

APRIL 8, 2025

The regular meeting of the City Council was held on Tuesday, April 8, 2025 in the City Hall Council Chambers, 111 North Main Street at 7:04 p.m. Present: Mayor Caggiano; Council Members Dickau, Olsen, Panioto, Rosengren, Thibeault, and Tyler.

1. CALL TO ORDER

Opening Ceremonies - Mayor Caggiano led a moment of silence for Bob Montgomery, and Councilman Rosengren led a moment of silence for James Ritchie. Iwo Jima survivor, Joe Caminiti, recently returned from a trip to Iwo Jima. He presented Mayor Caggiano with “sand” (volcanic ash) from the beach he landed on in February, 1945.

2. APPROVAL OF MINUTES

On motion of Council Member Thibeault and seconded by Council Member Rosengren, it was unanimously voted: To approve the minutes of the regular City Council meeting held on March 11, 2025.

3. PUBLIC PARTICIPATION

Peter Bailey, 217 Bradley St. – Mr. Bailey expressed his disapproval of unfunded state mandates. He further stated that change needs to come at the state level and asked the City to work together to make those changes happen.

Peter Kelley, 44 Southdown Dr. – Mr. Kelley calculated property tax increases on various homes throughout Bristol. He stated that his calculations showed a larger tax increase than the amounts that had been publicized.

Alyssa Gokey, 344 Hart St. – Long-time resident and teacher in the City. Ms. Gokey stated that there is not enough support staff for students with special needs and she feels that cutting the educational budget would be devastating.

Morris Patton, 49 Field St. – Mr. Patton stated that he would like to see discussions about the education budget focus on the students, teachers, and staff. He further stated that the Board of Education budget has been underfunded for years.

Mike Erosenko, 40 Palmorr Pl. – Mr. Erosenko thanked the Edgewood School teachers for the work they did with his son and voiced support for the Pre-K Academy program at Edgewood School. He spoke in favor of fixing Edgewood School instead of moving the Pre-K program.

Mike Reynolds, 985 Farmington Ave. – President of the Bristol Federation of Teachers. Mr. Reynolds urged the City and Board of Education to work together to avoid laying off teachers. He also stated that the education budget should be fully funded.

4. ANNOUNCEMENTS

Council members reported on committees, activities, and events.

APRIL 8, 2025

5. ADOPTION OF CONSENT CALENDAR

On motion of Council Member Thibeault and seconded by Council Member Rosengren, it was unanimously voted: To adopt fourteen items as part of the Consent Calendar.

a. New Hire Report for March 2025

Communication received from the Human Resources Department.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To place on file the New Hire Report for the month of March, 2025.

b. Tax Refunds in the Amount of \$71,809.23

Request presented from Tax Collector Bednaz.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To approve the Tax Refunds as follows –

Motor Vehicle	\$22,177.09
Personal Property	1,601.08
Real Estate	<u>+ 48,031.06</u>
Total	\$71,809.23

c. Positive Referral - 91 Goodwin Street, Map 25A, Lot 36

Communication received from Bristol Planning Commission

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To send a positive referral to the Real Estate Committee of City Council from the Bristol Planning Commission for the C.G.S. 8-24 Review of 91 Goodwin Street, Map 25A, Lot 36.

d. Positive Referral - 894 Middle Street, Map 4, Lot 17-3

Communication received from Bristol Planning Commission.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To place on file the positive referral from the Bristol Planning Commission for the C.G.S. 8-24 Review of 894 Middle Street, Map 4, Lot 17-3.

APRIL 8, 2025

e. Positive Referral - Middle Street, Map 4, Lot 17-4-1

Communication received from Bristol Planning Commission.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To place on file the positive referral from the Bristol Planning Commission for the C.G.S. 8-24 Review of Middle Street, Map 4, Lot 17-4-1.

f. Positive Referral - 36 Eastview Street, Map 24, Lot 56/15A

Communication received from Bristol Planning Commission.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To place on file the positive referral from the Bristol Planning Commission for the C.G.S. 8-24 Review of 36 Eastview Street, Map 24, Lot 56/15A.

g. Negative Referral - Middle Street, Map 4, Lot 17

Communication received from Bristol Planning Commission.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To place on file the negative referral from the Bristol Planning Commission for the C.G.S. 8-24 Review of Middle Street, Map 4, Lot 17.

h. Assignment of Contract for Multi-Function Printers (“Copiers”)

Communication received from Purchasing Agent Rousseau.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To approve the assignment of an agreement for multi-function print devices from The Office Works, Inc. to Base Technologies, Inc. dba The Office Works, and to refer to the Office of Corporation Counsel for contract review, and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effect said contract.

i. Thomaston Savings Bank Foundation Grant for Bristol Police Cadet Program

Communication received from Grants Administrator Leger.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To approve the submission of a grant application from the Bristol Police Department for up to \$4,000 to the Thomaston Savings Bank Foundation, to authorize the Mayor or Acting Mayor to execute any and all documents related to this grant, and to refer the matter to the Board of Finance for any necessary action.

