



Jonathan Altshul
Town Manager

TOWN OF NEWINGTON

200 GARFIELD STREET
NEWINGTON, CONNECTICUT 06111

MAYOR JON TRISTER

NEWINGTON TOWN COUNCIL REGULAR MEETING AGENDA

**Town Council Chambers, Room 103 – Town Hall
200 Garfield Street**

Tuesday, February 10, 2026, 7:00 P.M.

Signature of Town Clerk
Town Clerk

2026 FEB - 5 AM10:00

RECEIVED FOR RECORD
IN NEWINGTON, CONNECTICUT

This meeting will be presented as a Zoom Webinar/Hybrid Meeting. Please see below for information on how to attend.

Toll-free #: 833-548-0276 or 833-548-0282 and enter Webinar ID: 863 2995 9987#, Participant ID # and Password: 718727# to attend the meeting. If you would like to speak during Public Participation, dial *9 on your phone to be recognized. You will be muted upon entering the meeting. When selected on the Attendee list your line will be unmuted and allowed to speak. If you are on a phone, once recognized, you can press *6 to enable your microphone. Please state your name and address for the record.

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA**
- 4. EXECUTIVE SESSION – CGS §1-200(6)(A) – Personnel Matters Regarding Pending Settlement**
- 5. PRESENTATIONS**
 - A. Overview of Parks & Recreation Enterprise Fund – Bill DeMaio, Parks & Recreation Superintendent**
- 6. PUBLIC PARTICIPATION – IN GENERAL (Via Zoom Application or Phone)
(4 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)**
 - A. Public Comments**
 - B. Email Correspondence**
- 7. REMARKS BY COUNCILORS ON PUBLIC PARTICIPATION**
- 8. CONSIDERATION OF OLD BUSINESS (Action May Be Taken)**
 - A. Boards and Commissions Review Subcommittee**
- 9. TAX REFUNDS (Action Requested)**
 - A. Approval of February 10, 2026 Refunds for Overpayment of Taxes**
- 10. MINUTES OF PREVIOUS MEETINGS**
 - A. January 13, 2026 Regular Meeting**
- 11. RESIGNATIONS/APPOINTMENTS (Action May Be Taken)**
- 12. CONSIDERATION OF NEW BUSINESS (Action May Be Taken by Waiving the Rules)**

- A. CIP Transfers
- B. Settlement for Reza Abbassi – Request to Waive Rules
- 13. WRITTEN/ORAL COMMUNICATIONS FROM THE TOWN MANAGER, OTHER TOWN AGENCIES AND OFFICIALS, OTHER GOVERNMENTAL AGENCIES AND OFFICIALS
- 14. COUNCIL LIAISON/COMMITTEE REPORTS
- 15. PUBLIC PARTICIPATION – IN GENERAL (**Via Zoom Application or Phone**)
(4 MINUTE TIME LIMIT PER SPEAKER ON ITEMS IN GENERAL)
- 16. REMARKS BY COUNCILORS
- 17. INFORMATIONAL ITEMS
- 18. ADJOURNMENT

AGENDA ITEM: 4A

DATE: 02/10/2026

RESOLUTION NO. 2026-

RESOLVED,

That the Town Council, in accordance with CGS §1-200(6)(A) hereby moves to go into Executive Session, and invites Mayor Jon Trister, Town Manager Jonathan Altshul, Police Chief Christopher Perry, Assistant Town Manager Lauren Rhines, and the members of Town Council to discuss a pending settlement agreement with a Town employee.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

Newington Parks and Recreation Enterprise Fund



What is an Enterprise Fund?

Definition: An enterprise fund is a type of accounting used by local governments to track revenues and expenses for services that are operated like a business, where the costs of providing goods or services are primarily funded through user fees, charges, or other self-generated revenue, rather than through general tax dollars.



Town of Newington Charter

§ 48-10 Creation of fund; revenues.

