



**MINUTES
ENFIELD TOWN COUNCIL
REGULAR MEETING**

July 17, 2023

7:10 PM - Council Chambers

<https://www.youtube.com/live/lmqX3H3BNGM>

1. PRAYER - Michael Ludwick

- Recited

2. PLEDGE OF ALLEGIANCE

- Recited

3. ROLL CALL

Present: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire

Absent: None

4. FIRE EVACUATION ANNOUNCEMENT

- Announced

5. MINUTES OF PRECEDING MEETINGS

- Special Meeting - June 19, 2023

MOTION #6648 by: Cynthia Mangini Seconded: Ken Nelson Jr. to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #6648** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: Douglas Finger.

- Regular Meeting - June 19, 2023

MOTION #6649 by: Cynthia Mangini Seconded: Gina Cekala to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #6649** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, Lori Unghire No: None Abstain: Douglas Finger, John Santanella.

- Special Meeting - June 26, 2023

MOTION #6650 by: Lori Unghire Seconded: Cynthia Mangini to accept the minutes.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #6650** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael

Ludwick, Cynthia Mangini, Ken Nelson Jr., John Santanella, Lori Unghire No: None Abstain:
Marie Pyznar.

6. SPECIAL GUESTS

- None

7. PUBLIC COMMUNICATION AND PETITIONS

Nikki Price, 1324 Enfield Street

Ms. Price expressed concern over what she said was interference in the Inland Wetlands and Watercourse Agency's decision for soil scientists to delineate wetlands located at 92 Post Office Road.

George Hendrickson, 26 Roy Street

Mr. Hendrickson commended Colleen Reidy, Assessment Clerk, for helping him correct where his veteran's exemption was applied and for her excellent customer service. He also voiced concern regarding the speed of traffic on Roy Street.

Robert Bukowski, 21 Francis Avenue

Mr. Bukowski showed the Council a picture of vomit on Francis Avenue. He asked the Town Council why they had allowed this to go on for so long. He requested the Council approve resident-only parking with violators either being towed at their own expense, or their cars booted.

Tom Tyler, 18 Bridge Lane

Mr. Tyler stated that many taxpayers contacted him to thank the Board of Assessment Appeals (BAA) for the work they'd done on their behalf and asked if the Town Council was listening.

Mr. Tyler asked if the Smyth family of Trinity Farms had received a refund yet. One building on their property was being taxed on two parcels. He stated that the BAA brought the error to the Assessor's Office's attention last April, and yet, the refund had not been processed yet.

Kelley Hemmeler, 10 Hartford Avenue

Ms. Hemmeler stated that she believed the town had over-charged the Enfield Taxpayers \$1.4M for the current fiscal year and perhaps \$1.2M from the prior year due to budgeting policies regarding the Board of Education.

Ann Dugas, 1269 Enfield Street

Ms. Dugas stated that she and her family are the 4th generation farmers of Smyth's Trinity Farm on 4 Oliver Road. They filled out an appeal application last Spring appealing the

decision of the Assessor to categorize their under 200 sq.ft. farmstand as commercial. Ms. Dugas and her family asked for their farmstand to be taxed as a farm and not commercial. They also asked for a refund for overpayment of taxes on a farm building they were over-taxed on. They completed a refund request form and were told that they had reached the statute of limitations.

Melanie Dubiel, 4 Francis Avenue

Ms. Dubiel asked the Council once again to pass a resident-only, permanent parking ban on Francis Avenue.

Donna Dubanoski, 23 Betty Road

Ms. Dybanoski stated that she would like to have a BAA/Council special meeting. She further stated that it isn't that the BAA was unhappy with the outcome of the report, it is that they have facts that are different from the report. She reminded the farmers to double-check their assessments to make sure they are at 70 percent. The form to request a refund of taxes paid is on the Assessor's website.

Ken Bedard, 27 Burnham Street

Mr. Bedard said that the difference between what used to happen at the pub in years past and what is currently happening was due to the prevalence of Ring cameras that record and notify residents at all hours of the night whenever someone walks by their homes. Mr. Bedard stated that when the renovations were done, the Planning and Zoning Department granted them a permit with overflow street parking. The unavailability of street parking has cost them over \$100K in lost sales. Mr. Bedard stated that he has tried many different tactics to help control his patrons' behavior on the street and would like the street parking back.

