

**ENFIELD TOWN COUNCIL
MINUTES OF A PUBLIC HEARING
MONDAY, SEPTEMBER 21, 2020**

Present were Councilors Bosco, Cekala, Hemmeler, Kiner, Ludwick, Mangini, Muller, Riley Sferrazza, Szewczak and Unghire. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Clerk, Suzanne Olechnicki; Town Attorney, James Tallberg; Deputy Director of Economic & Community Development, Nelson Tereso; Director of Finance, John Wilcox; Chief Technology Officer, Paul Russell; Chief of Police, Alaric Fox

A Public Hearing was called to order at 7:20 p.m. on Monday, September 21, 2020 in the Enfield Town Hall Council Chambers, 820 Enfield Street, Enfield, Connecticut. Chairman Ludwick read the public notice as follows:

Due to the COVID-19 public health emergency, and pursuant to Governor Lamont's Executive Orders, public comments on the proposed conveyance of 26-32 Church Street and 28 South River Street was received by written testimony only. Electors or taxpayers submitted comments to an email address dedicated to receiving public comment on the proposed conveyance of 26-32 Church Street and 28 South River Street at PHComments@enfield.org

All public comments received are posted on the Town's website under Town Council.

The Town received 0 public comments concerning the proposed conveyance, which were shared with each member of the Town Council.

As there were no comments, Chairman Ludwick closed the public hearing at 7:22 p.m.

**ENFIELD TOWN COUNCIL
MINUTES OF A REGULAR MEETING
MONDAY, SEPTEMBER 21, 2020**

Before the Regular Meeting was called to order Chairman Ludwick read a proclamation designating September 17-23, 2020 as Constitution Week in the Town of Enfield.

A Regular Meeting of the Enfield Town Council was called to order by Chairman Ludwick on Monday, September 21, 2020. The meeting was called to order at 7:23 p.m.

PRAYER – The prayer was given by Councilor Riley

PLEDGE OF ALLEGIANCE – The Pledge of Allegiance was recited.

ROLL-CALL – Present were Councilors Bosco, Cekala, Hemmeler, Kiner, Ludwick, Mangini, Muller, Riley, Sferrazza, Szewczak and Unghire. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Clerk, Suzanne Olechnicki; Town Attorney, James Tallberg; Deputy Director of Economic & Community Development, Nelson Tereso; Chief Technology Office, Paul Russell; Director of Finance, John Wilcox; Chief of Police, Alaric Fox

FIRE EVACUATION ANNOUNCEMENT

Chairman Ludwick made the fire evacuation announcement.

MOTION #5526 by Councilor Mangini, seconded by Councilor Riley to accept the minutes for the June 22, 2020 Special Meeting, July 6, 2020 Special Meeting, August 3, 2020 Special Meeting and August 17, 2020 Special Meeting.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5526** adopted 11-0-0.

SPECIAL GUESTS

There were no special guests this evening.

PUBLIC COMMUNICATIONS

Marie Pyznar, 25 Roy Street

Stated it is wonderful to be back at 7:00 and in Council Chambers. She noted she is thrilled to be here, and she wished to congratulate Mr. Bromson on his retirement. She stated he has done a great job for this town, and she wishes him a very happy and healthy retirement.

COUNCILOR COMMUNICATIONS AND PETITIONS

Councilor Szewczak stated her belief the Town has done a great job keeping citizens informed.

Councilor Unghire stated she is glad to be back in the Council Chambers, and she complimented Building & Grounds, Mr. Bromson, Deb McCarthy and Kasia Purciello for the great job they did in the Council Chambers because it looks wonderful.

Councilor Mangini thanked staff for allowing this opportunity to have an open meeting. She noted they did a great job.

She thanked Chairman Ludwick for his proclamation on behalf of the Daughters of the American Revolution. She noted this week is very precious as Constitution Week, and in light of the fact that they have lost a great constitutional lawyer, Supreme Court Judge Ruth Bader Ginsburg.

Councilor Sferrazza stated Enfield prevailed as well as any town could have during the pandemic. He thanked the Town Manager, Christopher Bromson, and Town of Enfield staff for doing the best they could, and they did a tremendous job of moving this town forward.

Councilor Muller stated on Monday, September 14th there was a groundbreaking ceremony at JFK Middle School. He noted they are currently working on the media and telecommunication packages.