APRIL 8, 2025

j. Thomaston Savings Bank Foundation Grant for Bristol Fire Department

Communication received from Grants Administrator Leger.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To approve the submission of a grant application from the Bristol Fire Department for up to \$19,000 to the Thomaston Savings Bank Foundation, to authorize the Mayor or Acting Mayor to execute any and all documents, and to refer the matter to the Board of Finance for any necessary action.

k. Historic Preservation Grant

Communication received from Town Clerk Cabiya.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To approve submission of a grant application for up to \$7,000 to the Connecticut State Library Historic Documents Preservation Grant Program, to authorize the Mayor or Acting Mayor to execute any and all documents associated with the application/grant, and to refer the matter to the Board of Finance for any necessary action.

l. Public Works Property Referral Response

Communication received from Public Works Director Rogozinski.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To place on file the Board of Public Works response to a property referral for use of 36 Eastview Street, Lot 56/15A. The Board responded that said property shall not be retained by the City of Bristol for use by the Department of Public Works.

m. Agreement Between BRRFOC, City of Bristol, and MXI Environmental Services LLC

Communication received from Public Works Director Rogozinski.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To authorize the Mayor to sign any and all documents associated with the Agreement for the Collection, Management, Transportation and Proper Disposal of Household Hazardous Waste Materials between BRRFOC, the City of Bristol, and MXI Environmental Services LLC.

n. Clinical Skills Maintenance Agreement

Communication received from Assistant Corporation Counsel Steeg.

As part of the Consent Calendar adoption and on motion of Council Member Thibeault and seconded, it was unanimously voted: To authorize the Mayor or Acting Mayor to sign and execute the Clinical Skills Maintenance Agreement between Bristol Health and Bristol Police Department, and to refer this matter to the Corporation Counsel to review any and all documents to effectuate this motion. This agreement will allow the two Bristol Police Officers who are certified phlebotomists under Drug Recognition Expert (DRE) training to perform supervised blood draws at Bristol Health

APRIL 8, 2025

to maintain clinical competency as required by their certification. There is no cost to either Bristol Health or the City of Bristol for this training.

6. REPORTS AND COMMITTEE REPORTS

a. Real Estate Committee

As recommended by the Real Estate Committee and on motion of Council Member Tyler and seconded by Council Member Dickau, it was unanimously voted: To grant to Forestville American Legion Post 209 the use of the city-owned property known as 43 East Main Street (Map 41, Lot 8-1, aka the "Lauretti" property) from May 23, 2025 through May 26, 2025 for a staging area for their Memorial Day Parade, and to refer the matter to Corporation Counsel's Office for insurance compliance. It was further moved to authorize the Mayor or Acting Mayor to execute any and all necessary documents to effectuate the same.

b. Real Estate Committee

As recommended by the Real Estate Committee and on motion of Council Member Tyler and seconded by Council Member Panioto, it was unanimously voted: To seek requests for proposals for the disposition of property owned by the City, known as 36 Eastview Street on Map 24 of the Bristol Assessor's Office; and that the Purchasing Agent be authorized to request proposals, that he send out a press release in addition to the legal notices, and update the City website. It was further moved to refer the matter to Public Works to erect signage on the property advertising the proposal, and to refer this matter to Corporation Counsel to prepare and/or review any necessary documents. It was further moved to authorize the Mayor or Acting Mayor to execute any necessary documents to effectuate the same.

Council Member Tyler explained that the City acquired this property and it is now being put out for RFP (request for proposals) to sell the property.

7. OLD BUSINESS

Council Member Dickau asked Mayor Caggiano about a letter he had written for a Charter School.

8. NEW BUSINESS – None.

9. RESIGNATIONS – None.

10. APPOINTMENTS

The following appointments were presented:

City Arts & Culture Commission

Nigel Wynter – Reappointment – term to 4/28

Confirming motion by Council Member Thibeault.

Motion passed in voice vote.

APRIL 8, 2025

City Energy Commission

Jason DeConti – Reappointment – term to 4/28.
Confirming motion by Council Member Olsen.
Motion passed in voice vote.