Joel Budd, 2 Francis Avenue

Mr. Budd stated that these problems have been happening for the past two years and the problems have gotten way out of hand. He asked the Council to vote for residential-only parking with violators being towed.

Sydney Bedard, 2 Oakridge Drive

Ms. Bedard stated that the screaming and yelling has gone both ways. Residents on the street and their guests have shouted obscenities at Mr. Bedard while he was monitoring the street.

8. COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Despard reminded residents that motor vehicle assessment appeals will take place in September. He also mentioned that there was a serious fire in Hazardville and the

family has been displaced. He asked any residents who are able to assist the family,

Councilor Nelson stated that years ago the town received a grant for black, antique lighting poles in Hazardville and Thompsonville. Thompsonville's are in disrepair and need to be painted and the covers replaced. Councilor Nelson also asked the Town Attorney what the town can do to stop newspapers from being thrown all over town even after being asked to stop.

Councilor Nelson also remarked that he was concerned about the comment in the review of the BAA and Assessor that stated that the Assessor "mostly followed the law." He further stated that when the town has made an error and over-charged a taxpayer, they should immediately return the money to the taxpayer.

Mayor Cressotti shared that he received a phone call from Congressman Joe Courtney regarding a Community Grant Fund for transportation, housing and urban development. The Town of Enfield will receive one million dollars for the train platform.

Mayor Cressotti reminded senior volunteers to log their hours and complete the paperwork to receive their tax abatement. There is also a program for rent assistance available for some who may need it. For additional information, call Social Services.

Councilor Pyznar thanked the Town Manager and Finance Director for the information provided regarding the school funds. Councilor Pyznar also asked why the motion made by Councilor Hopkins, which she seconded, calling for a special meeting with the BAA was never addressed. She also asked for a link to the ETV video for the workshop that took place on June 26, 2023.

Councilor Hopkins stated that there is an appeal form for motor vehicles assessments on the Assessor's webpage. He would also like to receive more information regarding the phase 'mostly followed the law' made by Attorney Coppola.

Councilor Finger reported that at the intersection of Cranbrook and Polumba there is a leaning light pole, and the cement base is lifted up on one side. It looks like a safety issue. He also suggested that Jimmy's Pub hire an Enfield Police Officer to control the parking and behavior on the street.

Councilor Ludwick stated that whenever a Councilor has asked for a legal opinion, it is shared with the entire Council. He would like for the Town Attorney to share any legal opinions with the entire Council as well. He further stated that in the Council's Policy and

Procedures, it states that any two councilors may request a special meeting. Councilor Ludwick also asked what the Town's policy is for issuing refunds to taxpayers.

Councilor Ludwick requested examples of the statistics the Social Services Department has been able to obtain with the Apricot Software the town purchased a few years ago. He also requested a presentation on trafficking be scheduled for a future meeting so that residents can be made more aware of this issue.

Councilor Unghire congratulated Pam Townsend for winning the Patriot of the Year Award.

Councilor Santanella spoke regarding the lighting in Thompsonville and stated that he believes there may be some TIF funds available for repairs.

9. TOWN MANAGER REPORT AND COMMUNICATIONS

Town Manager Ellen Zoppo-Sassu stated that they have been following up with the Enfield Square Mall owners regarding a large hole in the roof of the mall that has allowed water into the building. This renders the fire control apparatus inoperable. State law requires that when a fire suppression system is impacted, they have four hours to fix it. The mall owners received many calls from their tenants and have started pulling permits for repair work.

Some of the funds from the grant Congressman Courtney secured will be used for street enhancements to enhance Thompsonville and was submitted by the Enfield Economic and Community Development office.

Ms. Zoppo-Sassu stated that the Town is still in the design phase for Powder Hollow, and she would follow up to find out when the target start date is. She further stated that she will have Social Services make a presentation to the Council of what they have been able to accomplish with the Apricot system.