There is hereby created for the Town a Recreation Enterprise Fund which shall be used to provide for recreation programs. There shall be paid into said fund all fees, charges, donations, sales, income, rental proceeds and other receipts related to the operation of activities, programs and facilities by the Department of Parks and Recreation. There shall also be paid into said fund such appropriations and transfers as the Town Council may, from time to time, authorize in accordance with the applicable provisions of Article VIII of the Town Charter plus any applicable interest earnings derived from the investment of fund balances.



Town of Newington Charter

§ 48-11 Fund Balance

The unexpended balance of the Recreation Enterprise Fund existing at the close of any fiscal period shall remain credited to such fund and shall not lapse to the general fund. The balance of said fund or any portion thereof may be invested separately or in conjunction with other idle Town funds, provided that any applicable interest earnings shall be credited to said fund. The fund balance shall not exceed the sum of \$1,000,000 at fiscal year end. All funds in excess of \$1,000,000 shall be at fiscal year end deposited to the Recreation Capital Improvement Projects Reserve Fund.



Town of Newington Charter

§ 48-12 Fees and charges to support fund.

The Board of Parks and Recreation shall be empowered to establish, by majority vote, fees, charges, rents and prices intended to generate income support for the Recreation Enterprise Fund. The Department of Parks and Recreation shall be authorized to accept gifts and donations for crediting to said fund and shall be additionally authorized, subject to the approval of the Board of Parks and Recreation, to sponsor fund-raising events, the net proceeds of which shall be credited to said fund.



Town of Newington Charter

§ 48-13 Expenditures

Expenditures from the recreation enterprise fund shall conform to appropriations made by the Town Council in accordance with the applicable provisions of Article VIII of the Town Charter. All such expenditures shall be used for the support of recreation programs or to promote the generation of income for said fund. No expenditures from said fund shall be used for capital improvements or capital equipment.



Enterprise Fund Overview: History, Growth, and Current Challenges

In 1981, Town Manager Mr. Peter Curry met with Bob Stanley and Bill DeMaio to discuss his new concept - the “Enterprise Budget.” We were initially surprised by the idea but accepted the challenge of bringing it to life. His goal was for us to raise \$30,000 to support the recreation division within the Parks and Recreation Department. That meeting sparked the idea of creating a town-wide community festival to generate the necessary funds. We named it the *Life. Be in it. Extravaganza*.

Some argue that government should function like a business. While that’s not entirely feasible, the Parks and Recreation Department operates in a way that comes remarkably close. Success requires a creative Parks and Recreation Board, an energetic and dedicated staff, strong cooperation and commitment from parks personnel, and active engagement with both public and private partners in the business community. Fundraising initiatives, program development, and the recruitment of major sports tournaments to use our facilities are all key components.



Enterprise Fund Overview: History, Growth, and Current Challenges

Revenue generation also relies on operating multiple concession stands and collecting rental income from fields, gymnasiums, meeting rooms, pavilions, and gardens. What began as a modest \$30,000 Enterprise Fund has since grown into a fund exceeding \$2 million.

However, a growing concern is the increasing financial burden placed on the fund. In recent years, the town has shifted the cost of 2.5 Recreation Supervisors to be covered by the Enterprise Fund. Additionally, the salary of a union secretary – who supports cemetery, parks, and recreation duties – is now charged to the fund. It also covers the wages of two part-time office assistants who serve as program supervisors.



General Benefits of Having a Local Government Enterprise Fund

1. Financial Transparency and Accountability

- Clear cost tracking: Revenues and expenses for specific services are separated from general government operations.
- Easier performance evaluations: Stakeholders can assess whether a service is covering its costs or needs adjustment.
- Public trust: Taxpayers can see that their money isn't being used to subsidize service that should be self-sufficient.

2. Cost Recovery and Sustainability

- User fees cover costs: Enterprise funds rely primarily on the fees collected from users rather than taxes.
- Less burden on taxpayers: Only those who use the service pay for it.
- Encourages efficiency: Because the service must cover its costs, there's an incentive to control expenses and operate efficiently.



