his designee, is authorized to sign the agreement, and any amendments thereto, with Amplify, subject to the review and approval of the Town Attorney.

3. Resolution Appointing an Alternate to the Capitol Region Council of Governments

WHEREAS, the Town of Enfield wishes to appoint an alternate to the Capitol Region Council of Governments (CRCOG);

WHEREAS, the CRCOG by-laws state that an alternate may be designated by the Town's appointing authority when the Chief Elected Official is unable to attend the CRCOG Policy Board meeting; and

WHEREAS, Matthew Coppler is qualified to represent the Town's interests at CRCOG meetings;

NOW THEREFORE BE IT RESOLVED, that the Town of Enfield appoints Matthew Coppler as an alternate to the CRCOG Policy Board.

4. Resolution Authorizing the Town Manager to Sign the Application for DESPP Grant

WHEREAS, Pursuant to Connecticut General Statute section 4-66c the Connecticut Department of Emergency Services and Public Protection is authorized to extend financial assistance for Public Safety projects; and

WHEREAS, it is desirable and in the public interest that the Town of Enfield make an application to the State for \$2,600,000 in order to undertake the Pre-Development of a Public Safety Complex and to execute an Assistance Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Enfield Town Council.

1. That is cognizant of the conditions and prerequisites for State Assistance imposed by Connecticut General Statute section 4-66c.

2. That the filing of an application by the Town of Enfield in an amount not to exceed \$2,600,000 is hereby approved and that the Town Manager, Matthew W. Coppler, or his designee, is hereby authorized and directed to execute and file such application with the Connecticut Department of Emergency Services and Public Protection, to provide such additional information to execute other documents as may be required: to execute and Assistance Agreement with the state of Connecticut for State Financial Assistance if such an agreement is offered, to execute any amendments, revisions, and revisions thereto; and to act as the authorized representative of the Town of Enfield.

5. Resolution to Transfer Funds for Renovations to 2nd Floor Town Hall for IT Relocation - \$12,000; and for Permanent Repairs to the Central Library Chimney - \$13,600 for a total of \$25,600.

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 - B&G Storage Building

Construction Services	31008206 - 545000	\$25,600
-----------------------	-------------------	----------

TO: CAPITAL NON-RECURRING FUND - MUNICIPAL FACILITIES

Construction Services 31008110 - 545000 \$12,000

TO: CAPITAL NON-RECURRING FUND - LIBRARY IMPROVEMENTS

Construction Services 31008119 - 545000 \$13,600

*I hereby certify that the above-stated funds are available as of September 12, 2025, by
John A. Wilcox, CPA, Director of Finance*

B. Appointment(s)–Town Council Appointed

1. Enfield Beautification Committee - A Vacancy Exists for a Member.

Recommendation is Sherri Sobanski (R) Until 12/1/2027.

NOMINATION #7300 by: Michael Ludwick

MOTION by: Michael Ludwick, seconded: Bob Hendrickson to close nominations. Upon a **SHOW OF HANDS** vote, the Chair declared the **MOTION** adopted. Yes: 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.

By a **SHOW OF HANDS** vote, the Chair declared **NOMINATION #7300** adopted. Yes: 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. The Chair declared the appointment made.

C. Resolution To Transfer Funds and Waive Bidding For Two (2) Refuse Trucks for RRM - \$783,060

RESOLUTION #7301 by: Michael Ludwick, seconded: Lori Unghire.

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

BE IT FURTHER RESOLVED, that the Town Council does hereby find, based on the foregoing compelling public interest, and in accordance with Town Charter chapter V, section 8(d), that it is therefore against the best interest of the Town to solicit bids for the purchase of two refuse trucks.

