



**AGENDA
ENFIELD TOWN COUNCIL
REGULAR MEETING**

**Monday, January 6, 2020
7:00 PM - Council Chambers**

1. PRAYER – Kelly Hemmeler
2. PLEDGE OF ALLEGIANCE.
3. ROLL CALL.
4. FIRE EVACUATION ANNOUNCEMENT.
5. MINUTES OF PRECEDING MEETINGS.
 - Special Meeting, December 16, 2019
 - Regular Meeting, December 16, 2019
6. SPECIAL GUESTS.
 - Bob Cressotti and Ed Deni
 - Proclamation, Enfield Ramblers C Team
 - Ken Boulette, Assistant Director of Public Works
7. PUBLIC COMMUNICATIONS AND PETITIONS.
8. COUNCILOR COMMUNICATIONS AND PETITIONS.
9. TOWN MANAGER REPORT AND COMMUNICATIONS.
 - Tree Trimming Presentation 2020
 - Project and Activities Report
10. TOWN ATTORNEY REPORT AND COMMUNICATIONS.
11. REPORT OF SPECIAL COMMITTEES OF THE COUNCIL.
12. OLD BUSINESS.
 - A. Appointment(s) - Town Council Appointed.
 1. **Area 25 Cable Television Advisory Committee-** A Vacancy Exists Due to the Resignation of Stephen Moriarty (U) Expired 6/30/2014. Replacement Would be Until 6/30/2018. (Tabled 09/15/2014)
 2. **Board of Assessment Appeals** – A Vacancy Exists Due to the Resignation of Kelly Hemmeler (R). Replacement Would be until 12/31/2021. (Tabled 12/16/2019)

3. **Connecticut Water Company Advisory Council Enfield Representatives-** A Vacancy Exist Due to a Resignation (R). Replacement Would be Until 01/01/2020. (Tabled 04/16/2012)
4. **Enfield Beautification Committee** - The Term of Office of Kristine Mele (R), Expires 12/01/2016. Reappointment or Replacement Would be Until 12/01/2019. (Tabled 12/19/2016)
5. **Enfield Beautification Committee** – A Vacancy Exists Due to the Resignation of Stacy Hout (D). Replacement Would be Until 12/01/2019. (Tabled 03/05/2018)
6. **Enfield Culture and Arts Commission-** The Term of Office of Emily McIntosh (D), Expires 05/31/2019. Reappointment or Replacement Would be Until 05/31/2021. (Tabled 05/20/2019)
7. **Ethics Commission** – The Term of Office of Leroy Nash (D), Expires 10/31/2019. Reappointment or Replacement Would be Until 10/31/2021. (Tabled 10/21/2019)
8. **Ethics Commission – Alternate-** The Term of Office of David Coppock (R), Expires 10/31/2019. Reappointment or Replacement Would be Until 10/31/2021. (Tabled 10/21/2019)
9. **Hazardville Water Company Advisory Council Enfield Representative -** The Term of Office of Scott Kaupin (R) Expired 01/01/2018. Replacement Would be Until 01/01/2020. (Tabled 01/16/2018)
10. **Hazardville Water Company Advisory Council Enfield Representative -** The Term of Office of Andrew Urbanowicz (U) Expired 01/01/2018. Replacement Would be Until 01/01/2020. (Tabled 01/16/2018)
11. **Historic District Commission – Alternate** - A vacancy Exists Due to the Appointment of Colleen Reidy (G) to a Regular Member. Replacement Would be Until 08/31/2021. (Tabled 03/04/2019)
12. **Inland Wetland Watercourse Agency** – A Vacancy Exists Due to the Resignation of Kelly Hemmeler (R). Replacement Would be until 12/31/2021. (Tabled 12/16/2019)
13. **Loan Review Committee** – The Term of Office of Jason Jones (R), Expires 12/31/2015. Reappointment or Replacement Would be Until 12/31/2019. (Tabled 12/21/2015)
14. **Loan Review Committee (Alternate)** - The Term of Office of Anne Brislin (R), Expires 12/31/2016. Reappointment or Replacement Would be Until 12/31/2018. (Tabled 12/19/2016)
15. **Loan Review Committee (Alternate)-** The Term of Office of Billie-Jean Griffin (D), Expires 12/31/2018. Reappointment or Replacement Would be Until 12/01/2020. (Tabled 12/07/18)
16. **Patriot Award Committee – Veterans Council** - The Term of Office of Ignatius Maniscalco, Expired 07/31/2019. Reappointment or Replacement Would be Until 07/31/2021. (Tabled 09/16/2019)

17. Patriot Award Committee – Veterans Council - The Term of Office of Frank Pasini (U) Expired 07/31/2019. Reappointment or Replacement Would be Until 07/31/2021. (Tabled 09/16/2019)

18. River Valley CT Central Regional Tourism District –The Term of Office of William Hosley (R), Expired 06/30/2016. Reappointment or Replacement would be Until 06/30/2018. (Tabled 11/21/2016)

B. Appointment(s) - Town Manager Appointed/Council Approved.

1. Building Code Appeals Board – A Vacancy Exist for Contractor (D), Expired 11/01/2004. Replacement Would be Until 11/01/2019. (Tabled 11/25/2004)

2. Building Code Appeals Board - A Vacancy Exists Due to the Resignation of Kenneth J. Bergeron, (D) Chairman, Architect. Replacement Would be Until 11/01/2021. (Tabled 10/16/2006)

3. Building Code Appeals Board - A Vacancy Exists Due to the Resignation of Howard Coro, (D). Replacement Would be Until 11/01/2018. (Tabled 2/04/2013)

4. Building Code Appeals Board- The Term of Office of Gary Sullivan, (R) Engineer Expired on 11/01/2014. Reappointment or Replacement Would be Until 11/01/2019. (Tabled 11/17/2014)

5. Building Code Appeals Board – The Term of Office of William Marr (D), Professional Engineer, Expired 11/01/2016. Reappointment of Replacement Would be Until 11/01/2021. (Tabled 11/21/2016)

6. Fair Rent Commission (Landlord) – The Term of Office of Sam Mcgill (D) Expired 06/30/2008. Replacement Would be Until 06/30/2018.

7. Fair Rent Commission (Tenant) – A Vacancy Exists Due to Member Kristina Schoen (U), No Longer a Resident. Replacement Would be Until 06/30/2019. (Tabled 06/19/2017)

8. Fair Rent Commission - The Term of Office of Elizabeth Gillen (R), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2020. (Tabled 06/1818)

9. Fair Rent Commission - The Term of Office of William Downs Sr. (U), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2020. (Tabled 06/1818)

10. Fair Rent Commission - The Term of Office of Marlene Cintron-Kakluskas (R), Expires 06/30/2018. Reappointment or Replacement Would be Until 06/30/2020. (Tabled 06/1818)

11. Fair Rent Commission - The Term of Office of Dorian Owens (U), Expires 06/30/2019. Reappointment or Replacement Would be Until 06/30/2021. (Tabled 06/17/2019)

12. Fair Rent Commission - The Term of Office of Dale Shambo (D), Expires 06/30/2019. Reappointment or Replacement Would be Until 06/30/2021. (Tabled 06/17/2019)

13. Housing Code Appeals Board (Alternate) - The Term of Office of Constance P. Harmon (R), Expired on 05/01/2016. Replacement Would be Until 05/01/2021. (Tabled 05/01/2021)

14. Housing Code Appeals Board (Alternate) - The Term of Office of Lawrence P. Tracey, Jr. (R), Insurance, Expired 05/01/2016. Replacement Would be Until 05/01/2021. (Tabled 05/01/2021)

15. Housing Code Appeals Board - The Term of Office of Karen Chadderton (D), Registered Nurse, Expired 05/01/2016. Reappointment or Replacement Would be Until 05/01/2021. (Tabled 05/16/2016)

16. Housing Code Appeals Board- The Term of Office of Paul Censki, Fire Marshal Expired 05/01/2017. Reappointment or Replacement Would be Until 05/01/2022. (Tabled 05/15/2017)

17. Housing Code Appeals Board- The Term of Office of Roger Russell, Contractor Expired 05/01/2019. Replacement Would be Until 05/01/2024. (Tabled 05/20/2019)

C. Appointment(s) - P & Z Commission Appointed- Council Approved.

D. Discussion: School Roof Replacements. (Tabled 01/22/2019)

13. NEW BUSINESS.

A. Consent Agenda – Action.

B. Appointment(s)–Town Council Appointed.

1. **Enfield Beautification Committee** – The Term of Office of Darren Ketchale (R), Expired 12/01/2019. Reappointment or Replacement Would be Until 12/01/2022.
2. **Enfield Beautification Committee** – The Term of Office of Roberta Ladd (D), Expired 12/01/2019. Reappointment or Replacement Would be Until 12/01/2022.
3. **Joint Facilities Committee** – A Vacancy Exists due to Wendy Costa (R), being Appointed as a Board of Education Member. Replacement is Indefinite.
4. **Loan Review Committee** – The Term of Office of Jennifer Casalone (R), Expires 12/31/2019. Reappointment or Replacement Would be Until 12/31/2021.
5. *****Planning & Zoning Commission** – The Term of Office of Mary Scutt (D), Expires 12/31/2019. Reappointment or Replacement Would be Until 12/31/2023.
6. *****Zoning Board of Appeals** -The Term of Office of Charles Mastroberti (R), Expires 01/01/2020. Reappointment or Replacement Would be Until 01/01/2024.

- C. Appointment(s) – Town Manager Appointed/Council Approved.
- D. Appointment(s) - P & Z Commission Appointed- Council Approved.