General Benefits of Having a Local Government Enterprise Fund

3. Improved Long-Term Planning and Capital Investment

- Dedicated revenue stream: Ensures stable funding for maintenance and future upgrades.
- Better asset management: Helps plan for replacement of infrastructure and large capital projects.

4. Encourages Business-Like Operations

- Performance-oriented: Services are often managed like private businesses with an emphasis on customer service, cost control, and responsiveness.
- Benchmarking and metrics: Easier to compare operations with similar services in other jurisdictions of the private sector.

5. Flexibility and Autonomy

- Financial independence: The fund can often make quicker decisions about rates, services, or capital projects without relying on general fund allocations.
- Self-contained budgeting: Departments operating under enterprise funds can often make strategic decisions independently.



Specific Benefits of Having a Local Government Enterprise Fund

- Enable flexibility in programming to adapt and evolve with community needs and trends.
- Supports a wide variety of special events.
- Funds a \$30,000 community fireworks show and associated fees.
- Pays for essential staff including lifeguards and camp personnel.
- Replaces assets that are frequently damaged or vandalized (e.g., picnic tables, tents, electrical hookups).
- Provides extras for children such as t-shirts, awards, hats, and more.
- Offers additional funding for the overall parks system.
- Purchases amenities such as bounce houses, pool Adirondack chairs, pool toys, and camp inflatables.
- Pays for baseball and softball infield material, skatepark features, waterfall stairs, field irrigation, flower pots, playground replacement parts, park pavilions and park benches.
- Maintains sports infrastructure including tennis, basketball, and pickleball nets.
- Supports sports challenges and youth sporting equipment for basketball and summer camps.
- Enhances preschool programs with items like scooters, bikes, playground equipment, safety woodchips, books, and arts and crafts materials.
- Funds specialists for the *Exercise the Right Choice (ERC)* After-School Program during the school year.
- Covers the rental of entertainment for events including mechanical bulls, obstacle courses, clowns, magicians, and stilt walkers.
- Purchases and maintains concession stand equipment such as popcorn machines, refrigerators, and hot dog warmers.
- Funds food and rental costs for grand opening events for neighborhood residents.
- Pays for specialty program instructors.
- Funds the Mill Pond Park Summer Concert series.



Checks and Balances of a Local Government Enterprise Fund

1. Town Manager, Town Council, Finance Director, and Parks and Recreation Board Oversight
 - Annual budget approval: The enterprise fund budget is typically reviewed and approved by the local governing body (e.g., Town Council), ensuring alignment with broader municipal priorities.
 - Rate setting authority: The Parks and Recreation Board approves user fees and charges.
 - Policy guidance: The Town Council and Parks and Recreation Board set policies on fund use, capital investments, and service expectations.
2. Financial Transparency and Auditing
 - Separate accounting: Enterprise funds are accounted for independently from the general fund, allowing clear visibility into revenues and expenses.
 - Annual audits: Funds are subject to internal and external audits, under the Supervision of the Town's Finance Director, verifying that financial practices comply with municipal and legal standards.
 - Public reporting: Financial statements and budget documents are made public, increasing transparency.



Checks and Balances of a Local Government Enterprise Fund

3. Performance Monitoring

- Budget-to-actual comparisons: Regular reviews compare actual results to the approved budget, flagging issues early.
- Key performance indicators (KPIs): Metrics such as cost recovery, service usage, and customer satisfaction help measure operational success.
- Internal controls: Procedures are in place to safeguard assets, manage risks, and prevent fraud or mismanagement.

4. Legal Regulatory Compliance

- Statutory requirements: Enterprise funds must comply with local, state, and federal laws governing financial practices and service standards.



5. Administrative Oversight

- Departmental accountability: The department managing the enterprise fund is responsible for day-to-day financial management and operational efficiency.
- Finance department review: The Finance Director provides oversight and support to ensure consistent practices across all funds.