FROM: GENERAL FUND - REVENUES

Appropriated	Fund 10040000 - 499000	\$783,060
Balance		

TO: GENERAL FUND - NON-DEPARTMENTAL CHARGES - TRANSFERS OUT AND CONTINGENCIES

Transfers to Capital	10800092 - 593010	\$783,060
----------------------	-------------------	-----------

FROM: CAPITAL AND NON-RECURRING FUND - REVENUES FY25-26

General Fund Transfer In	31042026 - 480001	\$783,060
--------------------------	-------------------	-----------

TO: CAPITAL AND NON-RECURRING FUND - HEAVY DUTY TRUCKS

Transfers to Capital	31008857 - 573200	\$783,060
----------------------	-------------------	-----------

I hereby certify that the above-stated funds are available as of September 11, 2025, by John A. Wilcox, CPA, Director of Finance

Mayor Nelson noted that the money was in the budget last year for one of the trucks. The purchase was placed on hold due to the study they had completed, but the money was kept in the fund balance. DPW Director Donald Nunes was able to locate two brand-new trucks that were ordered during COVID-19 and never picked up. It would save the town around \$70,000, and the trucks could be on the road in about two weeks. These trucks would replace two older trucks, and they would then be retired and not used as backup. The trash study came back, and the purchase of these trucks would keep a promise the Council made to residents, while keeping refuse pick up the same.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7301** adopted. Yes: 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 to Transfer Funds and Waive Bidding Requirements for Dugouts at the Powder Hollow Baseball Field - \$40,034

RESOLUTION #7302 by: Michael Ludwick, seconded: Bob Hendrickson.

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

BE IT FURTHER RESOLVED; that in accordance with Chapter V, Section 8(d) of the

Enfield Town Charter, the Enfield Town Council does hereby determine that it is against the best interest of the Town to require competitive bidding for the construction of dugouts at the Powder Hollow Baseball Field.

FROM: GENERAL FUND - REVENUES

Miscellaneous	10040000 - 417050	\$ 2,250
Contributions/Donations		
Appropriated	Fund 10040000 - 499000	\$37,784
Balance		

TO: GENERAL FUND - BUILDINGS AND GROUNDS

Land and Improvements	10300340 - 571000	\$40,034
-----------------------	-------------------	----------

I hereby certify that the above-stated funds are available as of September 12, 2025, by John A. Wilcox, Director of Finance

Mayor Nelson said that as of September 12, 2025, the town has received donations for the construction of dugouts at Powder Hollow baseball fields. Mr. Nelson said that Enfield Transit Mix will donate as much concrete as needed for the pads at Powder Hollow. He thanked all the monetary donors, including the Weeks' Family, Tyler Family, CT Mulch, and Spazzarini Construction for the removal of the former dugouts at no cost. Councilor Cressotti said that Tobacco Valley Teachers Federal Credit Union, USA Hauling and Artioli Dodge have also made donations. Mr. Cressotti reached out to over thirty area businesses, many of whom will be making donations as time goes on. Members of the Enfield High Booster Club are working hard to do what they need to complete the project, donating time to complete the concession stand, and complete the batting cage. Mr. Nelson explained that any business looking to donate would get a banner that would hang on the ball field fences for a period of one to five years. The plan was to start the project in the fall to give it time to stabilize for spring ball.

It was clarified that the monetary amounts in the resolution would be updated to reflect the donations that have been made. The general fund balance total would decrease as donations increase. Councilor Ludwick said that the pictures of the baseball field updates looked amazing, and better than what was there and what had been proposed originally.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7302** adopted. Yes: 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. Tax Increment Fund Budget Request

RESOLUTION #7303 by: Cynthia Mangini, seconded: Robert Cressotti.

BE IT RESOLVED; the Enfield Town Council approves the following budget to be allocated from the TIF Fund for FY26.