14. ITEMS FOR DISCUSSION.

- A. ****Consent Agenda – Review.**
- B. Appointment(s) – Town Council Appointed.
 - 1. **Enfield Culture and Arts Commission** – A Vacancy Exists Due to the Resignation of Marguerite French (D). Replacement Would be Until 05/31/2021.
- C. Appointment(s) – Town Manager Appointed/Council Approved.
- D. Appointment(s) – P & Z Commission Appointed- Council Approved.
- E. ****Discussion/Resolution:** Resolution Eliminating the Administrative Assistant Position Under the Registrars of Voters and Transfer Funds \$14,000.
- F. ****Discussion/Resolution:** Resolution Authorizing the Town Manager to Sign the Options to Purchase Agreement with Bellsite Development, LLC.
- G. ****Discussion/Resolution:** Resolution Removing Loadstar as the Town’s Authorized Representative for Virtual Net Metering.
- H. ****Discussion/Resolution:** Resolution Regarding Appointment of Town Attorney.

15. MISCELLANEOUS.

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

17. COUNCILOR COMMUNICATIONS.

18. ADJOURNMENT.

* REMOVE FROM AGENDA
 ** MOVE TO MISCELLANEOUS
 *** WOULD LIKE TO BE CONSIDERED FOR REAPPOINTMENT

**ENFIELD TOWN COUNCIL
MINUTES OF A SPECIAL MEETING
MONDAY, DECEMBER 16, 2019**

A Special Meeting of the Enfield Town Council was called to order by Chairman Ludwick in the Enfield Room of the Enfield Town Hall, 820 Enfield Street, Enfield, Connecticut on Monday, December 16, 2019. The meeting was called to order at 5:30 p.m.

ROLL-CALL - Present were Councilors Bosco, Kiner, Ludwick, Mangini, Sferrazza and Szewczak. Councilor Cekala arrived at 5:32 p.m., Councilor Muller at 5:33 p.m., Councilor Unghire at 5:34 p.m. and Councilor Riley at 5:50 p.m. Councilor Hemmeler was absent. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Attorney, Maria Elsdon; Town Clerk, Suzanne Olechnicki. Also present, Director of Finance, John Wilcox' Supervisor of Assessment and Revenue Collection, Della Froment; Deputy Director of Economic and Community Development, Nelson Tereso; Director of Human Resources, Steven Bielenda; Democratic Registrar of Voters, Lewis Fiore; Republican Registrar of Voters, Thomas Kienzler

MOTION #5231 by Councilor Mangini, seconded by Councilor Szewczak to go into Executive Session to discuss Real Estate Negotiations. Personnel and Pending Litigation.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5231** adopted 6-0-0 and the meeting stood recessed at 5:31 p.m.

EXECUTIVE SESSION

The Executive Session of the Enfield Town Council was called to order by Chairman Ludwick at 5:32 p.m.

ROLL-CALL - Present were Councilors Cekala, Bosco, Kiner, Ludwick, Mangini, Sferrazza and Szewczak. Councilor Muller at 5:33 p.m., Councilor Unghire at 5:34 p.m. and Councilor Riley at 5:50 p.m. Councilor Hemmeler was absent. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Attorney, Maria Elsdon; Town Clerk, Suzanne Olechnicki. Also present, Director of Finance, John Wilcox' Supervisor of Assessment and Revenue Collection, Della Froment; Deputy Director of Economic and Community Development, Nelson Tereso; Director of Human Resources, Steven Bielenda; Democratic Registrar of Voters, Lewis Fiore; Republican Registrar of Voters, Thomas Kienzler

Chairman Ludwick recessed the Executive Session at 6:50 p.m., reconvened the Special Meeting at 6:51 p.m. and stated that during Executive Session Real Estate Negotiations, Personnel and Pending Litigation were discussed with no action or votes being taken.

The Special Meeting moved to the Council Chambers.

Also present at the meeting, Director of Public Works, Donald Nunes; Highway Crew Leader, Kenneth Boulette; Facilities Manager, Mark Gahr; Chief of Police, Alaric Fox, Communications Supervisor/ Emergency Management Director, Steven Hall

ROADS AND NOTIFICATION SYSTEMS

Mr. Nunes highlighted the timeline if the Council pursues a Roads 2020 referendum in November.

Mr. Bromson stated the Council will have some goal settings in January, and they can look at the timeline and develop any further information.

Chairman Ludwick questioned whether there will be a public hearing during the winter, so people can look at this. Mr. Nunes stated in January they'll develop scenarios, and in late April or May they'll have the final funding scenarios and what streets are involved.

Councilor Szewczak questioned if they're anticipating this to be another five-year roads project, and Mr. Nunes stated his belief this will be a three- or four-year project.

Councilor Szewczak stated there are many streets in District #3 that haven't been touched in 60 years.

Mr. Bromson stated they will be sure there's ample opportunity for public input.

Mr. Boulette then spoke about the snow and ice control plan. He explained Enfield has its own weather service, which goes out 15 days and they also look at all the TV stations and get together with Mr. Nunes and other division managers to try and come up with a plan.

He spoke about why the sidewalk snow clearance clock doesn't start right away. He explained a lot has to do with Buildings & Grounds, which is tasked with a lot of work, i.e., they help with town roads, town buildings, school parking lots, etc. He noted the sidewalk snow clearance clock starts once the town has taken care of its own business regarding snow removal.

Mr. Boulette stated residents can be helpful by abiding by parking bans and removing basketball hoops while snowplows are trying to plow roads. He pointed out there are parking ban blue lights at the following locations: Belmont and Route 5, Elm and Route 5, High Street & Route 5, South Street and Pearl Street, Franklin and Pearl Street, Exit 48 North, Freshwater Blvd. and Elm Street, Green Valley and Pearl Street, Laurel and Nutmeg, end of Laurel and Laurel and Park Street. The parking ban is also announced on the radio, TV stations, the Town website, the notification system, Facebook and ETV. He stated they also notify people in the same manner as to when the sidewalk snow clearance clock starts.

He stated during the December 2nd storm, the Police helped move 191 cars with 15 being towed and 18 cars were ticketed. He noted they are not looking to ticket or tow cars, but rather they just

want cars to be moved. He stated there are a lot of challenges in Thompsonville due to narrow streets.

Mr. Boulette provided a list of authorized parking lots so Thompsonville residents can get their cars off the street, i.e., Whitworth Street, Angelo Lamagna lot, South River boat launch, and Asnuntuck and Pearl Street parking area.

He stated the Town does not plow private driveways and entrances. He noted snow should be plowed or shoveled to the right side of the driveway. He stated people should not push snow out into the road.

Mr. Boulette provided a list of roads not maintained by DPW, meaning the Town does not plow these roads, nor do they fix potholes, et. – Broadbrook Road, Elm Street from Route 5 to Walgreens, Enfield Street, Franklin and Frew Streets, Hazard Avenue, North Maple Street, Shaker Road and Taylor Road from Shaker Road to the East Longmeadow line and Depot Hill Road.

He stated a truck with a raised plow does not always mean that a driver has completed that area. He noted a raised plow can mean many things, i.e., the driver may be returning for fuel or salt or responding to calls to assist with emergency services.

Mr. Boulette spoke about the mailbox policy and explained the only way the Town replaces mailboxes is if it's a direct hit by a snowplow or truck. He stated the Town does not replace expensive, decorative and specialty mailboxes.

Councilor Bosco asked what is the parking lot policy, and Mr. Nunes stated they have not developed an official policy. Councilor Bosco stated a policy is needed.

Councilor Sferrazza stated when he worked at the Police Department, the gas pumps would freeze up and officers would slip in this area. He noted they looked at some type of overhang, so officers could fuel their vehicles without slipping. He stated they had the same thing at the administrative entrances to the Police Department because the gutters never held the water, so it would become a very icy area. He noted this resulted in severe injuries. He questioned if this is being addressed this year. Mr. Nunes stated the gutters were replaced, therefore, that situation has been rectified.

Councilor Unghire questioned where trucks full of snow are dumped, and Mr. Boulette stated they tend to use the back of Brainard Park.

Councilor Szewczak questioned how people should put out their trash when a storm occurs. Mr. Boulette stated if trash is delayed, it's hoped people would bring their barrel back in.

Councilor Muller thanked the Public Works crew for all the work they do.

Mr. Bromson reviewed the snow account:

Highway - \$150,000 was budgeted with a \$107,000 balance
Magnesium Chloride - \$17,152 was budgeted with a balance of about \$16,000
Contractors - \$92,000 was budgeted with a balance of \$66,000
Untreated salt - \$224,295 was budgeted with a balance of \$194,960

Mr. Hall then provided an overview of how emergency notifications work, particularly the Everbridge system. He noted the Everbridge system is limited to people signing up, and there are sign-up locations on the Town's website and on the Police Department and Town Manager's pages. He pointed out if someone signs up, they can utilize their email, cellphone, home phone, work email, or any way a person might like to be contacted through the Everbridge system. He went on to note there are numerous public service campaigns from the State to sign up for a CT alert.

Councilor Szewczak stated at a Prison Committee meeting, the question came up about how a prison escape in Enfield or Somers is integrated into the Everbridge system. Chief Fox stated if an event happened in Somers, Enfield would be notified, and Enfield would encourage Somers to utilize the Everbridge system. He noted that would be the responsibility of either the State D.O.C. or the Town of Somers. He stated if he learned of something happening in Somers that could have a spill-over effect in Enfield and notification had not been made by either the State or Somers, Enfield residents would be made aware of what's happening, and he's confident that would be done by DOC or Somers.

Chief Fox stated the language that they have on the Enfield alert program, which is what leads a person to Everbridge within the Town's website when interpreted literally, would have the Town over-notifying to a point where it would produce the opposite effect. He pointed out the language on the current webpage makes no distinction between a primary, secondary or tertiary road. He noted the language also doesn't make any allowances for incidents that happen in the middle of the night. He added the current language leaves no room for the overly obvious situations.