MOTION #5526A by Councilor Muller, seconded by Councilor Mangini to suspend the rules to move to Miscellaneous Items A1, A2, E, F, G, H, I and J.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5526A** adopted 11-0-0.

TOWN MANAGER REPORT & COMMUNICATIONS

Ms. Purciello stated the Town was recently notified by the Secretary of State's Office that the Town Hall will be receiving another ballot box. There is also a ballot box in the outside lane of the Enfield Express, and the other one was installed at the Enfield Public Library. She noted all locations are monitored by cameras. She stated for those who have submitted applications, absentee ballots will be mailed out the first week in October.

She stated a few weeks ago the Town issued an RFP for environmental site remediation of hazardous waste building materials at the Eversource property on North River Street. She noted last week she and Nelson Tereso visited that site for a project presentation by the five firms that responded to the RFP, and those contractors have until October 8th to submit their final proposal. She stated two days later she and Mr. Tereso had a tour of the building across the street from the Eversource property with a prospective developer, who specializes in adaptive re-use of old buildings. She noted this developer is very interested to see the outcome of the Eversource property because if anything is done at this building, they will require some parking.

Ms. Purciello stated the Senior Center will be opening October 5th. She noted they did receive guidelines from the State as to how they should reopen, and they are taking a lot of precautions. She stated a schedule of programs will be coming out soon.

Mr. Bromson stated the Town of Enfield has the greatest team from all the employees to directors. He noted all central workers came to Town Hall throughout the pandemic, but they also reopened at the earliest date the Governor allowed, which was May 20th. He noted they never missed a beat. He stated the proudest legacy for him is the incredible directors, deputy directors, supervisors, and each and every other employee of this Town, and he feels they are second to none, and they did not let the residents down. He went on to note they were planning things before the pandemic, i.e., the Farmers' Market was old and antiquated, and it needed a facelift. He stated last year, before the pandemic, they put a working group together to learn how they could revitalize a Farmers Market. He noted it was decided to hold the Farmers Market on Sundays on the Town Green from 10:00 a.m. to 1:00 p.m., and then COVID came, but they never gave up, and they hoped the Governor would give them an exemption for markets, and he did. He stated they had about 25 vendors, who said they'd come when they opened July 29th, and they all came. He noted each and every Sunday since then, it has grown. He pointed out last Sunday, they had 65 vendors, and yesterday they had 80. He feels this is one of the largest, most successful Farmers Markets in the whole northeast. He thanked all the visitors for visiting this Farmers Market. He noted everyone wore a mask, and no one was belligerent, and everyone did social distancing. He stated they are already planning for next year, and some vendors would like to continue throughout the winter, and they are looking into that. He stated this is a testament to the team they have in place, and the Council's support. He noted the Council supports Town employees at every turn, and employees know that, and the Council never misses an opportunity to thank them whether it's the police, EMS, or Building & Grounds, the opening of the schools, the custodians, who clean and make it safe for children to return, as well as the remarkable job that they did in two days to open for ERFC at the Annex.

Mr. Bromson stated they had a sell out on the garden plots that they doubled in town. He noted they are looking for some other areas in town that would be a good location for a garden plot.

Councilor Unghire questioned if a Councilor, who is watching the meeting online, can text a question. Mr. Bromson stated that is a great idea.

Councilor Muller stated Mr. Bromson being an exceptional leader makes the difference.

TOWN ATTORNEY REPORT & COMMUNICATIONS

Attorney Tallberg stated his office is very busy, and many of the items on the agenda did pass through his office.

REPORT OF SPECIAL COMMITTEES OF THE COUNCIL

Councilor Szewczak stated the Henry Barnard roof work went forward in August and they completed the roof before school started. She thanked the members of the committee who met the second and fourth Thursday of the month all through the COVID period, and they met every week in August to get the roof done.

OLD BUSINESS

APPOINTMENTS

All appointments remained on the table.

NEW BUSINESS

There were no New Business items.

ITEMS FOR DISCUSSION

All items were moved to Miscellaneous.

MISCELLANEOUS

CONSENT AGENDA

MOTION #5527 by Councilor Muller, seconded by Councilor Mangini to accept the Consent Agenda.
Authorize Town Manager School Readiness Grant
Authorize Town Manager Emergency Services

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5527** adopted 11-0-0.