- Façade and Building Improvement program – \$500,000
- Downtown Design Fund – \$200,000
- Public Safety Improvements - \$200,000
- Planning Studies & Consultants - \$50,000
- TOTAL: \$950,000

FROM: Midtown Enfield TIF District - Revenue

Appropriated	Fund 31840000 - 499000	\$950,000
Balance		

TO: Midtown Enfield TIF District - Facade and Building Improvement Program

Miscellaneous	31808906 - 589000	\$500,000
Expenditures		

TO: Midtown Enfield TIF District - Downtown Design Fund

Other Professional	31808907 - 533900	\$200,000
--------------------	-------------------	-----------

TO: Midtown Enfield TIF District - Public Safety Improvements

Other Equipment	31808908 - 573900	\$200,000
-----------------	-------------------	-----------

TO: Midtown Enfield TIF District - Planning Studies and Consultants

Other Professional	31808906 - 589000	\$ 50,000
--------------------	-------------------	-----------

Town Manager Coppler asked Economic and Community Development Director Aaron Marcavitch to provide an overview of the TIF program and how it works. Mr. Marcavitch said that the program was started in 2019. The TIF districts are governed by a policy and master plan for each district, and currently there is only a Midtown district. An advisory committee was established to advise, but the Council has final authority. The TIF is a process where an incremental increase is used to fund municipal economic development projects or to reimburse developers for project costs (Credit Enhancement Agreement). The incremental is based on increased value on a baseline within the district. It is not a tax, but an

appointment of future tax revenue on properties within the district. The included chart showed a fixed tax base over the life of the district, where all the funds go into the General Fund. As real estate tax revenue is generated from the TIF district, then 50% of the excess funds will also go into the General Fund. The other 50% goes into the TIF fund for municipal projects. Once the TIF expires, the money goes directly into the General Fund.

The presentation included a map highlighting specific areas that are covered in the TIF district. Those areas are the mall area and Thompsonville. It also explained the types of properties that are included in the TIF. He outlined the broader goals of the project, which are to help improve the area.

Councilor Hendrickson asked what happens after the twenty-year freeze period for reevaluations in the future. It was explained by Finance Director John Wilcox that 2018 is the baseline assessment being used currently for the TIF district. Whichever mill rate is applied to the baseline goes into the General Fund. Most of the money generated is by businesses, while a few residential properties are included. 80% of the TIF money generated is used for municipal projects. Credit Enhancement Agreements can be used by developers to receive a portion of their paid taxes back on a project, after a period of time. The TIF funds are generally not expected to be used by individuals or residents because they are not doing developmental projects and there would be no qualification process for them to apply. Mr. Hendrickson asked what the danger was in going to the 10%, and it was explained that at the time of the program's inception they had considered expanding into other TIF districts. The limit is set by the state, but they would like to start leaning into it. If the Council decides to extend it, they could do that for up to 50 years based on state allowance.

Councilor Ludwick recommended that some of the money be spent on bussing and transportation, since the train station will be going in. He wanted to ensure that if the state takes domain over North Main Street, that it be removed from the TIF district. He did not want to reimburse state projects with TIF money and would prefer not to hire any more consultants. He also believed that North Thompsonville and Scitico should be considered as the next TIF districts. Mr. Marcavitch said they have begun to look at the next round of possible districts. He is also in favor of exploring transportation options. He explained that the consultant costs covered a multitude of different things, and their expertise would be used to determine where engineering would be needed as well as marketing to encourage businesses to move into the TIF district.

Mayor Nelson wanted to see improvements made to current assets in Thompsonville before buying brand new. He would like to see the lights fixed on Pearl Street. The parking lot which would hold the proposed buses needs to be improved as well. He believed the money should be used to encourage growth in the area. Every dollar that goes into the TIF balance is a dollar that does not go into the General Fund, which funds purchases like cruisers, education, and other projects. It was explained that the TIF program was another type of

abatement, but is used to encourage businesses to help grow the grand list. Mr. Marcavitch stated that Downtown Design Fund is to be used for specific repairs and updates like the lights on Pearl Street, art, and flowers to spruce up the downtown area. Businesses would be eligible to apply for grants for improvements to their buildings knowing that they would need to match them with their own funds (ex: awnings). They could also be done as 0% loans that are forgivable over time.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7303** adopted. Yes: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None. ***A copy of the presentation is appended to these minutes.***

F. Resolution to Abate Property Taxes - 11 Crescent Beach Drive

RESOLUTION #7304 by: Michael Ludwick, seconded: Bob Hendrickson.