Mr. Bromson stated this language should be reviewed periodically and based upon Chief Fox's recommendations, it's the prerogative of his office to make those amendments. He noted they will send a new policy out, and it will be posted on the police and Town Manager's site.

Councilor Mangini questioned whether the Chief of Police will be critiquing the language, and Chief Fox responded yes.

MOTION #5232 by Councilor Szewczak, seconded by Councilor Sferrazza to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5232** adopted 10-0-0, and the meeting stood adjourned at 7:35 p.m.

Suzanne F. Olechnicki
Town Clerk/Clerk of the Council
Special Meeting

Respectfully submitted,
Jeannette Lamontagne
Secretary to the Council
12/16/2019

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, DECEMBER 16, 2019**

The Regular Meeting of the Enfield Town Council was called to order by Chairman Ludwick in the Council Chambers of the Enfield Town Hall, 820 Enfield Street, Enfield, Connecticut on Monday, December 16, 2019. The meeting was called to order at 7:37 p.m.

PRAYER – The Prayer was given by Councilor Cekala.

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Bosco, Cekala, Kiner, Ludwick, Mangini, Muller, Riley, Sferrazza, Szewczak and Unghire. Councilor Hemmeler was absent. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Attorney, Maria Elsdon; Town Clerk, Suzanne Olechnicki; Director of Finance, John Wilcox; Supervisor of Assessment and Revenue Collection, Della Froment; Director of Public Works, Donald Nunes; Facilities Manager, Mark Gahr

FIRE EVACUATION ANNOUNCEMENT

Chairman Ludwick made the fire evacuation announcement.

MINUTES OF PRECEDING MEETINGS

MOTION #5233 by Councilor Muller seconded by Councilor Mangini to accept the minutes of the November 12, 2019 Regular Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5233** adopted 10-0-0.

MOTION #5234 by Councilor Muller seconded by Councilor Mangini to accept the minutes of the November 18, 2019 Special Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5234** adopted 10-0-0.

MOTION #5235 by Councilor Muller seconded by Councilor Mangini to accept the minutes of the November 18, 2019 Regular Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5235** adopted 10-0-0.

SPECIAL GUEST

Paying Taxes On-Line Demonstration

Ms. Froment explained how the public can pay taxes on-line. She noted it's very simple and can be done from the Town's homepage. She pointed out if people are paying a late tax bill on-line, they must forward the email they're receiving from "Point and Pay" to taxcollector@enfield.org. She explained "Point and Pay" is an outside service that the Town has a contract with for on-line payments. She noted if people are using an electronic check, there's a ten-day hold to be sure the check has cleared. She stated if people can provide proof to the Town that the check clears within less than ten days, that proof can be emailed, faxed or brought in. She noted there are fees associated with paying on-line, and that is 2 ½ percent of each transaction for a credit card and \$3.95 for debit cards.

Chairman Ludwick stated this demonstration can be found on the Town Manager's website.

PUBLIC COMMUNICATIONS & PETITIONS

Joanne Alphonse, 1221 Enfield Street

Stated everyone who works at the Adult Day Center was under the impression the Council wanted to make it work. She noted Pam Brown and Lynn Daniel have been trying to get the program back on track. She stated today they had child day care interacting with adult clients, and they had fun. She noted Thursday they're going to South Windsor to see the gingerbread houses, and every Wednesday they go to the Senior Center and have BINGO, Zumba and lunch. She stated they also go bowling at Shaker Bowl, and they have music therapy.

Ms. Alphonse stated there was validation about the census of the Adult Day Center. She pointed out it's been a rollercoaster ride between Dawn and Damian trying to shut it down for the past two or three years. She noted they now have a social worker, and they increased their census from six to fourteen and are moving forward.

She conveyed the importance of socialization. She noted homecare is one-on-one with no trips, no reading buddies, no childcare, no coffee hour with peers, and the Adult Day Center stimulates people's brains by doing trivia, word searches, current events and many physical games to keep people mobile, such as bowling, basketball, balloon toss, horseshoes, shuffleboard, etc.

Ms. Alphonse stated clients deserve more notice of the Town's intention to shut this program down. She noted the staff deserves the same respect. She noted she thought they had until the end of June to bring the census up, and they were shocked to hear at 1:30 today that the Council was voting tonight whether to shut it down. She questioned what the hurry is. She pointed out they had a new client today, who enjoyed herself so much that she got up and danced when Maggie was singing and playing her guitar. She pointed out their clients love coming in the morning and seeing their friends and sharing their days together. She stated she would hate to see all their

friendships dissolve because the Town can't make up its mind whether the Adult Day Center is a viable program worth saving. She stated her opinion that it's most definitely worth saving.

Pam Mills, 9 Hartford Avenue

Stated she is a registered nurse in a hospital, and she has a lot of experience in all levels of day care for the elderly. She spoke in support of the Adult Day Center. She noted she was fortunate enough to use this service for two family members in the past ten years. She stated in the past two or more years, they've experienced concerning events regarding the support of the Town Council and Social Service Department. She noted whether this uncertainty was driven by direction given to the Social Service Department from the Town Council or by independent decisions within that department by the previous Deputy Director regarding closure and diminishing financial support from the Town, it has caused her family members considerable stress and uncertainty as to whether this vital service would continue. She noted diminishing financial support resulted in the elimination of the recreation director, recreational field trips, elimination of two certified geriatric nurses replaced with a non-certified geriatric manager. She stated she's pleased to see that's been rectified by bringing back the recreational director and Pam Brown.

Ms. Mills stated they were contacted by the former Deputy Social Services Director, who informed them that they should seek other arrangements for a family member as the center would be closed as of last April, giving them only a very small timeframe to make arrangements. She noted this was very upsetting to her 85-year old family member as change can be very upsetting and distressing to the elderly. She stated the daily census of the Adult Day Center was decimated as families struggled to find stable care for their family members.

She stated her belief there should be more advertising to expand this program. She noted Enfield is one of a very few towns that have an adult day center, and there's a huge need, and this is very cost effective. She stated homecare providers charge about \$30 to \$40 per hour, which is expensive, and it may be necessary to put a person in a nursing home, which may result in a person having to sell all their assets and emptying their bank accounts. She noted the Adult Day Center costs about \$80 per day.

George Young, 8 Holly Lane

Thanked Mr. Nunes, Director of Public Works, for all his multi-tasking while seeking a new Superintendent of Water Pollution Control.

Mr. Young stated he will miss the magnetic rubbish collection schedule, but he does appreciate the update on the State's sorting policy.

He stated in November, 2017, there was an excellent presentation regarding the upgrading of the Water Pollution Control facility, which can be seen on-line as well as the introduction to the Enfield sewer map, which is enlightening and fascinating as to what happens from the time the toilet flushes until it reaches the Connecticut River.

Mr. Young stated WPC still owes the Town \$2.5 million dollars in advances as of June 30, 2018, and in the current 2020 there's a fund transfer of \$640,517. He noted the General Fund shows an intragovernmental transfer in of \$390,517 coming from the WPC on Page 14. He questioned where the other \$250,000 got transferred to, and was it to repay part of the debt to the Town's General Fund. He noted if that's the case the Comprehensive Financial Report for the year ending June 30, 2018 indicated on Page 3.5 that the WPC rates were structured to provide enough revenue to pay back the General Fund \$300,000 a year over a ten-year period. He questioned if the period of repayment has been extended. He noted since the WPC operates independently from other funds in town, he questioned if there's a formal agreement between the Town and the WPC and why doesn't the WPC pay the Town interest on this advance.

He stated if they look for the capital improvement program for WPC on Page 160 in the budget, there are some changes that he would like to ask about. He noted in 2019 and 2021 through 2025 there's a \$500,000 per year budgeted for collection systems in advance of roadwork. He stated his understanding there was a planned delay to not fund this for 2020, and he wonders if this hindered the Roads 2015 project in any way. He questioned if this has all been completed for the Roads 2015 project or is there more that needs to be done.

Mr. Young referred to the 2020 budget for the General Fund the Registrar of Voters section on Pages 17 and 18, he noticed that no matter how the categories are reconfigured from Year 2019 to 2020 (Salaries Part-Time and Salaries-Election Workers), the same total \$54,000 is there. He questioned the purpose of the stipends, and that also totaled \$54,000 per year. He noted on Page 18 of the budget it calls the Election Workers as Overtime. He questioned if this is just a nomenclature problem, or it is overtime from elsewhere, or are these workers 1099 people. He stated there's no FICA or Medicare budgeted for them.

He acknowledged that during these times of less mailings, there should be less postage, however, it is true that the postage rates have increased, therefore, he does not know why the postage account has gone from \$2,800 to \$6,700 per year, when the Printing & Reproduction costs have only gone up \$200 from \$500 to \$700.

Mr. Young stated the Town is closing in on budget time for the next go around, and he hopes Council members will ask the tough questions on behalf of their constituents.

Ray Peabody, 370 Washington Road

Expressed his appreciation for getting Birchwood paved, however, between Hemlock and Birchwood, the sidewalks are very dangerous.

Mr. Peabody stated the Council will be replacing a Board of Education member, and he noted he would like to see Stacy Thurston getting a unanimous approval. He noted he worked with Stacy while he was on the Board, and she's tireless, working behind the scenes in committees, and she never missed a committee meeting. He stated she does a really good job and always takes into consideration the students, teachers, parents and taxpayers.

Mr. Peabody stated it will be a difficult budget season. He urged the Council to look at each program, the participation of each program and the funding for each program to determine they're truly spending money well. He noted they also must look at the human side of things, and there are people who need things. He acknowledged these are not easy fiscal times with high taxes and high demands.