Enterprise Budget Noteworthy Facts

1. 2025-2026 budget is \$1,986,249.
2. Since fiscal year 2018, \$1,091,692.53 was transferred into the Enterprise CIP.
3. \$1,525,721.41 is invested in a fund through the Finance Department.
4. Although difficult to calculate, with \$2 million in the Enterprise budget, residents are seeing a tax break upwards of approximately \$200 per average household assessed at \$150,000.
5. The Enterprise budget saved the General Fund approximately \$280,000 in full-time salaries and miscellaneous benefits.
6. The Parks and Recreation Department has had over 40 companies and groups over the past three years form a public/private partnership with the department.
7. Because of partnerships like Jersey Mike's, each basketball player and coach receives a free sub on the first week of the regular season.
8. Ruth's Chris Steak House subsidizes the cost of the 500 youth basketball uniforms.
9. The Life. Be in it. Extravaganza netted the Department over \$91,000.00
10. Camp RECreate has grown to over 550 registered campers each year.
11. Churchill and Mill Pond Pool receive over 44,000 visits each summer and offered 4,800 swim lessons.
12. Over 17,000 picnic-goers utilize the pavilions at Churchill from April through October.
13. Creative Playtime Preschool has nearly 40 kids enrolled each school year.



Questions?





TOWN OF NEWINGTON

200 GARFIELD STREET
NEWINGTON, CONNECTICUT 06111

Jonathan Altshul
Town Manager

OFFICE OF THE TOWN MANAGER

MEMORANDUM

To: Newington Town Council
From: Jonathan Altshul, Town Manager
Date: February 4, 2026
Re: Town Council Board and Commissions Review Subcommittee

Following up on James Krupienski's recommendation to Town Council at the January 27 Regular Meeting for consolidating or eliminating some inactive or potentially duplicative Town boards and commissions, attached please find a resolution authorizing a new Board and Commission Review Subcommittee.

Attachments:

- Resolution authorizing creation of Boards and Commissions Review Subcommittee

AGENDA ITEM: 8A

DATE: 02/10/2026

RESOLUTION NO. 2026-

RESOLVED,

That the Town Council hereby establishes a Town Council Boards and Commissions Review Subcommittee, consisting of three members of Town Council, and charges it with making recommendations for consolidating and/or eliminating inactive or duplicative Town boards and commissions.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: _____

DATE: FEBRUARY 10TH, 2026

RESOLUTION NO. 2026

RESOLVED:

That property tax refunds in the amount of \$ 370.99 are hereby approved in the individual amounts and for those named on the "Requests for Refund of an Overpayment of Taxes," certified by the Revenue Collector, a list of which is attached to this resolution.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

TAX REFUNDS FEBRUARY 10TH - 2026

| | |
|---|------------------|
| Allen, Thomas 324 Northcreek Dr Durham, NC 27707 | \$ 21.14 |
| Damato Chiropractic Center LLC PO Box 148 Glastonbury, CT 06033-0148 | \$ 29.86 |
| Enterprise FM Trust Attn: PPT Team 9315 Olive Blvd St Louis, MO 63132 | \$ 288.60 |
| Flynn, Susan 9 Kowal Ct Newington, CT 06111 | \$ 31.39 |
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| TOTAL | \$ 370.99 |
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Jonathan Altshul
Town Manager

TOWN OF NEWINGTON

200 Garfield Street Newington, Connecticut 06111

Finance Department

Janet Murphy
Director of Finance

Memorandum

To: Jonathan Altshul, Town Manager
From: Janet Murphy, Director of Finance
Date: February 10, 2026
Re: CIP Transfer

As per Town Charter Section 808, appropriation transfers can only be made in the last six months of the fiscal year.

