



City of Bristol
City Council

SPECIAL CITY COUNCIL MEETING

Join Zoom Meeting:

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[gov.zoom.us/j/81479633480?pwd=PFSGHlz8NaNYhAfcRw73eaA1MMobmT](https://bristolct-gov.zoom.us/j/81479633480?pwd=PFSGHlz8NaNYhAfcRw73eaA1MMobmT).

1

Meeting ID: 814 7963 3480

Passcode: 123456

Dial by your location

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The special City Council Meeting will be held on Monday, July 22, 2024, at 5:30 PM. in Council Chambers 111 North Main Street, Bristol, CT 06010.

1. Call to Order
2. Public Participation
3. Consent Agenda
 - a. To authorize the Mayor or Acting Mayor to sign an agreement with Quinoco for provision of propane fuel to backup generators at three locations.
 - b. To authorize the Mayor or Acting Mayor to execute an agreement to amend Appendix A of the FY20 State Homeland Security Grant for a 2023 Snake River Storage Trailer for Mobile Modular Barricade System.
 - c. To refer 30 Cross Street, Map 4, Lot 13-1 to the Planning Commission for a C.G.S. Sect. 8-24 review; specifically to address the possible acquisition of this property to be utilized as a new Animal Control Building for the City of Bristol.
4. Construction Contract - Northeast Middle School
 - a. To authorize the Mayor or Acting Mayor to sign a letter of authorization with D'Amato+Downes Joint Venture ("DDJV"), to permit said entity to expedite construction contracts relative to Phase 1 of construction for the new Northeast Middle School, prior to execution of a change order between the City and said entity.
5. Real Estate Committee

- a. To authorize the Mayor or Acting Mayor to enter into a month-to-month lease, with an option to purchase, at an amount to be negotiated with the owner of 30 Cross Street, Bristol, Connecticut, and to refer this matter to the Corporation Counsel's Office to effectuate this motion. The period of time to lease shall allow the City of Bristol to conduct all due diligence to investigate any zoning, environmental, structural, engineering issues, etc. to ascertain if 30 Cross Street would be suitable for the new Animal Control Building.
- b. To authorize the Mayor or Acting Mayor to negotiate with the owner, or his agents, a purchase price for the acquisition of 30 Cross Street, requesting that any rent paid by the City of Bristol be applied to the purchase price negotiated by the Mayor or Acting Mayor; and to refer this matter to the Corporation Counsel's Office to effectuate this motion.

6. Purchase and Sale Agreement Lot #3, Southeast Bristol Business Park

- a. To authorize Mayor Jeffrey Caggiano, or Acting Mayor, to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with Force Automation, Inc. d.b.a. Force Automation, or its assigns, for the sale of the Southeast Bristol Business Park property known as "Lot 3" as reflected on the map known as *Roadway Plan* from Maguire Group Inc. dated January 9, 2006, for the purchase price of \$288,000; and that this matter be referred to the Planning Commission for completion of a C.G.S. 8-24 Report, and to the City Council Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

7. Adjournment

Erica Cabiya
Town & City Clerk



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2024 JUL 17 AM 9:01

TOWN AND CITY CLERK
BRISTOL, CT

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JUL 11 2024

MAYOR'S OFFICE
CITY OF BRISTOL, CT

June 25, 2024

Bristol Police Department
Communications Division
313 North Main St
Bristol CT 06010

Lieutenant Lang Mussen,

Thank you for the opportunity to quote on providing the City of Bristol propane for its three generator sites and inspection of the three propane tanks.

Quinoco will provide a visual tank inspection at all three locations for \$260.00.

Quinoco will fill each tank once per year in August, in preparation for hurricane season, a total of 500 gallons at our retail price. Today's retail price is \$2.489.

If there is a storm or need to use the generators during the year, your price will be reduced by \$.20 per gallon for every additional 500 gallons delivered up to 1,500 gallons or a total of a \$.40 discount off our retail price.

We will also install 3 tank monitors at no charge and during a storm or as needed schedule a delivery when the tank reaches 30%.