He concluded stating his own personal priorities when he was on the Board of Education – first is public safety, public education is second and everything else is tied for third.

Robert Tkacz, 815 Woodgate Circle

He noted people can find information about Enfield on a couple websites – Cities-Data or Neighborhood Scout. He noted the trend analysis of the school system shows declining enrollment. He stated his belief a lot of students go to out-of-town schools or private and parochial schools. He noted Enfield had three peaks in enrollment in 1971, 1928-29 and a major peak in the 1880's. He stated with the legalization of marijuana, prisons will be emptying out, and that will affect the census in 2020.

Lucien LeFevre, 54 Kimberly Drive and Commander of Post 154 and Vice Chair of the Enfield Veterans Council

Spoke about the recent Wreaths Across America Program. He thanked Pam Townsend and Lori Gates for the wonderful program they put together. He noted the convoy part had to be cancelled due to weather. He stated a lot of people showed up for the program. He noted this is a great program. He stated this program calls for a lot of planning, logistics, etc. He stated Pam and Lori did a great job. He noted this year they had the most wreaths ever for placement at St. Patrick's Cemetery. He stated about 1,053 wreaths were placed on Saturday. He thanked Pam and Lori for all the hard work they did, the support from the Town, schools, and veterans' organizations.

Mr. LeFevre stated throughout the year wreaths can be purchased. He noted the goal is to put a wreath on every veterans' grave at St. Patrick's cemetery.

George Young, 8 Holly Lane

Stated his belief the overtime that appears in the Thompsonville Revitalization budget of \$50,000 belongs in the Police Department area where the Chief is in control of it. He stated his understanding that money is for police patrols in the Thompsonville section.

Mr. Young referred to the revitalization of Thompsonville and the mill rate of Fire District #2. He noted it's currently 6.79 for real estate and business property and 5.00 for motor vehicle. He stated they're each up slightly from 2019 when they were 6.73 and 3.20 respectively. He noted in some cases they're almost double that of any of the other four fire districts in town. He stated most, if not all, of the fire districts respond to the same fires. He noted at budget time, regardless of the collection from each district's taxpayers, the fire districts are paying their share of the amount that they budgeted for. He stated the grand total of all of the fire districts budgets is whatever they

budgeted for, and the taxpayers pay that portion in one payment in July and August of that same fiscal year, and it is transferred from the Town to each district shortly thereafter. He stated he'd like the Town Council, Town Manager and the Town Attorney to look into removing this burden from all the residents to be able to pay the fire districts tax in two installments similar to how the real estate taxes are paid. He noted the fire districts don't need all this money at once, and the taxpayers need some temporary relief. He suggested taking the grand total of all of the fire districts budgets and set one town wide mill rate. He acknowledged this would be a small burden for the rest of the town, but it would do a lot for District #2 residents and business owners. He noted this would help get Thompsonville moving.

Mr. Young stated he provided Councilor Riley a copy of the Blue Book, and he hopes they will move forward with that.

He stated the Town Manager's Project & Activities Report was very informative, particularly the treasurer's report.

Mr. Young noted last month he asked the newly elected Council members to ask their constituents to serve on boards and fill vacancies. He stated there seems to be a lot of applicants in the Manager's report this month, but there are still many spots to fill.

COUNCILOR COMMUNICATIONS & PETITIONS

Councilor Mangini stated the Safe Harbor Warming Center appeared before the Rotary Club recently with a presentation about the center. She noted the Rotary Club provided them with a monetary contribution. She stated she was told the group came before the Town last year, and they were looking for assistance with grant writing and/or some funding, but at this point they have not received any direction. She stated during budget time, she would like to see what the Town can do to help this cause. She noted this cause is actually helping people in this community, and they need to be cognizant of the fact that they need monetary contributions and supplies.

Councilor Cekala stated she attended the Wreaths Across America event last Saturday, and it was a beautiful ceremony. She noted she attends this event every year, and the event and attendance get bigger every year.

Referring to the Adult Day Center, Councilor Cekala stated she's disheartened and disgusted to see this item on the agenda, especially since during the budget they said they would give it a year.

Councilor Cekala stated she sent an email about a week and a half ago concerning Joint Facilities questions, but she has not received a response.

She referred to the new traffic pattern in the area of Broad Brook and Town Farm Roads and stated her belief there really needs to be permanent signage and reflectors on the barriers. She noted she

frequently drives through this area and is still not used to the traffic patterns. She requested this be looked at.

Councilor Cekala requested each Town Council member get each and every applicant for the committees and commissions even if they're not going to be acted upon during that meeting.

Councilor Unghire stated she attended a meeting at New Day Church where Monica Wright provided information about the Safe Harbor Warming Center. She noted many people attending that meeting wanted to help. She stated her belief this is going in a direction where the churches will come together and help donate food, supplies, provide volunteers, etc. She noted if people wish to volunteer or make a donation, they can contact Monica Wright. She stated there is training provided if people wish to volunteer.

Councilor Kiner agreed with Councilor Cekala's comments about the Adult Day Center.

He noted he also is requesting applications of people who have applied for various boards and commissions.

Councilor Kiner stated Enfield has always been known as a patriotic town, and that was in evidence on Saturday. He commended Pam Townsend and Lori Gates for their work on the Wreaths Across America event.

He commended and thanked Melanie O'Connor at Prudence Crandall School and other fifth grade teachers and students who recognized Enfield Police Lieutenant Keith Parent, who is now deployed in Africa. He noted the students sent him candies and cookies. He stated the Police Department was able to skype Lieutenant Parent, and he was able to thank the children. He noted it was beautiful to see these children learning at an early age to respect police officers and military veterans.

Councilor Muller stated Buzz Robotics is having a fundraiser tomorrow night at Red Robin from 5:00 to 8:00 p.m. He noted the fundraiser is to help the Buzz Robotics team members attend the 2020 First Robotics World Championship in Detroit, Michigan from April 29th to May 2nd.

Councilor Riley stated Wreaths Across America was a wonderful event.

She thanked Mr. Young for sharing the Blue Book, and this is a great starting step.

Councilor Riley stated she attended the KITE meeting, and it was very well attended, and it put in perspective how much is offered to children and families and how dedicated they are to help the community.

She thanked Youth Services for letting First Readers do a radio interview with them. She noted the children did a great job, and this interview will be on the Asnuntuck radio station.

Councilor Unghire stated she recently attended a recognition event for town employee anniversaries. She congratulated all these employees, who have been with the Town of Enfield anywhere from five to 40 years.

She noted she attended the Wreaths Across America event and noted it was a wonderful ceremony. She thanked Pam Townsend and Lori Gates for their work on this event.

Councilor Unghire recognized Rachel's Challenge for their recent Pancake Breakfast, and she noted it was very well attended. She noted Rachel's Challenge is an important part of this community, and she highly respects this organization and all that they do

Councilor Szewczak stated Councilor Hemmeler is not at this evening's meeting because she's traveling to Fort Jackson, South Carolina to see her daughter graduate from Army boot camp. She congratulated Councilor Hemmeler's daughter, Veronica, on her graduation.

She referred to the Projects and Activities Report and noted she saw the CRCOG Corridor Study from Route I-91 to Somers will be updated. She stated that's great for the Route 190 corridor, Scitico and the Hazardville center.

MOTION #5236 by Councilor Szewczak, seconded by Councilor Muller to suspend the rules to address under Miscellaneous Items 14 B1-B6, B10, B12-16, B17-19, E and F.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5236** adopted 10-0-0.

Chairman Ludwick referred to the mention of money in the budget for the police and explained that's for the current walking patrol already in Thompsonville, and has nothing to do with the train, although it may be expanded if the train service happens.

He thanked the Enfield, East Granby and Stafford Eagles hockey team, which showed up in the rain and volunteered at the Wreaths Across America event to help distribute the wreaths.

Chairman Ludwick stated this is the beginning of the winter sports season. He noted girls and boys basketball, wrestling, hockey, swimming, etc. are starting.

He commended homeowners, who have decorated their homes for the holidays.

TOWN MANAGER REPORT & COMMUNICATIONS

Freshwater Pond Dam Update

Mr. Bromson stated the Freshwater Pond Dam poses no risk to health, life or property, and there is no risk to people downstream. He explained the hazardous classification was based upon the

fact that there was an occupied fire station adjacent to that dam, but that fire station is now empty. He noted they met with the state official in charge of dams in Connecticut. He stated all the components are in good condition, except for the training walls on the other side of the fire department. He noted this is a stone wall, and there's some area needing repair. He stated they're working collaboratively with the State Inspector to address this matter.

Facility Use Policy Update

Mr. Gahr stated the policy has been working well. He noted last year they were averaging tournaments at Brainard Park every weekend, but those are less since this policy has been in effect. He stated they've had two tournaments at Brainard Park this year compared to one every weekend last year. He noted they were running ten to twelve games on a Saturday during a tournament, which is approximately two weeks-worth of little league field in one day, and that has stopped, and fields are in much better shape at Brainard Park.

He stated they brought in \$2,500 to the sinking fund for outside fees.

As concerns inside facility use, it's been the same as in previous years. He noted the University of St. John's uses JFK for an eight-week session, and it's \$400 per session. He stated the Opera House Players are renting the Annex every few months for their shows. He noted they're not having that much use since they changed the policy, and he thinks that's good and working out well.

Councilor Bosco stated his understanding fields were getting so beat that they weren't having time to recover, but now they're in better shape. Mr. Gahr indicated that's correct, and he's happy with how the fields are looking.