Regarding Smyth-Trinity Farm, Ms. Zoppo-Sassu stated that when the BAA notified the Assessor's office of the incorrect figures used for farmland, they made the corrections prior to the 2022 bills being sent. She believes that the timeframe for refunds is six to eight weeks. Ms. Zoppo-Sassu stated that by state law the taxpayers have to request refunds. The town has sent the affected farms the form to request refunds. Those refunds will come back to the Council.

Councilor Unghire asked why no one from the Public Safety Committee was invited to the meeting that took place on June 13th between the State Legislative Delegation, Chief Fox, and other Town Officials to discuss the bonding for the Public Safety Complex. Ms. Zoppo-Sassu responded that it was a leadership meeting as well as a legislative agenda during

which several topics were discussed. Councilor Unghire also asked if they could have an update from the Juvenile Review Board at the next Public Safety meeting.

Councilor Santanella asked if the Trinity Farm issue could be referred to the General Government and Finance Sub-Committee so that they could make a recommendation to the Council. Councilor Ludwick asked if the Committee could receive a copy of the Town's policy regarding tax refunds.

A. Project and Activity Report

- Distributed

10. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

- None

11. UNFINISHED BUSINESS

- None

12. NEW BUSINESS

A. Consent Agenda

Upon a **SHOW OF HANDS** vote, the Chair declared **RESOLUTION #6651** to approve Consent Agenda Items #1-3, adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

1 Approval of Renewal Application for Family Resource Center Grant from The Connecticut State Department of Education (CSDE) - \$112,629

WHEREAS, CSDE has released in the Electronic Grants Management System (eGMS) the FY 2024 Application for the Renewal of a Family Resource Center Program and,

WHEREAS, the Town of Enfield is invited by CSDE to apply based upon its demonstrated experience in operating an FRC since 1988 in collaboration with the Enfield Public Schools

NOW THEREFORE, BE IT RESOLVED, that the Town Manager, Ellen Zoppo-Sassu, is authorized to sign and submit the grant application, in the name and on behalf of the Town of Enfield with the State Department of Education; and

BE IT FURTHER RESOLVED, that the Town Manager, Ellen Zoppo-Sassu, is authorized to sign an agreement, subject to review and approval of the Town Attorney, in the name and on behalf of the Town of Enfield with the State of Connecticut Department of Education for the FY 2024 Family Resource Grant.

2 Bid Waiver for Sole Source designation for Three-Way Communication benefits to Enfield Public Schools

NOW THEREFORE BE IT RESOLVED, that the Town Council authorize the Town Manager to execute the grant documents and; further, 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 these services.

3 Discussion/Resolution: Resolution to Appropriate Funds as Discussed in Budget Deliberations and recommended by the General Government and Finance Subcommittee.

NOW THEREFORE, BE IT RESOLVED, that, in accordance with Chapter VI, Section 8(f) of the Town Charter, the following transfers are hereby made:

FROM: COVID - 19 FUND

Barnard School Parking Lot -24508218-545000 \$468,000
Construction Services

TO: COVID - 19 FUND

Sparkle Street Pump Station -24508328-545000 \$468,000
Construction Services

FROM: COVID - 19 FUND

Barnard School Parking Lot -24508218-545000 \$468,000
Construction Services

TO: COVID - 19 FUND

Higgins Park Concerts - Miscellaneous 24508336-589000 \$20,000
Expenditures

FROM: BOE CAPITAL SINKING FUND

BOE Sinking - Contingency 30400000-584000 \$135,000

TO: BOE CAPITAL SINKING FUND

4 Inland Wetlands and Watercourses Agency - The Term of Office of Philip Kober (R) Expires 6/30/23. Reappointment Will be Until 6/30/2027.

NOMINATION #6655 by: Ken Nelson Jr. Seconded: John Santanella Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

5 Inland Wetlands and Watercourses Agency: A Vacancy Exists for an Alternate Member. Replacement Would Be Christopher Renaud (D) Until 6/30/2025.

NOMINATION #6656 by: Cynthia Mangini Seconded: Gina Cekala Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Cynthia Mangini, John Santanella, Lori Unghire No: Michael Ludwick, Marie Pyznar Abstain: Ken Nelson Jr.

