

**BRISTOL REAL ESTATE COMMITTEE
MINUTES
MEETING OF TUESDAY, MARCH 15, 2022**

1. CALL TO ORDER:

By Chairwoman Tyler

Time: 5:02

Place: City Hall
Council Chambers

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS	Susan Tyler (Chairwoman)	X	
	Councilman Sebastian Panioto	X	
	Councilwoman Cheryl Thibeault (Via Phone In)	X	
STAFF	Roger Rousseau, Purchasing Agent	X	
	Thomas DeNoto, Assessor		X
	Ann Bednaz, Tax Collector		X
	Raymond Rogozinski, Director of Public Works		X
	Robert Flanagan, City Planner		X
	Attorney Jeffrey R. Steeg, Asst. Corp. Counsel	X	
	Noelle Bates, Recording Secretary	X	

ADMINISTRATIVE MATTERS:

1. Approval of Minutes – 2/15/2022

MOTION: To approve the minutes of February 15, 2022.

BY: Panioto

Seconded: Thibeault

For: Thibeault, Panioto and Tyler.

Against: None.

Abstained: None.

NEW BUSINESS:

Lots #9, 10, & 11 Marconi Avenue

Purchasing Agent, Roger Rousseau reported that a woman named Pam O'Dell came to his office wanting to put a deposit down for the lots on Marconi Avenue. He told her that it had to go through the Real Estate Committee. Attorney Steeg will contact her and invite her to the next meeting.

MOTION: No action taken.

OLD BUSINESS:

1. Lot #102 and #106 Kilmartin Avenue

Attorney Steeg stated that he received an email from the abutting neighbor, Kathleen Rabtoy declining the offer to purchase the property. He read the letter into the record, a copy of which is attached hereto.

Councilwoman Thibeault suggested that the City send letters to the abutting neighbors on the other sides of these two properties and to the rear of the property to see if there is any interest. Mr. Rousseau stated that he could do that through an RFP.

MOTION: To send out two separate RFPs to the appropriate adjoining neighbors to see if they have an interest in either of the two properties.

By: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

Abstained: None.

2. Lot #12 Waterbury Road – Status

The neighbors of 508 Waterbury Road came to the Committee meeting. They are the owners adjacent to this lot. They stated that the Realtor misrepresented the property on the listing and showed the Committee members the listing. They were under the impression that the fence and shed were on their lot. They are interested in the lot, but cannot afford it because the wife was involved in a car accident in September and lost her job. She just recently obtained a job with the Bristol school system. They are asking the Committee if they could give them a few months so they could get back on their feet in order to make an offer.

The Committee asked if they have spoken to the Realtor regarding this property and they stated they had not. The Committee suggested talking to the Relator, who was in attendance at this meeting and see if they can work through her to come up with a fair offer.

Jamie Andrews from Bottom Line Realty stated that there are currently 40 lots under \$100,000 available for sale with 2 currently under contract. The list price for Lot #12 Waterbury Road is \$39,900.

MOTION: No action taken.

3. 240 Stafford Avenue – Probate Court cost sharing with Town of Plymouth

Attorney Lacey from the Corporation Counsel's office addressed the Committee regarding the Connecticut statute that requires the City to "house" a Probate Court for Plymouth. Plainville use to be in with the City of Bristol, but they opted to join the Farmington Region. Attorney Lacey explained that in preparation of Plymouth's budget, Judge Hamzy wrote a letter to the City asking if it would prefer to base their contribution on a fixed rate or stick with the statutory rate. In his letter, Judge Hamzy cited CGS 45a8 (a) which states: *"If a Probate district consist of more than one town, the expense shall be allocated to the towns in such proportion as the towns may determine by agreement or, in absence of such agreement, in proportion to their grand lists last perfected."*

MOTION: To maintain the same allocation procedures as we have in the past.

By: Thibeault

Seconded: Panioto

For: Thibeault, Panioto and Tyler.

Against: None.

Abstained: None.

4. 43 East Main Street – Executive Session

The Committee entered into Executive Session at 5:39 p.m. consisting of Chairwoman Tyler, Councilmember Panioto, Councilmember Thibeault (via telephone), Attorney Jeffrey Steeg, and Attorney Richard Lacey.

The Committee entered back into regular session at 5:46 p.m. and it is noted that no votes were taken in Executive Session.

MOTION: To deem the current offer as unacceptable.

By: Panioto

Seconded: Thibeault

For: Panioto, Thibeault and Tyler.

Against: None.

Abstained: None.

New matter brought to the floor.

Brian Avery and Bruce Barton from the Forestville Village Memorial Day Parade Committee requested permission to use the Lauretti property as a staging area for the parade. No vehicles would be allowed on the property, only individuals who will be participating in the parade. They have been granted permission to utilize the property since 2016 and will provide the City of Bristol with the required Certificate of Insurance.

MOTION: To allow the Forestville Village Memorial Day Parade Committee to utilize the Lauretti property as a staging area for their parade.

ADJOURNMENT:

MOTION: To adjourn at 5:55 P.M.

By: Thibeault

Seconded: Panioto

For: Tyler, Thibeault and Panioto.

Against: None.

Abstained: None.

This meeting was taped.