Councilor Bosco stated his understanding the fields are not only in better shape, but now the Town's getting a little revenue because it must have been expensive to maintain these fields when they were being heavily used. Mr. Gahr responded that's correct, and the policy is working well.

Councilor Kiner referred to the Freshwater Pond Dam and stated the Associated Press did say there were 12 Connecticut dams in Connecticut that were in poor condition, but he will defer to the Town Manager's report that this dam is not ready to fail. He noted even with climate change and the idea of a hundred-year event occurring every 25 years, there's certainly to be some cause for concern. He noted they were supposed to get a report every two years on this dam since it's considered a high hazard dam in poor condition. He questioned if the Council can get that report when it comes out. Mr. Bromson stated they discussed that with the Supervisor of DEEP, and around 2016 after the report, they gave Enfield an exemption moving forward that until they were going to complete the repairs, they didn't have to do that expenditure.

Councilor Kiner stated in the future when those reports become public, the Town Council should get a copy of those reports, and Mr. Bromson agreed and noted they are doing a prioritization of

the CIP. He noted there are a lot of different projects around town, and they will have a top ten list for the Council's goal setting.

Mr. Bromson thanked Mr. Gahr because when the policy was implemented, he was the brunt of all of the people calling, scheduling and complaining. He noted this was a lot of work, and he thanked him for his diligence.

Councilor Cekala questioned what happens if someone holds a tournament without asking permission, and Mr. Bromson stated if it was an organized team doing it for profit, it would be treated as an illegal trespassing because this is a Town field and not open to the general public. He noted if something like that occurred, they would politely ask them to leave. He noted they obviously allow pick-up games.

Mr. Bromson referred to Thompsonville overtime mentioned by Mr. Young and noted the Council specifically wanted that separate, so that it didn't get subsumed in the general police overtime for the reason of transparency because they wanted people to know that they had a dedicated effort to do the walking patrols.

He stated the Council amended the policy allowing for the two Veterans' Day Parades and the Wreaths Across America to utilize the Town's website, Facebook and Twitter account. He noted it should be made known when those specials are for the Wreaths Across America, i.e., one-for-one, and they will put that on the website, so hopefully during the year people will see that and it will draw more interest.

Mr. Bromson referred to the warming center and stated during the budget for non-profits and others that came forward, the Council kept level funding. He added the Town doesn't do grant writing for private groups. He noted they have worked in concert with quasi-government agencies. He stated he will ask Nelson Tereso to look, and if he sees any grants, he can direct them to the warming center.

TOWN ATTORNEY REPORT & COMMUNICATIONS

Attorney Elsdon explained the workflow of the Town Attorney's Office. She noted all work that comes to the Town Attorney's office from the Town Manager or Town Council is logged, and they keep a log on requests and review as well as for litigation. She noted they typically go with litigation first, and they must completely comply with anything that's been court determined. She stated this is followed by Council and Town Manager requests. She noted the Town Manager determines what the priorities are for the Town Attorney's office to review, keeping in mind emergency requests are put ahead.

She stated they had 35 requests for review in October, and this does not include any of the litigation that they do, and there were 30 requests in November. She noted there were 79 requests from July to September. She pointed out this office has a fair amount of volume.

Attorney Elsdon stated they are currently looking at the solid waste ordinance, and it's almost done. She noted it is half the size that it was, but ultimately it will be more workable for the Town.

Noting this will be her last Council meeting, Attorney Elsdon stated it was great working with the Town Council.

Councilor Bosco stated Attorney Elsdon will be missed.

Councilor Bosco referred to the solid waste ordinance and noted he'd like to be able to vote on an ordinance and procedure at the same time, if possible. He noted if it needs to be changed, they can change it as they go.

REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Unghire stated the Commission on Aging met last week, and the Senior Home Repair Program helped 159 residents this past year with different jobs that needed to be done. She noted they're also looking for two qualified people to volunteer to help on Tuesday mornings, and they usually do about eight jobs every Tuesday. She stated they also have the Isolated Seniors Calling Program, and this involves volunteers calling isolated seniors once a week to check on them to see how they're doing. She noted they also have the Nursing Home Project, and Alice Egan bought and wrapped up a bunch of gifts to distribute to Parkway Pavilion and St. Joseph residents. She noted this involves seniors that have no one to come visit them over the holidays. She commended Alice Egan for doing this for the past six years.

Councilor Riley stated Joint Facilities has a Facebook page, and they are posting a lot of updates on it.

OLD BUSINESS

APPOINTMENTS (TOWN COUNCIL)

MOTION #5237 by Councilor Cekala, seconded by Councilor Muller to remove Item #6 from the table.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5237** adopted 10-0-0.

NOMINATION #5238 by Councilor Cekala to appoint Jennifer Bakowski (D) to the Ethics Commission as an Alternate for a term which expires 10/31/2019.

MOTION #5239 by Councilor Muller, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5239** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Jennifer Bakowski appointed to the Ethics Commission as an Alternate by a 9-0-0 vote with Councilor Szewczak responding present.

MOTION #5240 by Councilor Muller, seconded by Councilor Riley to remove Item #7 from the table.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5240** adopted 10-0-0.

NOMINATION #5241 by Councilor Muller to appoint Elizabeth Ellery (U) to the Ethics Commission for a term which expires 10/31/21.

MOTION #5242 by Councilor Muller, seconded by Councilor Cekala to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5242** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Elizabeth Ellery appointed to the Ethics Commission by a 9-0-0 vote, with Councilor Szewczak responding present.

All other appointments remained tabled.

Items C & D remained tabled.

NEW BUSINESS

MOTION #5243 by Councilor Muller, seconded by Councilor Riley to accept the Consent Agenda. Transfer of Funds \$750 – Youth and Family Services

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5243** adopted 10-0-0.

NOMINATION #5244 by Councilor Muller to appoint Dane Thorogood (R) to the Planning and Zoning Commission as an Alternate for a term which expires 12/31/2019.

MOTION #5245 by Councilor Muller, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5245** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Dane Thorogood appointed to the Planning & Zoning Commission as an Alternate by a 10-0-0 vote.

All other New Business items will appear on the next regular meeting agenda.

ITEMS FOR DISCUSSION

Items 7, 8, 9, 11 and 20 remain on the agenda.

MISCELLANEOUS

NOMINATION #5246 by Councilor Muller to reappoint Donna Dubanoski (R) to the Board of Assessment Appeals for a term which expires 12/31/22.

MOTION #5247 by Councilor Szewczak, seconded by Councilor Muller to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5247** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Donna Dubanoski reappointed to the Board of Assessment Appeals by a 10-0-0 vote.

NOMINATION #5248 by Councilor Cekala to appoint Stacy Thurston (D) to the Enfield Board of Education for a term which expires 11/16/21.

MOTION #5249 by Councilor Szewczak, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5249** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Stacy Thurston appointed to the Enfield Board of Education by a 10-0-0 vote.

NOMINATION #5250 by Councilor Unghire to reappoint Alice Egan (R) to the Commission on Aging for a term which expires 01/01/2022.

MOTION #5251 by Councilor Szewczak, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5251** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Alice Egan reappointed to the Commission on Aging by a 10-0-0 vote.

NOMINATION #5252 by Councilor Riley to reappoint William St. George (I) to the Commission on Aging for a term which expires 01/01/2022.

MOTION #5253 by Councilor Muller, seconded by Councilor Unghire to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5253** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared William St. George reappointed to the Commission on Aging by a 10-0-0 vote.

NOMINATION #5254 by Councilor Muller to reappoint Howard Florian (U) to the Commission on Aging for a term which expires 01/01/2022.

MOTION #5255 by Councilor Szewczak, seconded by Councilor Muller to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5255** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Howard Florian reappointed to the Commission on Aging by a 10-0-0 vote.

NOMINATION #5256 by Councilor Cekala to appoint Jacob Nadeau (D) to the Enfield Beautification Committee for a term which expires 12/01/2022.

MOTION #5257 by Councilor Muller, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5257** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Jacob Nadeau appointed to the Enfield Beautification Committee by a 10-0-0 vote.

NOMINATION #5258 by Councilor Muller to reappoint Paul Coffey (U) to the Loan Review Committee for a term which expires 12/31/2021.

MOTION #5259 by Councilor Muller, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5259** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Paul Coffey reappointed to the Loan Review Committee by a 10-0-0 vote.

NOMINATION #5260 by Councilor Mangini to appoint Anthony DiPace (D) to the Planning & Zoning Commission for a term which expires 12/31/2023.

NOMINATION #5261 by Councilor Szewczak to reappoint Mary Scutt (D) to the Planning & Zoning Commission for a term which expires 12/31/2023.

MOTION #5262 by Councilor Muller, seconded by Councilor Szewczak to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5262** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared these nominations failed by a vote as follows: Councilors Ludwick, Muller, Riley, Szewczak and Unghire for Mary Scutt and Councilors Bosco, Kiner, Mangini and Sferrazza for Anthony DiPace. Councilor Cekala abstained.

NOMINATION #5263 by Councilor Muller to appoint Frank Alaimo (R) to the Planning and Zoning Commission for a term which expires 12/31/2023.

MOTION #5264 by Councilor Muller, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5264** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Frank Alaimo appointed to the Planning & Zoning Commission by a 9-0-0 vote, with Councilor Cekala voting against.

NOMINATION #5265 by Councilor Muller to appoint Linda DeGray (R) to the Planning and Zoning Commission for a term which expires 12/31/2023.

MOTION #5266 by Councilor Muller, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5266** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Linda DeGray appointed to the Planning & Zoning Commission by a 9-1-0 vote with Councilor Cekala against.

NOMINATION #5267 by Councilor Mangini to reappoint Virginia Higley (D) to the Planning and Zoning Commission for a term which expires 12/31/2023.