6 Loan Review Committee - A Vacancy Exists for a Resident. Recommendation is Dairysol Stovall (D), Until 12/31/23.

NOMINATION #6657 by: Ken Nelson Jr. Seconded: Cynthia Mangini Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

7 North Central District Health Department Board of Directors Enfield Representatives - The Term of Office of Michael DellaVolpe (R), Expired 6/30/23. Reappointment Will be Until 6/30/26.

NOMINATION #6658 by: Ken Nelson Jr. Seconded: Lori Unghire Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

8 Patriot Award Committee - The Term of Office of James Maloney (R) Expires 7/31/2023. Reappointment Will be Until 7/31/2025.

NOMINATION #6659 by: Ken Nelson Jr. Seconded: Cynthia Mangini Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

C. Appointment(s) - Town Manager Appointed

1 Fair Rent Commission - The Town Council Hereby Appoints Paul Januszewski (R), Landlord, For a Term Expiring 6/30/24; William Downs (U), Landlord, For a Term Expiring 6/30/25; Jennifer Bruyette (D), Renter, For a Term Expiring 6/30/24; Ian Graves (D), Landlord, For a Term Expiring 6/30/25; Linda DeGray (R), Renter, For a

Term Expiring 6/30/24; Patrick McNeely (I), Tenant, For a Term Expiring 6/30/24; and Kelly Hemmeler (R), Tenant, For a Term Expiring 6/30/2025.

NOMINATION #6660 by: Ken Nelson Jr. Seconded: Michael Ludwick Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: None.

D. **Discussion/Resolution:** Resolution to Approve Two New Job Descriptions and Approve the Hourly Part Time Rate for the IT Contract Specialist Position

RESOLUTION #6661 by: Ken Nelson Jr., Seconded: Gina Cekala.

RESOLVED, that in accordance with Chapter VII Section II of the Town Charter, the Enfield Town Council does hereby adopt the job descriptions for the following positions:

Service Desk Manager	[Already Budgeted]
IT Contract Specialist (Part-Time)	Wage: \$50/Hr.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6661** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., John Santanella, Lori Unghire No: Marie Pyznar Abstain None.

E. **Discussion/Resolution:** PA Adoption of an Open Space Assessment Ordinance

RESOLUTION #6662 by: Gina Cekala, Seconded: Ken Nelson Jr.

NOW THEREFORE, BE IT RESOLVED, that the Town Council approve the creation of the PA 490 Open Space Ordinance. *A copy of the ordinance is appended to these minutes.*

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6662** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

F. **Discussion/Resolution:** Resolution Referring the Higgins Park Complete Site Plan - Parking Lot, Lighting and Fitness Stations, to the Planning and Zoning Commission per Conn. Gen. Stat. §8-24

RESOLUTION #6663 by: Cynthia Mangini, Seconded: John Santanella.

NOW THEREFORE, BE IT RESOLVED, that the Enfield Town Council refer the proposed development of land located at 820 Enfield Street (aka Higgins Park) to the Planning and Zoning Commission for a CGS section 8-24 review.

Upon a **Roll Call** vote, the Chair declared **RESOLUTION #6663** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

G. **Discussion/Resolution:** Resolution Referring the Town-Owned Parcel American Legion Parking Area, to the Planning and Zoning Commission per Conn. Gen. Stat. §8-24 and to the Town Attorney for Lease Revisions

RESOLUTION #6664 by: Ken Nelson Jr., Seconded: Cynthia Mangini.

NOW THEREFORE, BE IT RESOLVED, that the Enfield Town Council refer the proposed leasing of land at 566 Enfield St to the Planning and Zoning Commission; and to refer the lease to the Town Attorney's office.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6664** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

H. **Discussion/Resolution:** Resolution to Accept Open Space Pursuant to the 2023 Re-subdivision of the Property known as 161 Post Office Road

RESOLUTION #6665 by: Ken Nelson Jr., Seconded: Cynthia Mangini.

NOW THEREFORE, BE IT RESOLVED, that the Enfield Town Council does hereby accept the Warranty Deed for the Open Space as proposed by the Re-subdivision approved as PH #3067 in June of 2023 in accordance with the above recommendation.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6665** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

I. **Discussion/Resolution:** Resolution Concerning the Temporary Residential Permit Parking Program on Francis St., Highland Park, Pequot Ave., and Nonotuck St.

RESOLUTION #6666 by: Nick Hopkins, Seconded: Douglas Finger.