Respectfully submitted,

Noelle Bates

Recording Secretary

Susan Tyler, Chairwoman

Jeffrey Steeg

From: Katie R <krabtoy@gmail.com>
Sent: Friday, February 25, 2022 9:45 AM
To: Jeffrey Steeg
Cc: Susan L. Tyler; Cheryl Thibeault; Sebastian Panioto; Noelle Bates; Michael Rabtoy
Subject: Re: 102 & 106 Kilmartin Avenue

Attorney Steeg and the Real Estate Committee,

After careful consideration, we have decided it is not in our interest to spend additional funds on the 2 lots. Instead we must keep all additional cash we have in reserve to pay our son's hefty medical bills and special educational legal fees and costs.

If the committee can come to agreement on this, we are still willing to acquire the lots for a nominal fee (\$1/lot), combine them with our home lot, and pay the associate taxes. If not, we understand and I appreciate all your time, consideration, and professionalism while I attended these meetings.

Sincerely,
Kathleen Rabtoy

On Wed, Feb 16, 2022, 8:46 AM Jeffrey Steeg <JeffreySteeg@bristolct.gov> wrote:

Good morning; Following up last night's Real Estate Committee meeting, if you decide to make an offer on the two lots, please send an email to me and the committee. The next Real Estate Committee meeting is scheduled for March 15th at 5:00 PM in the City Council chambers.

Attorney Steeg



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**STATE OF CONNECTICUT
REGION # 19 PROBATE DISTRICT**

HON. WILLIAM A. HAMZY, JUDGE
240 STAFFORD AVENUE
BRISTOL, CT 06010
MAIN LINE: (860)-584-6230
FAX: (860)-584-3818

January 27, 2022

Mayor Jeffrey Caggiano
City of Bristol
111 North Main Street
Bristol, CT 06010

Re: Budget for Fiscal Year 2023

Dear Mayor Caggiano:

As you are aware, the communities of Bristol and Plymouth currently comprise the Region # 19 Probate District effective January 5, 2011. Connecticut General Statute 45a-8 (a) sets forth "*If a Probate district consists of more than one town, the expense shall be allocated to the towns in such proportion as the towns may determine by agreement or, in the absence of such agreement, in proportion to their grand lists last perfected.*" In an effort to prepare a budget request for the Region #19 Probate District for the upcoming fiscal year, the same calculation was used to determine the proportional town contributions for the approved Probate budget for 2022 in the amount of \$43,050. There is no increase sought in our budget request of \$43,050.00 fiscal year 2023 from the Probate budget approved last year.

In 2021, Judge Dorval had determined that the grand list as of October 1, 2020 for the two towns comprising the Region 19 Probate District were as follows: Bristol- 3,998,922,007 and Plymouth- 736,738,614. Based on the above grand list numbers, the upcoming fiscal year 2023 budget for the Region 19 Probate District should be funded in accordance with the same percentages as used last year: Bristol- 84.4% and Plymouth- 15.6%.

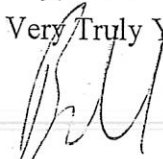
Based on the 2023 fiscal year budget request of \$43,045.00 for the fiscal year 2023 for the Region 19 Probate District, each of the two towns would contribute the following amounts for the fiscal year: Bristol-\$36,330.00 and Plymouth- \$6,715.00.

I am forwarding to you the information so that you may incorporate the appropriate amount into the City of Bristol budget for probate court purposes for the upcoming fiscal year. To reiterate, the budget amount for Probate Court purposes for the City of Bristol would be \$36,330.00.

Please note that the towns are permitted by statute to reach an agreement as to the apportionment of budget sharing costs. This would eliminate the necessity of the recalculation of each town's proportional share measured against the total of the grand lists for the Towns of Bristol and Plymouth. Since Plymouth's share of the Region #19 Probate Court Budget always ranges in the 17% to 15% range and Bristol's share is historically in the 83% to 85% range. It may make sense for the two towns to arrive at an expense sharing agreement.

Please feel free to contact me if you any questions or wish to discuss this matter further.

Very Truly Yours,



William A. Hamzy
Judge of Probate

c.c. Bristol Comptroller's Department
Plymouth Financial Department

Contributions by Town vs. Bristol Actual Expenditures last 5 years

	2018	2019	2020	2021	2022	
Bristol Probate Expenditures	\$ 40,519	\$ 37,530	\$ 40,186	\$ 39,609	\$ 43,405	*
Plainville Contribution	\$ 9,475	\$ 4,464	\$ -	\$ -	\$ -	
Plymouth Contribution	\$ 5,140	\$ 5,405	\$ 6,392	\$ 7,191	\$ 7,025	
Net cost to Bristol	<u>\$ 25,904</u>	<u>\$ 27,661</u>	<u>\$ 33,794</u>	<u>\$ 32,418</u>	<u>\$ 36,380</u>	

*FY 2022 Budget was used as year is not complete to reflect actual expenditures

Notes:

Salaries and benefits are paid by the State

Heating, cooling, electricity, and maintenance are paid by the Dept. of Aging who manages the building (Department within the Bristol budget) and are not reflected here.

Dare Real Estate Committee the Forestville Village Memorial Day
Parade committee.

We requests permission to use the area of the former Lauretti
construction company located on East Main Street across from
O'Brien's Funeral Home in Forestville Connecticut the area will be used
as an assembly area for the parade marches the parade is on May 29th
at 1:30 p.m. with a rain date of May 30th at 1:30 p.m.

We will be cleaning up the area after the parade is done and I work
resting that the grass gets cut before the parade and that trash barrels
be on site. Please call me if need 8603845626 and Emil is
americanlegiompost209ct@gmail.com

Thank you

Brian Avery

Parade committee

Chairperson