BE IT RESOLVED, the Enfield Town Council hereby abates the taxes, interest and fees on real estate and motor vehicles at 11 Crescent Beach Drive.

Councilor Ludwick said this case came before General Governance back in late July/early August. Mr. Ludwick had been working with the owner for about four months, alongside the finance department. Unfortunately, the homeowner had become ill and fell behind on his taxes. He had also tried to file for bankruptcy and had been unsuccessful. The homeowner was able to obtain all the documentation that the committee and finance department had asked for, and they believed he deserved grace in the situation.

Deputy Mayor Pyznar was concerned about the lack of protections for the town if something were to happen to the homeowner. Ms. Pyznar was also concerned about how this particular situation would appear to other residents facing financial hardship and may feel entitled to the town to also abate their taxes.

Councilor Cressotti said that in this particular scenario, he was taking the recommendation of the committee. Mr. Cressotti restated that the homeowner had been meeting the criteria for what had been asked of him. He was in support of the committee's recommendation to abate the taxes.

Mayor Nelson explained that if the homeowner was to pass within the year, his heirs would benefit from the abatement and not the town. Mr. Nelson said that while he was not in attendance at the committee meeting, he would support their recommendation. He questioned whether General Governance could place a lien on a property for "back taxes not collectible" until the homeowner passes. At that time, the heirs would be responsible for paying the back taxes from the proceeds of the property sales.

Councilor Hendrickson said one of the conditions was that the homeowner needed to apply for the disability and this would just be a stop gap but needed to remain current on taxes going forward.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7304** adopted. Yes: 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 Authorizing Reduction of Property Maintenance Fines at 216 Hazard Avenue

RESOLUTION #7305 by: Cynthia Mangini, seconded: John Santanella.

BE IT RESOLVED, the Enfield Town Council does hereby authorize the reduction in property maintenance fines from \$28,250.00 to \$50.00 associated with the property maintenance lien recorded February 21, 2025 at Volume 2931, Page 696 for the property at 216 Hazard Avenue.

AMENDMENT #1 by: John Santanella, seconded: Cynthia Mangini to amend the Resolution to reduce the Property Maintenance Fines to zero dollars due. Upon a **SHOW OF HANDS** vote, the Chair declared the **AMENDMENT #1** adopted. Yes: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

Councilor Santanella said that the Blight Review Committee has had a lengthy history with the homeowner, and they have suffered a series of unfortunate events. He stated that she has worked diligently to address the repairs, and the property is now in good standing. He believed it was gratuitous to ask for \$50 when there was such a large reduction to begin with. The \$50 would make a huge difference to herself and her family. He asked to reduce the fines to zero.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7305** adopted *as amended*. Yes: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

H. Resolution Authorizing Reduction of Property Maintenance Fines at 10 Russell Street

RESOLUTION #7306 by: Marie Pyznar, seconded: John Santanella.

BE IT RESOLVED, the Enfield Town Council does hereby authorize the waiver of the \$39,924 in property maintenance fines and the release of the property maintenance lien

recorded August 11, 2023 at Volume 2879, Page 791 for the property at 10 Russell Street.

Mayor Nelson explained that this property is very well maintained but had two trees on the side of the property that were in rough shape. The homeowner received a letter from the town about the trees, and had them cut down, but did not realize that he had to call for re-inspection. That caused fines to accrue, and subsequently a letter for another tree. He took care of that tree, and then had a survey done and learned that the tree wasn't on his property but instead belonged to the Health District. Mr. Nelson believed that a waiver for fines was appropriate, since the homeowner paid a large sum of money to remove a tree that didn't belong to him in the first place. Going forward, the Blight Review Committee has ensured that blight notices include information on re-inspection after remedying an infraction to avoid accrual of fines.