BE IT RESOLVED, the Town Council renews the temporary residential permit parking program.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6666** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Marie Pyznar, John Santanella, Lori Unghire No: Ken Nelson Jr. Abstain None.

J. **Discussion/Resolution:** Resolution Authorizing the Town Manager to sign a Real Estate Purchase Contract on behalf of the Town of Enfield for the sale of certain real property (collectively, the "Thompsonville Transit Oriented Development Project Site") consisting of 17 North Main Street, 19 Church Street, 1 Church Street, 2 Chapel Street, 21 Church Street, 16 Pleasant Street, a portion of 5 Church Street, and a portion of an unidentified parcel that is located easterly of 17 North Main Street.

RESOLUTION #6667 by: Cynthia Mangini, Seconded: John Santanella.

BE IT RESOLVED that Ellen Zoppo-Sassu, Town Manager, or her designee, is authorized to sign the Real Estate Purchase Contract, on behalf of the Town of Enfield, for the sale of the Thompsonville Transit Oriented Development Project Site to Impact Residential Development, LLC.

BE IT FURTHER RESOLVED, that Ellen Zoppo-Sassu, Town Manager, or her designee, is authorized to sign all documents, including the deed, on behalf of the Town of Enfield, pertaining to the sale of the property to Impact Residential Development, LLC, subject to review and approval by the Town Attorney.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6667** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Cynthia Mangini, John Santanella No: Michael Ludwick, Ken Nelson Jr., Marie Pyznar, Lori Unghire Abstain None.

K. Discussion/Resolution: Resolution to Approve the Fixed Tax Assessment for Fast Track Realty

Councilor Nelson recused himself from discussion and left the room.

RESOLUTION #6668 by: Cynthia Mangini, Seconded: Gina Cekala

BE IT RESOLVED, that the Town Council approve the Fixed Tax Assistance Agreement with Fast Track Realty in conformance with the requirements of Conn. Gen. Stat. §12-65b and authorize the Town Manager to execute the agreement.

MOTION #6668A by: John Santanella, Seconded: Nick Hopkins to table **RESOLUTION #6668**

Upon a **SHOW OF HANDS** vote, the Chair declared **RESOLUTION #6668** tabled. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Marie Pyznar, John Santanella, Lori Unghire No: None Abstain: Ken Nelson Jr.

L. Discussion/Resolution: Resolution Waiving Bids for the Purchase of Bulk Chemicals at the Enfield Water Pollution Control Facility

RESOLUTION #6669 by: Gina Cekala, Seconded: Lori Unghire.

WHEREAS, the Town of Enfield generates approximately 22 tons of processed sludge each day; and

WHEREAS, the Water Pollution Control Facility (WPCF) uses significant quantities of chemicals to process and treat this waste; and

WHEREAS, price volatility and supply chain issues have made it very difficult to purchase the necessary chemicals; and

WHEREAS, it is vital to the public health that WPCF have flexibility in obtaining supplies from all available sources.

BE IT 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 supplemental carbon, liquid polymer, and sodium hypochlorite.

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6669** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

M. Discussion/Resolution: Request for Transfer of Funds for Replacement of the Passenger Elevator at Town Hall - \$175,000

RESOLUTION #6670 by: Cynthia Mangini, Seconded: Matthew Despard.

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

Transfers and Contingency - Contingency 10800092-584000 \$175,000

TO: GENERAL FUND

Transfers and Contingency - Transfer to 10800092-593010 \$175,000
Capital

FROM: CAPITAL AND NON-RECURRING FUND

CNR Fund Revenue – Gen Fund Transfer In 31042024-480001 \$175,000

TO: CAPITAL AND NON-RECURRING FUND

TH Elevator - Construction 31008173-545000 \$175,000

I hereby certify that the above-stated funds are available as of July 12, 2023, by John A. Wilcox, Finance Director

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6670** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

N. Discussion/Resolution: Request for Transfer of Funds for HVAC and Air Quality Analysis at EPS - \$113,000

RESOLUTION #6671 by: Cynthia Mangini, 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:

FROM: GENERAL FUND

Transfers out and Contingency 10800092-584000 \$113,000

TO: GENERAL FUND

Transfer to Capital 10800092-593010 \$113,000

FROM: CAPITAL NON-RECURRING FUND

CNR Fund Revenue - Transfer 31042024-480001 \$113,000
from General Fund

TO: CAPITAL NON-RECURRING FUND

Heating Systems Schools -31008704-545000 \$113,000
Construction Service

I hereby certify that the above-stated funds are available as of July 13, 2023 by John A. Wilcox, Finance Director

Upon a **ROLL CALL** vote, the Chair declared **RESOLUTION #6671** adopted. Yes: Gina Cekala, Robert Cressotti, Matthew Despard, Douglas Finger, Nick Hopkins, Michael Ludwick, Cynthia Mangini, Ken Nelson Jr., Marie Pyznar, John Santanella, Lori Unghire No: None Abstain None.

13. ANY OTHER BUSINESS PROPER TO COME BEFORE SAID MEETING.

- None

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

Kelley Hemmeler, 10 Hartford Avenue

Ms. Hemmeler stated that it is a huge loss to the town that Karen LaPlante is no longer serving on the Conservation Commission and she hoped it could be rectified.

Joel Budd, 2 Francis Avenue

Mr. Budd stated that he was baffled that the Town Council had 240 days to figure out a solution to the problems on Francis Avenue and have not.

Nikki Price, 1324 Enfield Street

Ms. Price stated that she thought the error regarding Smyth Farms was a clerical error and not that the farm missed a deadline to request a refund. She also stated that she was

disappointed that a member of the Council told a State Representative that the neighborhood was one hundred percent in favor of the new plan presented by the Felician Sisters. The neighborhood has questions and concerns.

Ken Bedard, 27 Burnham Street

Mr. Bedard stated that the burden is upon the residents and his business to come to a solution. He further stated that he had offered several solutions, but the residents would not be happy unless Francis Avenue was made a private road.

Melanie Dubiel, 4 Francis Avenue

Ms. Dubiel stated that the solutions Mr. Bedard had attempted have not worked. She also questioned whether Mr. Bedard's statement regarding street parking approved by the Planning and Zoning Commission was accurate.

Karen LaPlante, 166 North Maple Street

Ms. LaPlante thanked the Council for passing the Open space Ordinance. She also stated that the Conservation Commission is looking forward to receiving funds from the sale of 2 Chapel Street to put back in the Open Space Fund.

15. COUNCILOR COMMUNICATIONS.

- None

16. ADJOURNMENT.

MOTION #6672 by: Douglas Finger, Seconded: Cynthia Mangini to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #6672** adopted unanimously, and the meeting stood adjourned at 10:44pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council

Open Space Assessment Ordinance

1. APPLICATIONS. M-30 Applications for open space designations on the Grand List of October 1 of each year must be submitted to the Office of Assessment and Revenue Collection no earlier than September 1 immediately prior to such Grand List and no later than October 31 immediately following such Grand List. In revaluation years, applications may be filed no later than ninety days after October 1 of such revaluation year.
2. CRITERIA. The property identified in the application for open space designation must comply with Conn. Gen. Stat. §12-107e and must meet the following criteria:
 - a. The property must be in an area identified as eligible for an open space designation in the Plan of Conservation and Development; and
 - b. The property must be unimproved and vacant; and
 - c. The property that is the subject of the application for Open Space designation must meet one of the following minimum area requirements:
 - i. A single parcel must be at least three acres; or
 - ii. Multiple parcels must be owned by the same owner and must consist of contiguous parcels, totaling at least three acres; or
 - iii. A single parcel that is less than three acres may be eligible provided that it abuts Town-owned or State-owned open space, parks, or riverfront property.
3. TERMINATION AND CONVEYANCE TAX. The open space designation on any property will be subject to the termination provisions as set forth in Conn. Gen. Stat. §12-504a and/or §12-504e, as may be amended.
4. VALUATION. The valuation of property designated as open space pursuant to this ordinance shall be based on its current use as set forth in Conn. Gen Stat, 12-107e.
5. WATER COMPANY PROPERTY. No property for which the assessment is determined pursuant to the terms of Conn. Gen. Stat. §§ 12-75 and/or 12-76, as may be amended from time to time, shall be eligible for Open Space designation.