MOTION #5268 by Councilor Muller, seconded by Councilor Szewczak to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5268** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Virginia Higley reappointed to the Planning and Zoning Commission by a 10-0-0 vote.

NOMINATION #5269 by Councilor Muller to appoint Vinnie Grillo to the Planning & Zoning Commission as an Alternate for a term which expires 12/31/2023.

MOTION #5270 by Councilor Muller, seconded by Councilor Mangini to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5270** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Vinnie Grillo appointed to the Planning & Zoning Commission as an Alternate by a 10-0-0 vote.

NOMINATION #5271 by Councilor Muller to reappoint Robert Kwasnicki (R) to the Zoning Board of Appeals as an Alternate for a term which expires 01/01/2024.

MOTION #5272 by Councilor Muller, seconded by Councilor Unghire to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5272** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Robert Kwasnicki reappointed to the Zoning Board of Appeals as an Alternate by a 10-0-0 vote.

NOMINATION #5273 by Councilor Mangini to appoint Kelly Davis (D) to the Zoning Board of Appeals for a term which expires 01/01/2024.

MOTION #5274 by Councilor Muller, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5274** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Kelly Davis reappointed to the Zoning Board of Appeals by a 10-0-0 vote.

NOMINATION #5275 by Councilor Muller to reappoint Mary Ann Turner (R) to the Zoning Board of Appeals for a term which expires 01/01/2024.

MOTION #5275A by Councilor Muller, seconded by Councilor Riley to close nominations.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5275A** adopted 10-0-0.

Upon a **ROLL-CALL** vote being taken, the Chair declared Mary Ann Turner reappointed to the Zoning Board of Appeals by an 8-2-0 vote, with Councilors Cekala and Kiner voting against.

RESOLUTION #5277 by Councilor Muller, seconded by Councilor Riley

WHEREAS, the Connecticut Association of Adult Day Center Certification requires nursing services for at least 50% of the hours during which a medical model Adult Day Center is open; and the search for an Adult Services Program manager has not been successful; and

WHEREAS, currently nursing services are being provided on a per diem basis by relief nurses and contracted services; and

WHEREAS, there is an immediate need to implement these services in order to continue to provide services at the Adult Day Center; and

WHEREAS, Caring Solutions, LLC is recommended by the Director of Social Services and is prepared to commence work immediately.

BE IT RESOLVED, in accordance with Chapter V, Section 8, Paragraph (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 Nursing Services at the Adult Day Center.

Mr. Bromson stated this is consistent with the Town's certification requirements. He noted to be an Adult Day Care Center, they must have nursing staff 50% of the time. He stated they've been doing this per diem with Caring Solutions, and it's more consistent to choose Caring Solutions for this purpose.

Councilor Mangini stated her understanding that by voting on this resolution, the Council is authorizing or supporting designating funding for the nursing services, and Mr. Bromson responded that's correct. This is simply to waive the bid requirement.

Councilor Mangini stated she wants it understood that she does not support closing the Adult Day Center.

Councilor Kiner stated he wants to be sure the Council is just voting on the \$34,000 for the nursing services, and this is not the resolution that would close the Adult Day Center, and Mr. Bromson responded that's correct.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5277** adopted 10-0-0.

RESOLUTION #5278 by Councilor Muller, seconded by Councilor Riley.

WHEREAS, the Town Council has determined the Adult Day Center will not operate after March 31, 2020 and funds are needed to provide nursing services through March 31, 2020.

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

TO:	Adult Day Care		
	Other Professional Services	22040431-532200	\$34,000
FROM:	Adult Day Care		
	Salaries	22040431-511000	\$34,000

CERTIFICATION:

I hereby certify that the above-stated funds are available as of December 12, 2019.

/s/ John Wilcox, Director of Finance

Mr. Bromson stated staff brought forward the resolution last week for six months, until the end of the fiscal year, which would have been double this, plus asking Caring Solutions to do some marketing and fulfill the role of director. He noted after leadership, the request was made that it be just for the nursing services to fund the Adult Day Care through March 31st only and close it, therefore, they withdrew the part for marketing or director to keep it slim because they knew those other services wouldn't be needed.

Councilor Mangini stated she's very disturbed by this. She stated her belief it's important for Enfield to have such a facility available to citizens who built the town. She noted she cannot support this in good conscience, and she's very sad by it.

Councilor Bosco stated this is a difficult thing to do. He stated his understanding the Town is running a \$150,000 deficit at this time, and Mr. Bromson stated that's the projection and basically the budgeted amount for the Adult Day Care in the approved budget is \$249,000, and they're at about the halfway mark, and they've generated about \$49,000 in revenue. He noted the projection is that they'll generate about the same, bringing in revenue of \$100,000, therefore, the deficit would be about \$150,000.

Councilor Bosco stated his understanding that does not include the \$125,000 they put towards this last year, which amounts to \$275,000 of taxpayers' money to run this program. He noted \$275,000 is the low end of it because the Town would still have to do all the work to the building. He noted there are a couple other adult day centers, and the Town wants to put a fund together on a sliding

scale, and if someone can't afford to go, the Town will cover part of their daycare. He stated this is not working, and this really bothers him, but it's what the Town must do.

Councilor Cekala stated no one will be surprised that she's not supporting this. She noted sometimes money isn't the driving factor, and she doesn't think this should be one of them.

She stated this resolution has two parts – closing the Adult Day Care Center, but funding it until the closing date. She noted she doesn't want this center closed, but obviously she wants it funded until it does close. She stated she's voting no, but obviously she wants them to stay open until March.

Councilor Kiner suggested dividing the question.

MOTION #5279 by Councilor Kiner, seconded by Councilor Cekala to divide the question into two separate resolutions – the certification and the other the closing of the Adult Day Care Center.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5279** adopted 7-3-0, with Councilors Riley Sferrazza and Szewczak voting against.

RESOLUTION #5280 by Councilor Cekala, seconded by Councilor Bosco.

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

TO:	Adult Day Care		
	Other Professional Services	22040431-532200	\$34,000
FROM:	Adult Day Care		
	Salaries	22040431-511000	\$34,000

CERTIFICATION:

I hereby certify that the above-stated funds are available as of December 12, 2019.

/s/ John Wilcox, Director of Finance

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5280** adopted 10-0-0.

RESOLUTION #5281 by Councilor Muller, seconded by Councilor Riley.

RESOLVED, the Town Council has determined the Adult Day Center will close on March 31, 2020.

Councilor Kiner stated his belief this vote transcends politics. He noted they're dealing with human lives and families and particular individuals who will be severely impacted by the Enfield Adult Day Care closing. He noted he's reminded of what happened with Blair Manor. He acknowledged the Council did what it could to keep Blair Manor open. He noted transfer trauma occurred when a number of residents transferred out of Blair Manor and died soon thereafter. He stated he's not suggesting that will happen with the closure of Adult Day Care, but the negative impact upon families is insurmountable. He noted one of his neighbor's husband is a client at Adult Day Care, and what he has heard from his wife and from the staff is that this man thrives at Enfield Adult Day Care, and he will be deprived of that in the near future.

He read from the Projects Activities Report, which states there are currently 13 client participants at the Adult Day Care Center, and they have a daily census of nine. He noted the November activities schedule included live piano music and singing several times a week and the new favorite entertainment by the Old Time Fiddlers. Mark Twain residents joined clients and their families for a movie on November 21st. A dedicated Enfield High School student is now volunteering each afternoon for two hours. Wednesday trips to the senior center for lunch and BINGO are enjoyed immensely. Clients and their families celebrated Thanksgiving with staff and volunteers on Monday, November 5th. He stated his belief this sounds like a thriving and vibrant organization. He asked the other side of the aisle to open their hearts during this Christmas season and maybe give this facility one more chance that he believes it deserves. He pointed out Enfield has gone through a couple Social Service Directors over the past year, and to his knowledge, nothing was really done to improve the facility. He stated grants were not sought after, and he recalls asking one of the Social Service Directors what if anything has been done to market Adult Day Care, and he did not get a response. He noted a couple years ago, one of the former Social Service Directors was told do not seek any grants for Adult Day Care because it's being shut down, even though money might be available. He stated there was \$25,000 remaining in lapsed funds that were supposed to go to the Adult Day Care Center, and it never made it to Adult Day Care. He stated he really does not believe they gave Adult Day Care what it needed to survive. He read from a saying as follows: "The moral test of government is how it treats those who are in the dawn of their life-the children, those who are in the twilight of life and the aged, and those who are in the shadows of life – the sick, the needy and the handicapped." He stated his belief they're letting those people down if they were to vote to shut the Adult Day Care Center.

Councilor Sferrazza agreed with some of the comments by Councilors Cekala and Kiner. He stated the people in the Adult Day Care are important, and the value of adult day care is not lost on him. He explained if a person is 65 years old, and the income level is a certain amount, that person can qualify for the circuit breaker program, which provides a tax break anywhere from \$500 to \$1200. He noted hundreds of Enfield seniors are part of this program. He stated this money is important to people who are on social security and a fixed income. He stated in 2017, Enfield subsidized the Adult Day Care for \$165,000; in 2018, Enfield provided \$126,000 and last year, it was \$100,000 and this year that number is at about \$150,000. He noted the Town has contributed about a half-million dollars to this program. He stated by closing this Adult Day Care Center, the Town is not turning its back on these people because there's a wonderful, compassionate alternative for them

because there is another adult day care center in Enfield at the Felician Sisters. He acknowledged this may be a change, but they will still have day care. He agreed with Councilor Bosco that the savings derived should not go back into the General Fund because it was specified for seniors, and he wants to see that money go to the seniors to maintain the circuit breaker program. He pointed out last year the State of Connecticut told towns they could no longer provide the money for the circuit breaker program. He noted right now the State is looking at a hundred billion-dollar deficit in the pension plan. He stated the first thing on the chopping block is municipal aid. He stated his belief Enfield needs to prepare itself that municipal aid will be cut next year.