Blight Review Committee Staff Liaison Kristy Koistinen explained that the tree warden is only for town-owned trees. If a complaint is made about a tree, then Property Maintenance Inspector Mariella Garcia views it from the road to make a determination. Ms. Koistinen said one of the trees appeared to be enclosed in a fence that ran along the property and the Health District property. After the removal of the tree, he was contacted by the Health Department regarding its ownership.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7306** adopted. Yes: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

I. Resolution Authorizing Reduction of Property Maintenance Fines at 28 Iroquois Road

RESOLUTION #7307 by: Cynthia Mangini, seconded: Marie Pyznar.

BE IT RESOLVED, the Enfield Town Council does hereby authorize the reduction in property maintenance fines from \$42,574.00 to \$1,000.00 associated with the property maintenance lien recorded February 21, 2025 at Volume 2931, Page 697 for the property at 28 Iroquois Road.

BE IT FURTHER RESOLVED, the \$1,000.00 fine must be paid within 12 months or the fines will return to \$42,574.00.

Mayor Nelson clarified that the lien would not be released until the homeowner pays the \$1,000 fine within the allowed 12-month period. Councilor Santanella said that the homeowner has been working diligently to improve the appearance of the property, and has also been working with the town over the last year or so. Each time he met with the committee, he had

completed the work he had promised. Since improving the property, he has been able to maintain it, and neighbors are happy with the progress. Due to the work involved, the committee chose to lower the fines but require a \$1,000 payment, which they believed was fair.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7307** adopted. Yes: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

J. Resolution Authorizing Reduction of Property Maintenance Fines at 4 Lox Lane
RESOLUTION #7308 by: Cynthia Mangini, seconded: Marie Pyznar.

BE IT RESOLVED, the Enfield Town Council does hereby authorize the reduction in property maintenance fines from \$206,049.00 to \$5,000.00 associated with the property maintenance lien recorded June 10, 2020 at Volume 2758, Page 854 for the property at 4 Lox Lane.

BE IT FURTHER RESOLVED, this authorization is contingent upon the work being completed that was addressed in the Blight Review Reduction Request submitted by McCalla Raymer Leiber Pierce, LLP dated August 22, 2025 under Longbridge's Pending/Anticipated Work at the Property, Exhibit 9, 10, 11, 12 and 13.

Mayor Nelson explained that the property was a foreclosure, and the bank has been trying to get in for a while. The original owner passed away, and a relative moved into the home and had many run-ins with the police. The bank received the blight notice, and has tried to address it. The occupant threatened them during the process, and the police showed up. It has been an ongoing process, and the bank has gone to court to have the squatter removed. The State of Connecticut gave them a stay, which lengthened the process. The bank has remained in contact with the town the whole time. Currently, the bank has the house under agreement to sell. They have included a list of work they have completed and things to be completed to get out of blight. The fine amount was to remain at \$5,000 to cover fees associated with the town.

Councilor Cressotti asked when the trailers and other debris would be removed from the front of the property. Ms. Koistinen said she had the opportunity to drive by the property in the morning, and a majority of the campers in the backyard had been removed. She believed that they were tackling the backyard first to remove that debris. Partial siding on the front of the house has been removed, which will be replaced. The roof garage will also be replaced. The remaining items are expected to be taken care of within the next two weeks. She would confirm with the attorney tomorrow morning about the remaining campers.

