



**MINUTES
ENFIELD TOWN COUNCIL
SPECIAL MEETING
June 19, 2023
5:15 PM - Scitico Room**

1. ROLL CALL

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

Absent: Douglas Finger

Councilors Cekala and Santanella arrived at 5:28 pm. Also Present were Town Manager, Ellen Zoppo-Sassu; Assistant Town Manager, Steve Bielenda; Assistant Town Attorney, Mark Cerrato; Town Clerk, Sheila Bailey; Town Assessor, Todd Helems; and Director of Planning, Laurie Whitten.

2. PA 490 OPEN SPACE ORDINANCE DISCUSSTION

Town Manager Ellen Zoppo-Sassu introduced the attached proposed Open Space Ordinance and explained that the proposed language was established in collaboration with Assistant Town Attorney Cerrato, the Assessor, Town Planner, Assistant Town Planner and the Conservation Commission to clarify what they would like to see included in the ordinance.

Attorney Cerrato explained that the ordinance reflects what is covered in CGS 12-107e and lists the application deadlines as well as the criteria for designation as open space. Councilor Ludwick stated that he would like to see any exceptions to the 3-acre rule be reviewed by both the Assessor and the Conservation Commission. Attorney Cerrato responded that they would need to perform additional legal research.

3. EXECUTIVE SESSION

MOTION #6627 by Councilor Mangini seconded by Councilor Despard to go into Executive Session to discuss the Town Manager's employment review.

Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #6627** adopted 8-0-0.

A. Town Manager

The Executive Session of the Enfield Town Council was called to order by Chairman Cressotti at 5:25 pm and Ms. Zoppo-Sassu left the meeting.

Chairman Cressotti reconvened the Special Meeting at 5:36 pm and stated during

Executive Session there were no votes or actions taken by the Council. Ms. Zoppo-Sassu returned to the meeting.

B. Impact Residential Development Purchase and Sale Agreement

- Postponed until after the Water Pollution Control rate discussion.

4. WATER POLLUTION CONTROL RATE DISCUSSION

Director of Finance John Wilcox explained that the sewer user fees were established in order to address needed improvements as well as maintenance of the Water Pollution Control Facility (WPCF). There are many factors and variables to take into consideration when establishing which type of fee system. It is difficult to anticipate the amount of gallons that will be utilized because fluctuations in billable gallons can vary greatly and the town needs to collect enough fees to cover expenses and improvements at the WPCF. The town is recommending that the base quarterly charge of \$39.00 remain the same and the rate per one thousand gallons be increased from \$3.60 to \$4.19 for up to 20,000 gallons, and from \$5.39 to \$6.27 for more than 20,000 gallons.

Councilor Nelson expressed concern over how complicated our sewer billing schedule is. He asked why the size of the pipe going into a resident's home should change the billing rate. He is in favor of one fee, based upon usage alone. Councilor Unghire was in agreement. Mr. Wilcox responded that when the sewer user fee schedule was initially established, it was the recommendation made by Woodard and Curran Consulting Firm. The larger pipes are typically commercial businesses and therefore, the fee structure shifts more of the burden onto commercial businesses.

Councilor Hopkins believes we should either have more dedicated WPCA meetings or establish a separate WPCA Commission. Councilor Santanella agrees with Councilor Hopkins. Perhaps the Council should highlight their priorities and concerns and consult with Woodard and Curran again to see what they recommend. Councilor Despard stated he is frustrated because he and Councilor Santanella have been talking about the need for a separate WPCA Commission and now the Council is backed up against a time constraint.

Councilor Ludwick is against establishing a separate commission. The Town Council is the taxing authority of the town and should perform their responsibilities. He will support the \$4.19 increase if the town reduces the flat quarterly rate by \$3.00.

Chairman Cresotti believes we need a quarterly flat fee to stabilize the revenue needed to support the WPCF. Councilor Nelson would like to see one flat rate, no matter the size of the meter.

5. EXECUTIVE SESSION - Continued

MOTION #6628 by Councilor Mangini seconded by Councilor Cekala to go into Executive Session to discuss the Impact Residential Development Purchase and Sale Agreement. Upon a **SHOW OF HANDS** vote, the Chair declared **MOTION #6628** adopted 10-0-0.

A. Impact Residential Development Purchase and Sale Agreement

The Executive Session of the Enfield Town Council was called to order by Chairman Cressotti at 6:23 pm.

Peter Wood, Design Consultant, and Jessica Mullens of Impact Residential Development joined the meeting at 6:43 pm

Chairman Cressotti reconvened the Special Meeting at 6:56 pm and stated during Executive Session there were no votes or actions taken by the Council.

6. ADJOURNMENT

MOTION #6629 by Councilor Mangini, seconded by Councilor Hopkins to adjourn.

Upon a **SHOW-OF-HANDS** vote, the Chair declared **MOTION #6629** adopted 10-0-0, and the meeting stood adjourned at 6:57 pm.

Respectfully submitted,

Sheila M. Bailey, Town Clerk
Clerk of the Council