Thank you,

James Hickey

General Manager

Lang Mussen

Lieutenant, Bristol Police

289 Terryville Ave, Bristol CT 06010

MEMORANDUM OF AGREEMENT

REGARDING USE OF
FEDERAL FISCAL YEAR 2020 STATE HOMELAND SECURITY
GRANT FUNDING AND CUSTODIAL OWNERSHIP OF REGIONAL
ASSETS IN DEMHS REGION

AMENDMENT TO APPENDIX A

FOR THE CITY OF BRISTOL

Equipment Description

	Cost	Acquisition Date
Advance Security Technologies 2023 Snake River Storage Trailer for Mobile Modular Barricade System	\$26,727	11/3/2023

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2024 JUL 17 AM 9:58
TOWN AND CITY CLERK
BRISTOL, CT

THE CITY OF BRISTOL

By: _____ Date: _____
Its Chief Executive Officer
Duly Authorized
Typed Name & Title: Jeffrey Caggiano Mayor

THE REGION REGIONAL EMERGENCY PLANNING TEAM

By: _____ Date: _____
Its Chair
Duly Authorized
Typed Name: _____

DEPARTMENT OF EMERGENCY SERVICES AND PUBLIC PROTECTION/ DIVISION OF EMERGENCY MANAGEMENT & HOMELAND SECURITY

By: _____ Date: _____
Brenda M. Bergeron
Deputy Commissioner
Duly Authorized



Department of Emergency Services and Public Protection
Division of Emergency Management and Homeland Security
1111 Country Club Rd
Middletown CT 06457

EQUIPMENT/PROPERTY INVENTORY REPORT

1. Sub-Grantee/ Custodial Owner: Capitol Region Council of Governments
Custodial Owner: Bristol Police Department
2. Sub-Grant Number 020ACRGA
3. Project Title: Region 3 FFY 2020 Regional Collaboration
4. Period of Award: 10/1/2020 to 7/30/2024
5. Date of Report: 7/10/2024
6. Preparer: Barbara Buddington 860 724-4276

7. Agency ID Number	8. Purchased From	9. Description of Item	10. Serial #	11. Location	12. Acquisition Cost	13. Acquisition Date
	Advance Security Technology	2023 Snake River Storage Trailer for Mobile Modular Barricade System	5PTBF1622R1044989	Bristol Public Works, 95 Vincent P Kelley Rd	\$26,727.00	11/3/2023

* Equipment is defined as assets with a value of \$5,000 or more at the time of acquisition

15. With the completion of this project, I certify that the property described above will remain in the emergency management and homeland security system for purposes consistent with those objectives authorized for support by the state or for other activities currently or previously supported by a Federal agency. When the property is no longer needed as outlined above, I agree to the following disposition procedures: (1) Items with a current per unit fair market value of less than \$5,000 may be retained, sold, or otherwise disposed of with no further obligation to the awarding agency; (2) Items with a current per unit fair market value in excess of \$5,000 may be retained or sold, and the awarding agency shall have a right to an amount calculated by multiplying the current market value or proceeds from sale by the awarding agency's share of the equipment. Seller is also eligible for sale costs; (3) In cases where a grantee or sub-grantee fails to take appropriate disposition actions, the awarding agency may direct the grantee or sub-grantee to take other disposition action.

Signature:

Project Director or Financial Officer of Record for the Sub-Grantee

Signature:

Custodial Owner (Bristol Police Department)

L.T. Pat Krajewski

3c

BRISTOL CITY COUNCIL
REAL ESTATE COMMITTEE
SUSAN TYLER, CHAIRPERSON

JULY 22, 2024

MOTION

I HEREBY MOVE that the property known as 30 Cross Street (Map 4, Lot 13-1) be referred to the Planning Commission for a Connecticut General Statute Section 8-24 report. Specifically, to address the possible acquisition of this property to be utilized as a new Animal Control Building for the City of Bristol.

RECEIVED
2024 JUL 17 AM 8:42
TOWN AND CITY CLERK
BRISTOL, CT

4a

Erica Cabiya

From: Tara Landon <taralandon@bristol12.org>
Sent: Friday, July 12, 2024 12:23 PM
To: Erica Cabiya
Subject: City Council Special Meeting
Attachments: 07.18.24 NEMS Agenda Special Meeting.pdf

Hi Erica,

Is it possible to have a special City Council meeting the week of July 22nd?

The Northeast Middle School is receiving bids on Phase I of the project. The construction manager is working on presenting a change order to the building committee at its August meeting. Because we want to keep the project moving along, we are trying to avoid delays in getting these subcontractors to begin. The building committee will have a special meeting on July 18th to approve letters of authorization to allow them to start. We will need this approved by the City Council as well.

Please let me know if this is something that is possible.

Here is the special meeting agenda for the building committee meeting.