Councilor Santanella explained that the first blight complaint was back in 2013, and it has remained a problem in the neighborhood ever since. He said they are trying to prevent situations like this from happening, because it was unfair for people to live next to houses like that. It decreases the value of the surrounding homes, as well as the quality of life for neighbors.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7308** adopted. Yes: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

K. Resolution Authorizing Foreclosure of Property Maintenance Fines at 88 Broad Brook Road

RESOLUTION 7309# by: Marie Pyznar, seconded: Cynthia Mangini.

BE IT RESOLVED, the Enfield Town Council does hereby authorize the foreclosure of the property maintenance fines associated with the property maintenance lien recorded February 21, 2025 at Volume 2931, Page 698 for the property at 88 Broad Brook Road.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7309** adopted. Yes: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

L. Resolution Authorizing the Town Manager to Enter into an Agreement with the Capitol Region Council of Governments

RESOLUTION #7310 by: Cynthia Mangini, seconded: Marie Pyznar.

RESOLVED, that the Town of Enfield may enter into with and deliver to the Capitol Region Council of Governments any and all documents which it deems to be necessary or appropriate; and

FURTHER RESOLVED, that Matthew W. Coppler, as Town Manager of Town of Enfield, is authorized and directed to execute and deliver any and all documents on behalf of the Town of Enfield and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #7310** adopted. Yes: Robert Cressotti, Bob Hendrickson, Michael Ludwick, Cynthia Mangini, Jim Nasuta, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

14. ITEMS FOR DISCUSSION

None.

15. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING

MOTION by: Cynthia Mangini, seconded: Robert Cressotti to add item M to the agenda
- **Motion to Restore \$13,000 in Funding to People for People for the Warming Center.**

Councilor Mangini stated that the issue of the town donating to a church and potentially getting sued has been negated by the Town Attorney. Ms. Mangini explained that as temperatures start to drop, it is important to fund the warming center. She urged the Council to be compassionate and restore funding to People for People. Councilor Ludwick believed that the request needed to be brought before Leadership to be added to the October agenda.

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

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

Dean Gousse, 151 Spring Street

Mr. Gousse liked Councilor Ludwick's idea about installing a flashing sign and wanted to add that it would be a good idea to have one on both sides of the road. Mr. Gousse said it would make it obvious that it is a one-way street. The arrow that was painted on the road dates back to the 4th of July festival and could be easily covered with a can of spray paint. He said that part of the TIF discussion centered around the riverfront expansion, and he was concerned about the release of raw sewage into the river from Massachusetts. He asked if Councilor Santanella could work in his capacity as State Representative with other officials to put pressure on Massachusetts to stop it.

Lori Davis, 30 Maple Avenue

Ms. Davis stated that she has been an Enfield resident for three years. Ms. Davis said that the driveway of the property she resides in can accommodate multiple vehicles. Currently, it is not being used for that purpose due to issues with an upstairs neighbor. Her main concern is that people are driving the wrong way down the street. She said that when she moved to Thompsonville, people gave her warnings about the area that she has since found to be untrue. She said the area is beautiful and has a wonderful restaurant. She felt that if Enfield wanted to attract more businesses, then they needed to fix the traffic problem. It will only continue to get more congested as the area is built up and renovated. She urged the Council to provide better signage on the one-way street because her family lives on Spring Street, and she does not want them hurt.

17. COUNCILOR COMMUNICATIONS

Mayor Nelson asked if the solar signs for Maple Avenue could be sent to the Public Safety subcommittee to be added to a grant application. Mr. Nelson said he was aware that the sewage in the river had been an issue for a couple of hundred years. He felt as though Massachusetts didn't care about the effects of dumping over a million pounds of waste into the river on an almost daily basis, even when there had been no rain. He wants to encourage the development of the riverfront, but with the current situation, he believed it would be difficult. He felt the issue was larger than Enfield's state representatives, and required the help of Senator Chris Murphy, State Representative Joe Courtney, and Senator Richard Blumenthal. In the past, Enfield had been threatened with fines for dumping in the river, but now that they have been running clean, Massachusetts is doing it.