RESOLUTION #5528 by Councilor Muller, seconded by Councilor Riley

WHEREAS, the Town of Enfield owns the property known as 28 South River Street; and

WHEREAS, pursuant to Conn. Gen. Stat. 8-24, the Planning and Zoning Commission, at its July 9, 2020 meeting, made a favorable recommendation to sell the property; and

WHEREAS, pursuant to Conn. Gen. Stat. 7-163e, the Town Council held a public hearing on September 21, 2020 regarding the proposed sale of the property; and

WHEREAS, the Town listed the property for sale; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Manager, or his designee, is authorized to sign the Real Estate Purchase Contract, on behalf of the Town of Enfield, for the sale of 28 South River Street to South River Realty LLC.

BE IT FURTHER RESOLVED, that the Town Manager, or his 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 South River Realty LLC, subject to review and approval by the Town Attorney.

Mr. Tereso stated they received an offer for this property for \$99,900, which was the asking price. He noted one of the owners of South River Realty LLC lives on South River Street and has a vested interest in acquiring this property. He stated this will be the seventh property he has acquired in that neighborhood. He is looking to redevelop this site in the long-term to be a multi-family, and he could potentially in the future join some of these lots if there's a train station and perhaps look at more intense use of Enfield Development. He noted at this point he is just looking at this for a real estate investment, but he is looking at the long-term redevelopment of the site.

Mr. Tereso stated this person is a town of Enfield resident, and he is satisfied with who is purchasing the property.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5528** adopted 9-0-1, with Councilor Mangini abstaining.

RESOLUTION #5529 by Councilor Muller, seconded by Councilor Riley.

WHEREAS, the Town and State of Connecticut acting by the Department of Economic & Community Development will enter into the Assistance Agreement whereby the State hereby agrees to provide financial assistance to the Applicant for the Project in the form of a Historic Preservation Enhancement Grant in an amount not to exceed \$20,000.

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council authorizes the Town Manager to sign the Assistance Agreement with the State of Connecticut acting by the Department of Economic & Community Development.

Mr. Bromson commended and thanked Mr. Tereso for this accomplishment and for his pursuit of funding. He noted he is a tireless worker.

Mr. Tereso explained this grant is supposed to be used to hire a consultant just to prepare an Enfield Historic District Handbook.

Mr. Bromson stated a lot of hard work is done behind the scenes to make these things come to fruition.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5529** adopted 10-0-0.

RESOLUTION #5530 by Councilor Muller, seconded by Councilor Cekala.

WHEREAS, Federal monies are available under the Connecticut Small Cities Community Development Block Grant Program, administered by the State of Connecticut Department of Housing pursuant to Public Law 93-383, as amended; and

WHEREAS, in accordance with the CARES Act, funds are being distributed under the Community Development Block Grant (CDBG) program to assist individuals and families in the prevention

and spread of COVID-19 and to facilitate assistance to eligible communities and households economically impacted by COVID-19; and

WHEREAS, pursuant to Chapter 127c, and Part VI of Chapter 130 of the Connecticut General Statutes, the Commissioner of Housing is authorized to disburse such Federal monies to local municipalities; and

WHEREAS, it is desirable and in the public interest that the Town of Enfield make application To the State for up to \$250,000 in order to undertake a Small Cities Community Development Program and to execute an Assistance Agreement, therefore, should one be offered.

NOW, THEREFORE, BE IT RESOVLED BY THE TOWN COUNCIL:

1. That it is cognizant of the conditions and prerequisites for State Assistance imposed by Part VI of Chapter 130 of the Connecticut General Statutes; and
2. That the filing of an application by the Town of Enfield in an amount not to exceed \$250,000.00 is hereby approved, and that the Town Manager or his designee is hereby authorized and directed to file such Application with the Commissioner of the Department of Housing, to provide such additional information, to execute such other documents as may be required by the Commissioner, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if such an Agreement is offered, to execute any amendments, rescissions, and revisions thereto, and to act as the authorized representative of the Town of Enfield.

Mr. Bromson stated this is a pass-through to the Enfield Food Shelf. He noted Mr. Tereso sought out this funding, and he commended him for finding this funding.

Mr. Tereso stated this was a special announcement over the summer regarding CDBG COVID relief money. He noted he originally looked at this money for the Enfield Express because that facility provides a safe, convenient, contactless drive-through service in response to COVID. He noted a few weeks ago, he learned that the Enfield Food Shelf has been open for its 1,878 customers over this past year, and they have had some serious shortages. He noted they are at 55% from where they were last year in terms of donations, and at zero this year regarding donations from fundraising because all their activities have been cancelled due to COVID. He noted this funding would be helping the Enfield Food Shelf.