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Tara Landon
Operations and Facilities Manager
Assistant Manager of School Projects
Bristol Board of Education
PO Box 450
Bristol, CT 06011-0450
(P) 860-584-7016
(F) 860-314-4602



BRISTOL CITY COUNCIL
REAL ESTATE COMMITTEE
SUSAN TYLER, CHAIRPERSON

JULY 22, 2024

MOTION

I HEREBY MOVE that the Mayor, or Acting Mayor, be authorized to enter into a month to month lease, with an option to purchase, at an amount to be negotiated with the owner of 30 Cross Street, Bristol, Connecticut. The period of time to lease shall allow the City of Bristol to conduct all due diligence to investigate any zoning, environmental, structural, engineering issues, etc. to ascertain if 30 Cross Street would be suitable for the new Animal Control Building.

I FURTHER MOVE that this matter be referred to the Corporation Counsel's Office to effectuate this motion.

RECEIVED
2024 JUL 17 AM 8:42
TOWN AND CITY CLERK
BRISTOL, CT

5b

BRISTOL CITY COUNCIL
REAL ESTATE COMMITTEE
SUSAN TYLER, CHAIRPERSON

JULY 22, 2024

MOTION

I HEREBY MOVE that the Mayor, or Acting Mayor, be authorized to negotiate with the owner, or his agents, a purchase price for the acquisition of 30 Cross Street, requesting that any rent paid by the City of Bristol be applied to the purchase price negotiated by the Mayor or Acting Mayor.

I FURTHER MOVE that this matter be referred to the Corporation Counsel's Office to effectuate this motion.

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BRISTOL, CT



60a

RECEIVED
2024 JUL 17 AM 11:20
TOWN AND CITY CLERK
BRISTOL, CT

DATE: July 17, 2024

TO: Mayor Jeffrey Caggiano
City Council Members

FROM: Justin Malley, Economic and Community Development (ECD)

RE: Purchase and Sale Agreement Lot #3, Southeast Bristol Business Park

Background

FORCE Automation, Inc. proposes to purchase and develop Lot #3 in the Southeast Bristol Business Park. FORCE designs and manufactures custom robotics automation equipment for aerospace and high technology companies. FORCE is licensed to program ABB robots, one of the world's largest industrial robot suppliers, for its custom automation solutions. FORCE will grow its own operation on Lot #3 – expanding from 8,500 square feet to 20,000 square feet – as well as have space available to lease to a partner company, if appropriate. In addition, FORCE plans to develop, in collaboration with ABB, a state-of-the-art training facility. FORCE's training facility will instruct personnel working in companies that already employ ABB robotic technology, as well as provide individuals new to industrial robotic programming the technical training to advance their careers.

FORCE proposes to build an approximately 40,000 square foot campus on Lot #3 consisting of two buildings: one 30,000 square foot building and a potential second 10,000 square foot facility. Incorporating two separate buildings maximizes the buildable square footage of Lot #3 while respecting the sizable wetlands area on the lot.

The ECD Board approved the sale of Lot #3 to FORCE Automation, Inc. or its assigns at its July 11, 2024 meeting. Please see attached materials detailing Lot #3 as well as a proposed site plan concept for the FORCE Automation campus.