Councilor Santanella addressed Lori Davis, stating that flashing signs were never considered. Mr. Santanella said he didn't recollect her email from early May and apologized if he missed it. He hoped that Public Safety would be able to come up with solutions to help.

Mr. Santanella said that there has been a lot of discussion about the sewage from Massachusetts, and he would be willing to discuss it further at a more reasonable time. He has been working with DEEP since the summer and explained that there have been numerous misrepresentations about him not doing enough or not caring, which is not true. The US Geological Survey visited the site every two months, testing the water and monitoring the site. He has worked alongside numerous in-state and out-of-state partners to understand the situation. He said that the issue has already been in court, and Massachusetts has been a party to it. The Federal EPA has settled a lawsuit with Holyoke and Chicopee, which are operating under consent orders. They are allowed to still operate as long as they are actively working to mitigate their sewage. Massachusetts now requires the Water Pollution Agencies to notify people when they have a release of sewage, which is the only change that's been made. Interested individuals can sign up for notifications of releases. He's unsure if the million gallons of release is treated or untreated sewage or stormwater. He said that factually, the release into the Connecticut River does not jeopardize Long Island Sound. He said that DEEP Commissioner Emma Cimino grew up in the area and is familiar with what is going on and has a vested interest in the situation. He stated that she has been a great resource and suggested that she perhaps speak at a future meeting.

18. ADJOURNMENT

MOTION by: Marie Pyznar, seconded: Lori Unghire to adjourn.

Upon a **SHOW OF HANDS** vote being taken, the Chair declared the **MOTION** adopted unanimously, and the meeting stood adjourned at 10:56pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Lindsay Petrucci, Assistant Town Clerk
Secretary of the Council



1

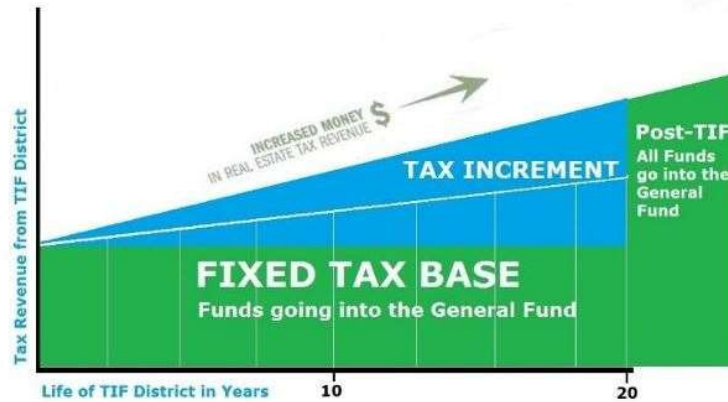


UNDERSTANDING TIF BASICS

- Enfield's Tax Increment Financing Districts are governed by an overarching policy *and* a specific Master Plan for each district (only Midtown for now).
- A TIF Advisory Committee is established but is only advisory to Town Council who has final authority.
- TIF is a process by which the *incremental*/increase is used to fund municipal economic development activities or reimburse developers for project costs (a Credit Enhancement Agreement).
- The incremental is based on a baseline and the increased value within the district.
- NOT a new tax – but a designation of future tax revenue for properties within the district.