Councilor Mangini stated the Enfield Food Shelf is hurting badly right now, and she thanked Mr. Tereso for his hard work on behalf of the Food Shelf.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5530** adopted 10-0-0.

RESOLUTION #5531 by Councilor Muller, seconded by Councilor Cekala.

WHEREAS, the Town Council and Board of Education adopted a Facility Use Policy for the use of schools and Town-owned facilities July 7, 2008; and

WHEREAS, due to the COVID-19 pandemic, the Town of Enfield wishes to limit the use of town-owned facilities to ensure the safety of our staff and students; and

NOW, THEREFORE, BE IT RESOLVED, due to the COVID-19 pandemic, the Town Council hereby suspends the Facility Use Policy and use of Town owned buildings until further notice for all outside agencies.

Mr. Bromson stated everyone involved agrees they should hold off on allowing outside use of schools and Town-owned facilities. He noted they will hold off renting to outside groups until they believe it is prudent to do so.

Ms. Purciello stated she asked Mark Gahr to investigate what other towns are doing, and he found neighboring towns are not allowing any outside groups to use their facilities. She noted if such groups were to use the buildings, it would be necessary to sanitize everything afterwards to keep students, staff and everyone safe.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5531** adopted 10-0-0.

RESOLUTION #5532 by Councilor Mangini, seconded by Councilor Riley.

WHEREAS, the Capitol Region Emergency Services Team (CREST) has served as the Tactical Services Unit for multiple municipal police departments in the greater Hartford region since approximately September 19, 2000, under a Mutual Aid Compact executed by the original communities, and addendum agreements completed by supplemental departments; and

WHEREAS, the Enfield Police Department has served as a member of the Capitol Region Emergency Services Team (CREST) since at least December 2007 when Enfield Police Department personnel were first assigned to this function; and

WHEREAS, a recent check of the relevant files was unable to locate a copy of this MOU as having been executed by the Town of Enfield; and

WHEREAS, the Town of Enfield is desirous of continuing this mutually beneficial relationship with the Capitol Region Emergency Services Team.

NOW, THEREFORE, BE IT RESOLVED, that the Town Council does authorize the Town Manager, Christopher Bromson, to execute the attached Memorandum of Understanding agreement on behalf of the Town of Enfield.

Chief Fox stated the Enfield Police Department believes they are a member of the CREST team, and he believes CREST believes the Enfield Police Department is part of the CREST team. He noted a review of the files cannot find the executed document.

Mr. Bromson stated he has a vivid memory that this was done. He noted they do update these MOU's from time to time, and they must be revised, therefore, it is good this is revisited. He noted this is a great joint venture, and Enfield works well with their colleagues in the State, Federal and local system in many other ways. He pointed out Enfield has six highly trained officers involved in this specialty. He noted this is invaluable and has saved lives and will help the town in the future.

Chief Fox explained if the public calls the police, these are the people that the police call. He noted they would be very hard pressed to perform to the level they perform at were it not for CREST and metro traffic services and some of the other regional approaches. He noted this document continues the relationship with CREST.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5532** adopted 10-0-0.

RESOLUTION #5533 by Councilor Muller, seconded by Councilor Unghire.

WHEREAS, the Adult Day Center ceased operations on March 31, 2020; and

WHEREAS, the current lease dictates that six months from the time the building ceases to operate as an Adult Day Center, the lessee shall demolish the building and restore it to its original condition; and

WHEREAS, September 30, 2020 will be six months past the day that the building located at Beech Road ceased existing as an Adult Day Center; and

WHEREAS, the Enfield Housing Authority and Town of Enfield require a 6-month extension of the contract to further discuss reuse of the building.

NOW, THEREFORE, BE IT RESOLVED, that the Enfield Town Council approves the attached Amendment to the Lease.

Mr. Bromson stated his belief it would be short-sighted to eliminate the space. He noted perhaps over the next six months they might be able to find a need for it.

Ms. Purciello stated the Enfield Housing Authority agrees with the language in the resolution.

Upon a **ROLL-CALL** vote being taken, the Chair declared **RESOLUTION #5533** adopted 10-0-0.

PUBLIC COMMUNICATIONS

There were no comments from the public.