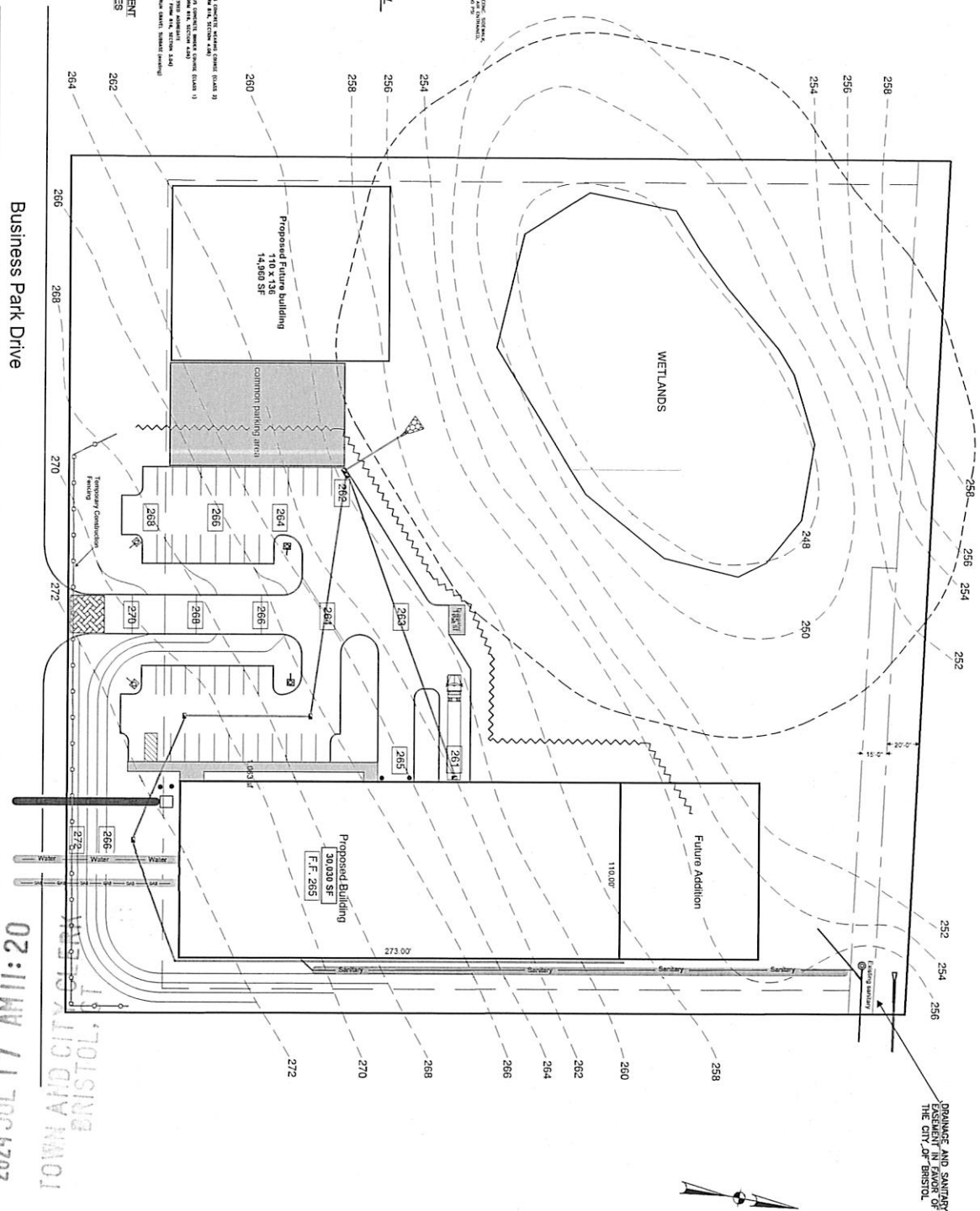
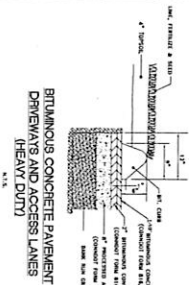
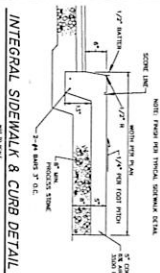
Proposed Motion

Motion to authorize Mayor Jeffrey Caggiano, or Acting Mayor, to execute a Purchase and Sale Agreement and to complete the property transaction, subject to the approval of Corporation Counsel, with Force Automation, Inc. or its assigns, doing business as Force Automation, for the sale of the Southeast Bristol Business Park property known as "Lot 3" as reflected on the map known as *Roadway Plan* from Maguire Group Inc. dated January 9, 2006 for the purchase price of \$288,000.

I further move that this matter be referred to the Planning Commission for completion of a C.G.S. 8-24 Report, and to the City Council Real Estate Committee for completion of a C.G.S. 7-163e Public Hearing for the sale of municipally owned property.

LEGEND

- Light Pole
- Catch Basin
- Anti-Track Pad
- Silt Fence
- Bollard



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02:11 PM 6/17/202

BRISTOL CITY ENGINEERING

DESIGNED	SCALE	1" = 30'
DRAWN	DATE	10/20/24
CHECKED	PROJECT	MANAGER
DATE		
FILE		

SHEET TITLE
Conceptual Site Plan

Project
FORCE
Automation INC.
Lot 3 Bristol, CT

NO.	BY	DATE	DESCRIPTION

jlncontracting
GENERAL CONTRACTING • CONSTRUCTION SERVICES

573 Main Street
Cromwell, CT 06416

288 South River Road, Unit A-1
Bedford, NH 03110