Councilor Sferrazza stated if families choose, there's a compassionate adult day center in Enfield, and he would certainly support subsidizing the difference in the rate. He noted he tries to do the most good for the most people. He stated if money wasn't the issue, the Town could do both, but it can't. He noted if he were to support keeping the Enfield Adult Day Care Center open, what would he say to the 200 or 300 seniors that rely on their tax break. He questioned whether he would be opening his heart to ten seniors and not the rest. He noted he's not abandoning these seniors because they have a place to go. He stated he appreciates the staff that has been at the Adult Day Center, and he knows how passionate they are and the care they've given these people, but he believes the Felician Sisters are compassionate too. He stated for him, the decision to close is predicated on that.

Councilor Riley agreed the people in the Adult Day Center are important, but this facility is being operated in the red. She noted she saw the presentation of the Felician Sisters and Windsor Adult Day Care, and they seem like great places to be. She noted the Felician Sisters facility is in Enfield, and she believes they also provide transportation. She stated it is also a really good thing that the Town would be helping financially to get people to a new facility. She noted Enfield has a very large community of seniors that she believes are under-served and could be served better. She stated the money being saved could be used towards things that could really ease the burden on a lot of seniors in Enfield. She suggested perhaps the savings could be put toward adding staff in Social Services or having a couple college interns to come in to help seniors handle specific issues they're navigating, i.e., Medicare and Medicaid and long-term care. She said they could also continue and grow the senior circuit breaker program. She feels more classes should be offered at the senior center on different topics. She noted they could work with local landscapers to negotiate lower costs for fixed income seniors regarding mowing, plowing or shoveling, and perhaps they could have local handymen on a list to help seniors who can't do work themselves. She stated her belief that Enfield is under-utilizing or ineffectively using budget dollars because their job is to help the most people the best way that they can, and Enfield does have a large population of seniors, and she would like to see more of them helped out.

Councilor Kiner acknowledged Councilor Sferrazza spoke from the heart, but there are more important things in life than dollars and cents. He noted there's a human toll that's going to be taken, and that should be taken into consideration.

Councilor Sferrazza stated it's not about dollars and cents, but seniors rely on that \$500 or \$1000 a year that the state provided, but the state isn't doing this anymore, and that's heartbreaking too when seniors can't afford to buy medicine or food because that \$500 or \$1000 was the difference.

Councilor Unghire stated it's very unfortunate that the Council is put in the position of having to do this. She noted she doesn't like closing anything, and it's heartbreaking. She stated she visited the Adult Day Center and saw the facility, clients and staff, and it was wonderful. She noted she also visited the Felician Sisters and the Windsor facility, and they were also great facilities, therefore, she does not feel that the Town is leaving these clients on their own, and the Town can help subsidize them. She added through the circuit breaker program, the Town can help hundreds of seniors in Enfield that really need the help versus the few at the day care.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5281** adopted 7-3-0, with Councilors Cekala, Kiner and Mangini voting against the resolution.

PUBLIC COMMUNICATIONS

Pam Mills, 9 Hartford Avenue

Stated the reason the town had nine to thirteen people at the Adult Day Care Center is a direct reflection on the Social Services Department's former two directors. She noted the Town should be putting its money into expanding the program and getting other towns to come to Enfield. She stated the Town has taken money away, and the Town has talented staff who love these clients and they provide so many services.

Ruth James, 5 Parky Drive

Stated she is the nurse at the Adult Day Care Center, and she loves it. She noted they provide good care, and they were dealt a blow over the past two years. She stated they didn't have any marketing, and yet this week, they had two new clients. She noted this is their job, their profession, and their career to give back to these people, who are the people everyone will become.

George Young, 8 Holly Lane

Stated his belief about 600 people are receiving benefits from the Town, so that's probably about \$600,000 that the state is no longer funding half of. He noted Enfield's state reps should get the state to reimburse the Town for some of this money because that could be utilized to make up the deficit at the day care. He stated they are not only transitioning clients, but perhaps staff could also be transitioned to the Felician Sisters. He stated his belief the Town should look into that.

COUNCILOR COMMUNICATIONS

Councilor Szewczak wished everyone a Merry Christmas and Happy New Year.

ADJOURNMENT

MOTION #5282 by Councilor Muller, seconded by Councilor Mangini to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5282** adopted 10-0-0, and the meeting stood adjourned at 10:00 p.m.

Respectfully submitted,

Suzanne F. Olechnicki
Town Clerk
Clerk of the Council

Jeannette Lamontagne
Secretary to the Council

Appended to minutes of
December 16, 2019 Regular
Town Council Meeting
See Page 22

ENFIELD TOWN COUNCIL
REQUEST FOR TRANSFER OF FUNDS
RESOLUTION NO _____

TO:	Youth Services		
	Field Trips	22040450-532400	\$750
FROM:	Youth Services Other Revenue		
	Revenue	22044450-417060	\$750

McCarthy, Debra

From: noreply@civicplus.com
Sent: Wednesday, December 4, 2019 5:03 PM
To: McCarthy, Debra
Subject: Online Form Submittal: Application for Vacancy on Boards, Agencies & Commissions

Application for Vacancy on Boards, Agencies & Commissions

Date	12/4/2019
First and Last Name	Mary Scutt
Address	64 Yale Dr
City	Enfield
State	CT
Zip	06082
Phone Number	18608109209
Second Phone:	18608109209
Email	cgmescutt@att.net
Occupation	<i>Field not completed.</i>
Occupation Phone Number	<i>Field not completed.</i>
Party Affiliation	Democrat
Registered Voter	Yes
Name of the Board You Wish to Apply For:	Planning & Zoning Commission
Appointment	Reappointment
Please outline your qualifications and how you feel you would contribute to the committee or commission:	<i>Field not completed.</i>
Have you ever served on a Board, Commission or	Yes

Agency in Enfield or elsewhere?

If so, please state name of board, commission or agency and time served:

P&Z Commission for 4 years and Ethics Commission for 2 years

If this is a reappointment, please list the number of meetings attended during the last 12 months:

19

If the committee or commission which you requested has no more vacancies, would you consider appointment to another committee or commission?

No

Email not displaying correctly? [View it in your browser.](#)

McCarthy, Debra

From: noreply@civicplus.com
Sent: Friday, December 13, 2019 5:44 PM
To: McCarthy, Debra
Subject: Online Form Submittal: Application for Vacancy on Boards, Agencies & Commissions

Application for Vacancy on Boards, Agencies & Commissions

Date	12/13/2019
First and Last Name	Charles Mastroberti
Address	54 Weymouth Rd
City	Enfield
State	CT
Zip	06082
Phone Number	8604905186
Second Phone:	8607166259
Email	questpest1@gmail.com
Occupation	Pest Control
Occupation Phone Number	8604905186
Party Affiliation	Republican
Registered Voter	Yes
Name of the Board You Wish to Apply For:	Zoning Board of Appeals
Appointment	Reappointment
Please outline your qualifications and how you feel you would contribute to the committee or commission:	Good knowledge of laws pertaining to zoning appeals
Have you ever served on a Board, Commission or	Yes

Agency in Enfield or elsewhere?

If so, please state name of board, commission or agency and time server:

Zoning Board of Appeals 6 years

If this is a reappointment, please list the number of meetings attended during the last 12 months:

11

If the committee or commission which you requested has no more vacancies, would you consider appointment to another committee or commission?

Yes

Email not displaying correctly? [View it in your browser.](#)



TOWN OF ENFIELD

December 18, 2019

Honorable Members
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Eliminating the Administrative Assistant Position under the Registrars of Voters and Transfer Funds \$14,000

Councilors:

Highlights:

- The Registrars of Voters (ROV) seek to eliminate a part time administrative assistant position in their department, which has a cost of \$22,000.
- The 25 to 28-hour position has been historically included in the ROV budget but has been difficult to fill. The daily workload varies from heavy during election season to sporadic during other times of the year.
- In lieu of this position, the following line items would be increased:
 - \$4,000 line item increase for each Deputy Registrar (2);
 - \$1,000 line item increase for each Registrar (2); and
- In addition, a new line item of \$4,000 would be created for temporary/seasonal salaries. This change will help with required election time support, the yearly State mandated canvass, and miscellaneous needs.
- Overall, this proposal would result in a savings of \$8,000 for the Town (plus FICA/Medicare savings) and a more efficient allocation of resources in the ROV office.

Budget Impact:

There is no budget impact.

Recommendation:

It is recommended that the Town Council adopt the attached resolution.

Respectfully Submitted,

Lewis Fiore
Tom Kienzler
Registrar of Voters

Attachments:

1. Resolution

ENFIELD TOWN COUNCIL

RESOLUTION # _____

Resolution Eliminating the Administrative Assistant Position under the Registrars of Voters

WHEREAS, the Registrar of Voters wishes to eliminate the part time administrative assistant position for a net savings to the Town and transfer the available funding to the stipend and temporary/seasonal line items;

BE IT RESOLVED, the Enfield Town Council does hereby eliminate the part time administrative assistant position under the Registrars of Voters

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

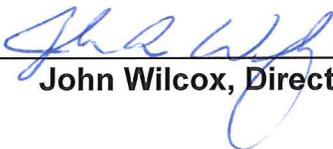
TO: Registrars of Voters

Stipend	1015000-516000	\$10,000
Temporary/Seasonal	1015000-513000	\$4,000

FROM: Registrars of Voters

Salaries – Part Time	10150000-512000	\$14,000
----------------------	-----------------	----------

CERTIFICATION: I hereby certify that the above-stated funds are available as of January 6, 2020.