2

UNDERSTANDING INCREMENT

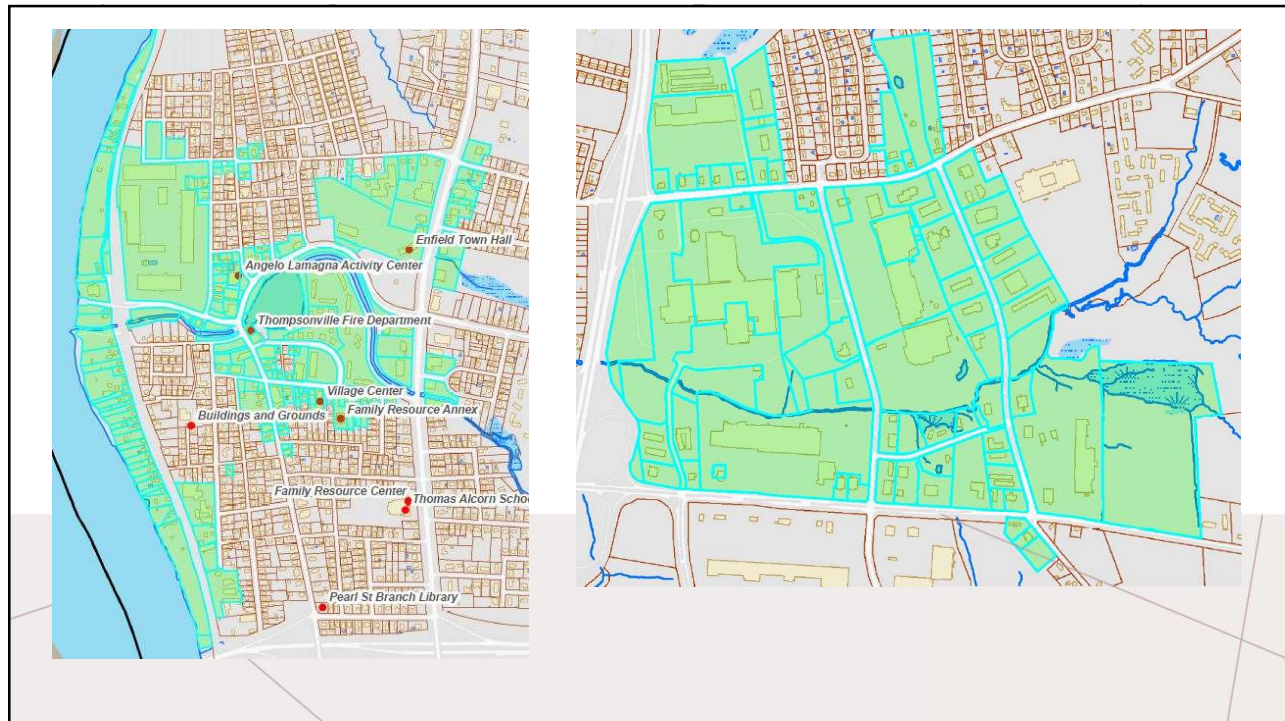


3

MIDTOWN DISTRICT

Adopted June 2019 (as amended)

4



5

PROPERTIES IN TIF

- Large majority of properties are commercial, industrial, utility, or similar
- A smaller segment is residentially zoned but vacant or two+ family apartments
- The smallest majority are residential single family – 40 parcels out of nearly 200 – many of which are on the waterfront or connecting segments of commercial



6



BROAD GOALS

- Revitalization of historic core and retail core
- Expand vitality of Enfield
- New employment opportunities/retain existing
- Expand housing choices
- Construct or improve facilities
- Capitalize on unique assets (Freshwater Brook, CT River, rail line)
- Maximize use of existing infrastructure
- Follow goals/objectives of POCD

7

FINANCIAL GOALS



Freeze present property values and use 50% of the increased value for downtown area related projects



Creates a fund to offset project costs in lieu of raising the funds through the property taxes.



Ability to leverage initial investments as a catalyst for further investment.



80% of revenues will be dedicated to municipal projects within the district.

8

CURRENT STATUS

- Original Asset Value in 2019 - \$165,299,190 – representing 6.74% of all gross taxable real estate grand list.
- Credit Enhancement Agreements
 - Enfield Marketplace (starts in 2034)
 - 147 Elm Street (agreement finalized August 2025, sub account to be developed)
 - 92 Main Street (TIF Advisory recommended approval, pending TC review)
- Current Fund Balance: \$1,907,000
- Approximately \$350,000 proposed for FY26 (fluctuates from year to year)