While reviewing the CIP balances, I noted the following accounts that have funds to be transferred to other projects:

- 30197-88117-0120 Town Hall Audio Visual - transfer from (\$2,326)
- 30197-88934 Town Hall Community Center Technology – transfer from (\$2,075)
- 31110-8412-0120 Technology Equipment – transfer from (\$2,394)
- 36197-7001 Transfer from CNRE – transfer to \$6,795
- 30235-88044 Fire Dept Apparatus – transfer from \$58
- 30235-88435 Fire Envir Secur/Power Management Upgrade – transfer from \$205
- 30235-88535 Fire Museum Heating & Security – transfer from \$33
- 30235-88727 Fire Dept 5" Hose Replacement – transfer from \$92
- 30235-88734 Fire Co 5 Emergency Generator – transfer from \$247
- 30235-88726 Fire Dept PPE – transfer to \$635
- 30831-88017-0120 Community Center Bump Out – transfer from \$15
- 31110-88008 American Legion Bld – transfer from \$62
- 31110-88806 Town Roof Replacement – transfer from \$44
- 30195-88041-0120 Town Hall – Generator – transfer from \$10
- 30195-88042-0120 Town Hall Gym Equipment – transfer from \$5
- 30195-88511 General Property Improvements – transfer to \$136
- 30310-88232 New Britain Ave Business District Streetscape – transfer from \$315,000
- 30242-88528 Fire Training Tower Improvements – transfer to \$40,000
- 30235-88650 Firehouse Exhaust Systems – transfer to \$275,000

I will be in attendance at the Town Council meeting on February 10th to answer any questions the council may have.

AGENDA ITEM: _____

DATE: _____

RESOLUTION NO. _____

CERTIFICATION:

In accordance with Section 808 of the Town Charter, I hereby certify that there exists, free from encumbrances, in the following appropriation in the CIP Fund, the amount listed below.

| <u>Account Number</u> | <u>Title</u> | <u>Amount</u> |
|-----------------------|-----------------------------------|---------------|
| 30197-88117-0120 | Town Hall Audio Visual | \$2,326 |
| 30197-88934 | Town Hall Community Center Tech | \$2,075 |
| 31110-8412-0120 | Technology Equipment | \$2,394 |
| 30235-88044 | Fire Dept Apparatus | \$58 |
| 30235-88435 | Fire Envir Secur/Power Management | \$205 |
| 30235-88535 | Fire Museum Heating & Security | \$33 |
| 30235-88727 | Fire Dept 5" Hose Replacement | \$92 |
| 30235-88734 | Fire Co 5 Emergency Generator | \$247 |
| 30831-88017-0120 | Community Center Bump Out | \$15 |
| 31110-88008 | American Legion Bldg | \$62 |
| 31110-88806 | Town roof Replacement | \$44 |
| 30195-88041-0120 | Town Hall Generator | \$10 |
| 30195-88042-0120 | Town Hall Gym Equipment | \$5 |
| 30310-88232 | New Britain Ave Business District | \$315,000 |

Janet Murphy, Director of Finance

RESOLVED:

That the Newington Town Council hereby transfers the above-certified funds to the following CIP Fund accounts:

| <u>Account Number</u> | <u>Title</u> | <u>Amount</u> |
|-----------------------|----------------------------------|---------------|
| 36197-7001 | Transfer from CNRE | \$6,795 |
| 30235-88726 | Fire Dept PPE | \$635 |
| 30195-88511 | General Property Improvements | \$136 |
| 30235-88650 | Firehouse Exhaust System | \$275,000 |
| 30242-88528 | Fire Training Tower Improvements | \$40,000 |

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

AGENDA ITEM: 12B

DATE: 02/10/2026

RESOLUTION NO. 2026-

RESOLVED,

That the Newington Town Council, in accordance with §14, Voting, of the Town Council, Rules of Procedure, adopted April 9, 2024, hereby moves to allow action on Agenda Item, 11.C, to consider and take action on a settlement agreement with Reza Abbassi.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____

RESOLVED,

That the Newington Town Council hereby moves to accept the proposed settlement agreement with Reza Abbassi and authorizes the Town Manager, on behalf of the Town of Newington, to execute any and all documents necessary to complete the settlement.

MOTION BY: _____

SECONDED BY: _____

VOTE: _____