Board of Finance

Jane Murdock – Appointment – term to 6/28.
Replaced Nicole Duquette.
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

Parking Authority

Jason Broyles – Reappointment – term to 4/28
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

Robert Powell – Reappointment – term to 4/28
Confirming motion by Council Member Rosengren.
Motion passed in voice vote.

Planning Commission

Greg Klimek – Appointment as alternate member – term to 7/28.
Replaced Kristen O'Donnell.
Confirming motion by Council Member Olsen.
Motion passed in voice vote.

11. CONTRACTS

a. Change Order for Northeast Middle School

Communication received from BOE Operations and Facilities Manager Landon.

On motion of Council Member Thibeault and seconded by Council Member Rosengren, it was unanimously voted: To approve the change orders for D'Amato+Downes Joint Venture, totaling \$125,788.96 as recommended by the Northeast Middle School Building Committee and to authorize the Mayor or Acting Mayor to execute any documents necessary to amend their contract.

b. Contract 2P25-044 Professional Services Relative to Design and Preparation of Construction Documents for the Replacement of Andrews Street Bridge (017011)

Communication received from Purchasing Agent Rousseau.

On motion of Council Member Olsen and seconded by Council Member Thibeault, it was unanimously voted: To award Contract 2P25-044 Professional Services Relative to Design and Preparation of Construction Documents for the Replacement of Andrews Street Bridge (017011) Over Unnamed Brook to K.S. Engineers, P.C. in the amount of \$192,300.00 and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effect said contract.

APRIL 8, 2025

c. Contract 2P25-045 Professional Services Relative to Design and Preparation of Construction Documents for the Replacement of Mellen Street Culvert (017035)

Communication received from Purchasing Agent Rousseau.

On motion of Council Member Thibeault and seconded by Council Member Olsen, it was unanimously voted: To award Contract 2P25-045 Professional Services Relative to Design and Preparation of Construction Documents for the Replacement of Mellen Street Culvert (017035) Over Unnamed Stream to Wengell, McDonnell & Costello, Inc. in the amount of \$180,059.00, and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effect said contract.

d. Contract 2P19-062B Bridge Replacement Design Services – Lake Avenue over Cussgutter Brook

Communication received from Purchasing Agent Rousseau.

On motion of Council Member Panioto and seconded by Council Member Thibeault, it was unanimously voted: To approve amendment 01 for Contract 2P19-062B Bridge Replacement Design Services - Lake Avenue over Cussgutter Brook to WSP USA Inc. in the amount of \$222,689.00, and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effect said contract amendment.

e. Contract 2C25-059 Replacement of Bridge (017005) Lake Avenue Over Cussgutter Brook

Communication received from Purchasing Agent Rousseau.

On motion of Council Member Tyler and seconded by Council Member Rosengren, it was unanimously voted: To award Contract 2C25-059 Replacement of Bridge (017005) Lake Avenue Over Cussgutter Brook to Trademark Contractors, LLC in the amount of \$1,131,615.00, and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effect said contract.

f. Contract 2025-049 Construction of New Riordan Playground at Federal Hill Green

Communication received from Purchasing Agent Rousseau.

On motion of Council Member Olsen and seconded by Council Member Thibeault, it was unanimously voted: To award 2025-049 Construction of New Riordan Playground at Federal Hill Green to Kompan, Inc. in the amount of \$127,549.35 and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effect said contract.

APRIL 8, 2025

g. Contract 2C25-062 Permanent Patching of Utility Trenches in City Streets

Communication received from Purchasing Agent Rousseau.

On motion of Council Member Thibeault and seconded by Council Member Rosengren, it was unanimously voted: To award Contract 2C25-062 Permanent Patch of Utility Trenches in City Streets to William M. Laydon Construction, LLC, in the amount of \$125,500.20, and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effect said contract.

h. Supplemental Application With Connecticut Department of Transportation for Lake Avenue Bridge

Communication received from Public Works Director Rogozinski.

On motion of Council Member Panioto and seconded by Council Member Thibeault, it was unanimously voted: To authorize the Mayor to execute a Supplemental Application with the Connecticut Department of Transportation Local Bridge Program for Lake Avenue Bridge (Bridge No. 17005 & State Project No. 9017-0005) in the amount of \$1,545,866 (project cost) & \$772,933 (City grant).

i. Shrub Road Sidewalks

Communication received from Public Works Director Rogozinski.

On motion of Council Member Olsen and seconded by Council Member Thibeault, it was unanimously voted: To authorize the Mayor to execute a LOTCIP Commitment to Fund Agreement with the Connecticut Department of Transportation (State Project No. L017-0005) for sidewalk installation on Shrub Road between Cricket Hill Road and Jerome Avenue, in the amount of \$1,956,000.