John Wilcox, Director of Finance

12/13/19

Date:

APPROVED BY: _____
Christopher Bromson, Town Manager

Date:



TOWN OF ENFIELD

January 6, 2020

Honorable Member
Enfield Town Council
Enfield, Connecticut

Subject: Resolution Authorizing the Town Manager to Sign the Option to Purchase Agreement with Bellsite Development, LLC ("Owner").

Councilors:

Highlights:

- The Town has an interest in purchasing a portion of the property known 90 Alden Avenue, Enfield, Connecticut, consisting of approximately 36,900 square feet, including the 9,490± square foot gymnasium
- The owner has received a zoning variance from the Enfield Zoning Board of Appeals in order to make this lot conforming.
- The Option Period shall be 24-months in duration and the Town shall pay the owner an option fee of Twelve Thousand Dollars (\$12,000) for the first and second twelve months of the Option Period
- The owner shall grant the Town, its employees, agents, representatives and officials access to the Property in order to allow Town to conduct due diligence inspections of the Property.
- For the period commencing at the end of the Option Period and terminating twenty-four months thereafter the Owner agrees not to sell all or any portion of the Property without first giving written notice to Town of its intention to do so ("Right of First Refusal Period").
- The Purchase Price shall be determined by two licensed commercial real estate appraisers, who shall be mutually agreed upon by the parties.

Budget Impact:

There is no budget impact.

Recommendation:

That the Town Council authorizes the Town Manager to sign the Option to Purchase Agreement with Bellsite Development, LLC.

Respectfully Submitted,

Nelson Tereso
Deputy Director of Economic & Community Development

Attachments:

1. Resolution
2. Agreement

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

Resolution Authorizing the Town Manager to Enter into an Option to Purchase Agreement with Bellsite Development, LLC

WHEREAS, the Town of Enfield has an interest in purchasing a portion of the property known as 90 Alden Avenue, Enfield, Connecticut, consisting of approximately 36,900 square feet, including the 9,490± square foot gymnasium; and

WHEREAS, Bellsite Development, LLC is willing to grant to the Town an option to purchase the Property at any time during a 24-month Option Period; and

WHEREAS, the Purchase Price shall be determined by two licensed commercial real estate appraisers, who shall be mutually agreed upon by the parties.

NOW THEREFORE, BE IT RESOLVED, that the Town Manager, Christopher W. Bromson, is authorized to enter into an Option to Purchase Agreement in the name and on behalf of the Town of Enfield with Bellsite Development, LLC, subject to review and approval by the Town Attorney.

Submitted: December 23, 2019
Submitted by: Office of Community Development

Option to Purchase
A Portion of 90 Alden Avenue, Enfield, CT
Between the Town of Enfield and
Bellsite Development, LLC

THIS AGREEMENT is made this ____ day of _____ 2020, by and between the Town of Enfield ("Town"), a municipal corporation in the State of Connecticut, acting herein by Christopher W. Bromson, its Town Manager, duly authorized and Bellsite Development, LLC ("Owner"), a Connecticut limited liability company acting herein by William J. Bellock, its Member.

FOR CONSIDERATION RECEIVED Owner hereby gives, grants, bargains and transfers to Town the option to purchase a portion of the property known 90 Alden Avenue, Enfield, Connecticut, as specifically identified on the map labeled Schedule A, and shown as the outlined area consisting of approximately 36,900 square feet, including the 9,490± square foot gymnasium, attached hereto and made a part hereof (the "Property"), upon the terms and conditions contained hereinafter.

1. Owner hereby grants to Town the right to purchase the Property from Owner at any time during the period commencing from the date hereof and continuing for twenty-four (24) months ("Option Period") for the Purchase Price (as hereinafter defined).

2. Within three (3) months of the execution of this Agreement, Owner shall submit all required land use applications as are anticipated at the time of the execution of this Agreement to the Town's land use agencies having jurisdiction thereof. Failure to submit all required applications within this timeframe shall render this Agreement null and void. As of this date, the variance application to the Zoning Board of Appeals is the only anticipated application.

3. Upon all required land use agency approvals as listed in paragraph 2., above, Town shall pay Owner an option fee of Twelve Thousand Dollars (\$12,000) for the first twelve months of the Option Period. Upon all required approvals not listed in paragraph 2., above, that may be required to establish new property lines for the conveyance of the Property or at the commencement of the second twelve-month period, whichever event occurs later, Town shall pay Owner an option fee of Twelve Thousand Dollars (\$12,000) for the second twelve months of the Option Period. The option fees shall not be credited toward the Purchase Price of the Property. Failure to receive all required land use agency approvals as listed in paragraph 2., above, within the first twelve months of the Option Period shall render this Agreement null and void.

4. Owner shall grant Town, its employees, agents, representatives and officials access to the Property in order to allow Town to conduct due diligence inspections of the Property, including, but not necessarily limited to, appraisals, surveys, engineering studies, architectural studies, structural testing, environmental testing, asbestos testing, lead paint testing and any other testing deemed to be necessary or required by the Town

or other governmental agencies. The Town will provide to Owner copies of all such appraisals, surveys, studies and tests.

5. In the event that Town elects to exercise this option to purchase, Town shall provide written notice to Owner of its intent to purchase the Property under the terms of this Agreement (the "Notice of Exercise of Right to Purchase").

6. The Purchase Price shall be the fair market value of the Property as of _____. The fair market value shall be determined by two licensed commercial real estate appraisers, who shall be mutually agreed upon by the parties. The fair market value shall be the average of the two appraisals. Each party shall pay one-half of the appraisers' costs and fees.

7. In addition to the purchase rights granted from Owner to Town above, for the period commencing at the end of the Option Period and terminating twenty-four months thereafter Owner agrees not to sell all or any portion of the Property without first giving written notice to Town of its intention to do so ("Right of First Refusal Period"). Said notice shall set forth the terms on which Owner has contracted to sell, and the identity of the person or entity to whom the proposed sale is to be made. Owner shall furnish Town with copies of all signed documents of sale. Only bona fide offers of sale are to be presented hereunder. Said notice will be sent by certified mail, return receipt requested. Town will have thirty (30) days after the giving of such notice (the "Election Period") to elect to purchase the premises described in this right of first refusal, upon the terms and conditions set forth in the sale documents signed by Owner and the proposed buyer.

8. If the Town exercises its Option to Purchase or its Right of First Refusal, the Owner shall convey the Property to the Town free and clear of all mortgages, liens and encumbrances, except: utility easements and encumbrances appearing of record.

9. All notices permitted or required to be given hereunder shall be in writing and sent by certified mail, postage prepaid, return receipt requested, by commercial overnight carrier such as Federal Express or UPS, or hand delivered, addressed as follows:

IF TO OWNER:

William J. Bellock
Bellsite Development, LLC
PO Box 2114
Manchester, CT 06045

IF TO TOWN:

Town Manager
Town of Enfield
820 Enfield Street
Enfield, CT 06082

WITH A COPY TO:

Director of Development Services
Town of Enfield
820 Enfield Street
Enfield, CT 06082

or to such other address or addresses as the parties may designate from time to time by notice, given in accordance with this Paragraph. Any such notice shall be deemed given two business days after the date of such mailing or the day of such hand delivery, as the case may be.

10. (a) This Agreement may be executed in multiple counterparts and is to be construed as a contract under the laws of the State of Connecticut.

(b) This Agreement sets forth the entire contract between the parties with regard to the matters specifically enumerated herein and merges all prior agreements as to such matters.

(c) This Agreement may be canceled, modified or amended only by a written instrument executed by both Town and Owner.

(d) The failure of either party to insist on strict performance of the other party's obligations hereunder shall not be deemed a waiver of such party's right to insist upon strict performance on a subsequent date.

(e) Neither party shall assign its interest in the rights and obligations created by this agreement without the prior written consent of the other party.

(f) This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their respective, personal representatives, successors, and assigns.

[Signature page follows]

SCHEDULE A—MAP





TOWN OF ENFIELD

December 16, 2020

Honorable Members
Enfield Town Council
Enfield, Connecticut

**Subject: Resolution Removing Lodestar as the Town's Authorized Representative for
Virtual Net Metering**

Councilors:

Highlights:

- Lodestar Energy came before the Enfield Town Council on 7/1/2019 to present on Virtual Net Metering.
- At that meeting, the Town entered into an agreement with Lodestar for them to become our Authorized Representative pertaining to Virtual Net Metering.
- The Assistant Town Attorney, Director of Finance, and Assistant Town Manager have had several communications with Lodestar since July to discuss the terms of the contract and have not reached an agreement on the contractual language.
- This resolution removes Lodestar as our authorized virtual net metering representative.

Budget Impact:

None.

Recommendation:

It is recommended that the Town Council adopt the attached resolution.

Respectfully Submitted,

Kasia Purciello
Assistant Town Manager

Attachments:

1. Resolution

ENFIELD TOWN COUNCIL

RESOLUTION # _____

**Resolution Removing Lodestar as the Town's Authorized Representative
for Virtual Net Metering**

WHEREAS, On July 1, 2019, the Town Council appointed Lodestar Energy, LLC as the Town's Authorized Representative pertaining to Virtual Net Metering; and

WHEREAS, Town staff has had discussions with Lodestar Energy representatives to negotiate the contract and the parties have been unable to reach a satisfactory agreement.

NOW THEREFORE, BE IT RESOLVED, the Enfield Town Council hereby cancels and rescinds Lodestar Energy, LLC appointment as the Town's Authorized Representative for Virtual Net Metering.

Created by: Town Manager's Office

Date: December 23, 2019