COUNCILOR COMMUNICATIONS

Councilor Muller stated on Saturday, October 3rd, ERFC is having a farm-to-table dinner on the Town Green. Tickets are available at erfcinc.org

Chairman Ludwick thanked all Councilors for their work in their subcommittees. He noted everyone, including town and school staff, have worked together through the pandemic, and they never stopped as a town.

ADJOURNMENT

MOTION #5534 by Councilor Riley, seconded by Councilor Mangini to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #5534** adopted 10-0-0, and the meeting stood adjourned at 8:20 p.m.

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

Resolution authorizing the Town Manager to sign the School Readiness Grant Application to be submitted to the Connecticut Office of Early Childhood for September 2020-June 2021

WHEREAS, The Office of Early Childhood has released the Request for Proposal for September 2020-June 2021 for the School Readiness Grant and the Quality Enhancement grant which requires signatures by the Town Manager and Superintendent of Schools

WHEREAS, Enfield is eligible to receive funding in the amount of \$208,227.04 for School Readiness slots, \$3,881 for Quality Enhancement funding, and \$10,411 for Administrative funds

RESOLVED, that the Town Manager, Christopher W. Bromson, is authorized to sign and submit the grant applications subject to review and approval by the Town Attorney, in the name and on behalf of the Town of Enfield with the North Central Area Agency on Aging, Inc. and to affix the Corporate Seal.

ENFIELD TOWN COUNCIL

RESOLUTION NO. _____

Resolution Authorizing the Town Manager to Sign the Assistance Agreement with the State of Connecticut Acting by the Department of Economic & Community Development

WHEREAS, the Town and State of Connecticut acting by the Department of Economic & Community Development will enter into the Assistance Agreement whereby the State hereby agrees to provide financial assistance to the Applicant for the Project in the form of a Historic Preservation Enhancement Grant in an amount not to exceed \$20,000.

NOW THEREFORE BE IT RESOLVED, that the Enfield Town Council authorizes the Town Manager to sign the Assistance Agreement with the State of Connecticut acting by the Department of Economic & Community Development.

**CENTRAL FILE
ROUTING SHEET**

ATTACHED ORIGINAL DOCUMENT, SIGNED BY BOTH PARTIES
FORWARDED FOR FILING IN TOWN MANAGER OFFICE

<u>THIS SECTION FOR FORWARDING DEPARTMENT USE ONLY</u>	
<u>TITLE OF DOCUMENT:</u>	Amendment to Lease (Adult Day Center Building – Beech Rd)
<u>VENDOR/LESSEE:</u>	Enfield Housing Authority
<u>DESCRIPTION OF DOCUMENT:</u>	6 month extension of lease on ADC building (Beech Road) until April 1, 2021.
<u>TERMS:</u>	Expires 4/1/21
<u>AUTOMATIC RENEWAL DATE:</u>	N/A
<u>DEPARTMENT:</u>	Town Manager's Office
<u>START DATE:</u>	October 1, 2020
<u>EXPIRATION OF DOCUMENT:</u> (if applicable)	4/1/2021
<u>CAN THE AGREEMENT BE EXTENDED?</u>	N/A – this is an amendment
<u>RECOMMENDED RETENTION:</u>	

<u>THIS SECTION FOR TOWN MANAGER'S OFFICE USE ONLY</u>	
<u>DOCUMENT RECEIVED:</u>	
<u>ASSIGNED RETENTION:</u>	

10/31/2006
Revised 2010-03

AMENDMENT TO LEASE

The Enfield Adult Day Care Center Lease between the Enfield Housing Authority (Lessor) and the Town of Enfield (Lessee) dated April 25, 2016 is amended as follows:

Section 4. **USE OF PREMISES.** The third sentence is deleted and replaced with "In the event that the premises ceases to be used for this purpose, and a mutually agreeable suitable re-use is not found by the Lessee, the Premises will revert to Lessor, and at the sole discretion of the Lessor, which discretion must be exercised no later April 1, 2021, the Lessee will demolish the building, remove and properly dispose of all debris, and restore the property to its original condition in accordance with the definition of "restored to its original condition" in paragraph 2 of the Lease."

All other terms and conditions of the Lease shall remain in full force and effect.

Dated this 22 day of September 2020.

Enfield Housing Authority

Town of Enfield

by: Scott C. Bertrand
Scott C. Bertrand
Its Executive Director

by: Christopher W. Bromson
Christopher W. Bromson
Its Town Manager

K:\Social Services\Adult Day Center\Lease 2016\Lease amendment, section 4 only, draft 3, 8-13-2020