12. ASSESSOR'S OFFICE – INTEREST WAIVER PROVISION

Communication received from Deputy Assessor DiGiovanna.

On motion of Council Member Rosengren and seconded by Council Member Panioto, it was unanimously voted: To waive the interest for 30 days from the billing date in accordance with C.G.S. Sec. 12-145 (2024) for the following personal property accounts: Clean Harbors - Bill Number 2021-02-0200491, Safety Kleen - Bill Number 2021-02-0201805, Safety Kleen - Bill Number 2022-02-0201837.

Council Member Thibeault asked Deputy Assessor DiGiovanna clarifying questions about the amount of interest and the process of waiving the interest fees.

APRIL 8, 2025

13. PURCHASE AND SALE AGREEMENT – 894 MIDDLE STREET

Communication received from Economic and Community Development Director Malley.

On motion of Council Member Thibeault and seconded by Council Member Tyler, it was unanimously voted: To waive the reading of the Purchase and Sale agreement for 894 Middle Street, Assessors Map 4-17-3 and 4-17-4-1 as proposed.

On motion of Council Member Thibeault and seconded by Council Member Panioto, it was unanimously voted: 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 Carrier Construction Inc. or its assigns for the sale of 894 Middle Street, Assessors Map 4-17-3 and 4-17-4-1, for the purchase price of \$625,000 for purposes of constructing an industrial development that includes approximately seven (7) buildings and approximately 25-46 tenant spaces to accommodate tenant companies including but not limited to manufacturers, specialty trade contractors, and similar uses allowed by the Bristol Zoning Regulations.

Further, pending the legal acquisition of 894 Middle Street, Assessors Map 4-17-3 and 4-17-4-1, by Carrier Construction, Inc. or its assigns for purposes of converting the subject properties to an industrial development that includes approximately seven (7) buildings and approximately 25-46 tenant spaces, to approve the following tax abatement schedule for **Phase I** of the property known as 894 Middle Street, Assessors Map 4-17-3 and 4-17-4-1, utilizing authority granted under Connecticut General Statutes 12-65b:

- Construction Year #1 (period to begin immediately following property closing): 100% real property abatement on the value of property improvements.
- Construction Year #2: 100% real property abatement on the value of property improvements. In the event that construction on Phase I continues beyond two years from the date of property closing, 100% of real property taxes for Phase I will be due to the City of Bristol until a Certificate of Occupancy is issued.
- Year #1 (period to begin following issuance of a certificate of occupancy for Phase I): 100% real property abatement attributable to the value of improvements
- Year #2: 100% real property abatement
- Year #3: 50% real property abatement
- Year #4: 40% real property abatement
- Year #5: 30% real property abatement
- Year #6: 20% real property abatement
- Year #7: 10% real property abatement

Further, pending the legal acquisition of 894 Middle Street, Assessors Map 4-17-3 and 4-17-4-1, by Carrier Construction, Inc. or its assigns for purposes of converting the subject properties to an industrial development that includes approximately seven (7) building and approximately 25-46 tenant spaces, to approve the following tax abatement schedule for **Phase II** of the property known as 894 Middle Street, Assessors Map 4-17-3 and 4-17-4-1, utilizing authority granted under Connecticut General Statutes 12-65b:

- Construction Year #1 (period to begin following the issuance of a Certificate of Occupancy for Phase I of the project): 100% real property abatement on the value of property improvements.

APRIL 8, 2025

- Construction Year #2: 100% real property abatement on the value of property improvements. In the event that construction on Phase II continues beyond two years from the date of the issuance of a Certificate of Occupancy for Phase I, 100% of real property taxes for Phase II will be due to the City of Bristol until a Certificate of Occupancy is issued.
- Year #1 (period to begin following issuance of a certificate of occupancy for Phase II): 100% real property abatement attributable to the value of property improvements.
- Year #2: 100% real property abatement
- Year #3: 50% real property abatement
- Year #4: 40% real property abatement
- Year #5: 30% real property abatement
- Year #6: 20% real property abatement
- Year #7: 10% real property abatement

Economic and Community Development Director Malley provided a brief history of the property and the Brownfield remediation.

Charlie Talmadge, President of Development Planning Solutions, representing the Carrier Construction Company, spoke about the plans for the industrial condo complex project. Council Members Panioto and Rosengren asked questions about the Brownfield remediation on the site. Council Member Thibeault inquired about the driveway location. Council Member Olsen asked about the square footage of each available space.

14. EXECUTIVE SESSION

At 8:19 p.m., on motion of Council Member Rosengren and seconded by Council Member Thibeault, it was unanimously voted: To convene into Executive Session to discuss items a. – d. below.

a. Present to discuss and take any action as necessary on tax appeal matter: MSC Real Estate Trust vs. City of Bristol, Docket No. HHB-CV-23-6078985-S: Mayor Caggiano; Council Members Dickau, Olsen, Panioto, Rosengren, Thibeault, and Tyler; Corporation Counsel Krawiecki; Assistant Corporation Counsels Conlin, Steeg, and Matney.

b. Present to discuss and take any action as necessary on tax appeal matter: Terry Enterprises, LLC v. City of Bristol, Docket No. HHB-CV-23-6078405-S: Mayor Caggiano; Council Members Dickau, Olsen, Panioto, Rosengren, Thibeault, and Tyler; Corporation Counsel Krawiecki; Assistant Corporation Counsels Conlin, Steeg, and Matney.

c. Present to discuss and take any action as necessary on litigation matter: EOC Development, LLC v. City of Bristol, Docket No. HH-CV-24-6192551-S: Mayor Caggiano; Council Members Dickau, Olsen, Panioto, Rosengren, Thibeault, and Tyler; Corporation Counsel Krawiecki; Assistant Corporation Counsels Conlin, Steeg, and Matney; and outside Counsel Atty. James N. Tallberg of Karsten & Tallberg LLC.

APRIL 8, 2025

d. Present to discuss and take any action as necessary on litigation matter: Mark Edward Minor and Ann Lambert Minor, Trustees v. City of Bristol, Docket No. HHB-CV-22-6071833-S: Mayor Caggiano; Council Members Dickau, Olsen, Panioto, Rosengren, Thibeault, and Tyler; Corporation Counsel Krawiecki; Assistant Corporation Counsels Conlin, Steeg, and Matney.

Discussion was held. No votes were taken.

At 8:47 p.m., Mayor Caggiano called the regular meeting of the City Council back into public session.

On motion of Council Member Olsen and seconded by Council Member Rosengren, it was unanimously voted: To resolve the litigation matter Superior Court Docket No.: HHB-CV-23-6078985-S, MSC Real Estate Trust v. City of Bristol, by Stipulation for Judgment which authorizes the Assessor to adjust the Grand List value of the property known as 107 Newell Avenue (MBLU: 13/396//) to \$158,000 and to adjust the Grand List value of the property known as 38 Center Street (MBLU: 26//74/14//) to \$194,000. It was further moved to authorize the Corporation Counsel to execute the Stipulation for Judgment.

On motion of Council Member Panioto and seconded by Council Member Thibeault, it was unanimously voted: To resolve the litigation matter Superior Court Docket No.: HHB-CV-23-6078405-S, Terry Enterprises, LLC v. City of Bristol, be resolved by Stipulation for Judgment which authorizes the Assessor to adjust the Grand List value of the property known as 20 Pine Street #A (MBLU: 03//1-/A/) to \$3,250,000. The Grand List value of the property known as 123 Middle Street Unit B (MBLU: 03//1-/B/) shall remain the same at \$243,700. It was further moved to authorize the Corporation Counsel to execute the Stipulation for Judgment.

On motion of Council Member Tyler and seconded by Council Member Thibeault, it was unanimously voted: That the City of Bristol enter into a Full and Final Settlement in the matter of EOC Development, LLC v. Mark Ziogas, et al, Docket No. HHD-CV-24-6192551-S in which the City of Bristol is named as one of the co-defendants, for the total amount of Twenty-Five Thousand Dollars (\$25,000) which is the insurance deductible. It was further moved that the Mayor, Acting Mayor, Corporation Counsel or Assistant Corporation Counsel be authorized to execute the Full and Final Settlement.

On motion of Council Member Dickau and seconded by Council Member Thibeault, it was unanimously voted: That the litigation matter, Superior Court Docket No. HHB-CV-22-6071833-S, Mark Edward Minor and Ann Lambert Minor, Trustees, et al v. The City of Bristol, be resolved by a Stipulation to Judgment, and further, that the Assessor be authorized to adjust the grand list value for grand list years 2021, 2022, 2023, 2024 and 2025 to \$950,000.00. It was further moved that the Corporation Counsel be authorized to execute the Stipulation to Judgment on behalf of the City of Bristol.

APRIL 8, 2025

16. OTHER BUSINESS – None.

17. ADJOURNMENT

At 8:51 p.m., on motion of Council Member Tyler and seconded by Council Member Dickau, it was unanimously voted: To adjourn.

ATTEST: _____
Erica Cabiya
Town & City Clerk