

**AUGUST 10, 2021**

The regular meeting of the City Council was held on Tuesday, August 10, 2021 in the City Hall Council Chambers, 111 North Main Street at 7:05 p.m. Present: Mayor Zoppo-Sassu; Council Members Barney, Fortier, Hahn, Kelley, Preleski, and Rosado.

**1. MOMENT OF REFLECTION FOR DEATH OF PERSON FROM BRISTOL EASTERN HIGH SCHOOL AND SAFE RETURN OF MILITARY SERVICE MEMBER TO BRISTOL.**

Mayor Zoppo-Sassu requested a Moment of Reflection for the recent death of a person from Bristol Eastern High School and the safe return of a military service member to Bristol.

**2. APPROVAL OF MINUTES OF REGULAR CITY COUNCIL MEETING ON JULY 13, 2021 AND SPECIAL CITY COUNCIL MEETINGS ON JULY 6, 2021 AND JULY 20, 2021.**

On motion of Council Member Hahn and seconded, it was unanimously voted: To approve the minutes of the regular City Council meeting on July 13, 2021 and the special City Council meetings on July 6, 2021 and July 20, 2021.

**3. PUBLIC PARTICIPATION.**

Alexis Zysek and Heather Hitchcock announced the Central Connecticut Walk to End Alzheimers on September 12, 2021. They explained the event and how to participate, donate, educate, or advocate for the event.

Brian Cohen, 284 Willimantic Road, Chaplin spoke regarding the programs of Positive Expression through Art and Leadership Matters.

Thomas Berrill, 498 East Road stated the interfaith coalition for the preservation of marriage and innocence held a prayer vigil on the Federal Hill Green a few weeks ago. He requested the City allow their group to fly their flag at City Hall during September.

**4. ADOPTION OF CONSENT CALENDAR.**

On motion of Council Member Hahn and seconded, it was unanimously voted: To remove from the Consent Calendar the item regarding the establishment of the Northeast Middle School Building Committee.

On motion of Council Member Preleski and seconded, it was unanimously voted: To remove from the Consent Calendar the item regarding the project labor agreement for the construction of the City Hall project.

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On motion of Council Member Hahn and seconded, it was unanimously voted: To adopt six matters as part of the Consent Calendar.

**5. NEW HIRE REPORT FOR JULY, PLACED ON FILE.**

Communication presented from the Human Resources Department.

As part of the Consent Calendar adoption and on motion of Council Member Hahn and seconded, it was unanimously voted: To place on file the New Hire Report for the month of July, 2021.

**6. MOTOR VEHICLE, REAL ESTATE TAX, AND INCOME & EXPENSE REFUNDS IN AMOUNT OF \$28,320.25, APPROVED.**

Request presented from the Tax Collector.

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

Motor Vehicle	\$ 6,666.82
Real Estate	20,864.76
Income & Expense	<u>788.67</u>
Total	\$28,320.25

**7. BRISTOL STORM WATER TRUST COMMITTEE 2020 ANNUAL REPORT, PLACED ON FILE.**

Communication from the Director of Public Works regarding the Bristol Storm Water Trust Committee 2020 Annual Report.

As part of the Consent Calendar adoption and on motion of Council Member Hahn and seconded, it was unanimously voted: To place on file the Bristol Storm Water Trust Committee 2020 Annual Report.

**8. PLANNING COMMISSION RECOMMENDATION PLACED ON FILE FOR PROPOSED EASEMENT FOR HANDICAPPED ACCESSIBLE RAMP AT 10 MAIN STREET, ASSESSOR'S MAP 30 LOT 96-1 MAIN STREET.**

Communication from the Planning Commission regarding approval of a proposed easement for a handicapped accessible ramp at 10 Main Street known as Assessor's Map 30 Lot 96-1 Main Street.

As part of the Consent Calendar adoption and on motion of Council Member Hahn and seconded, it was unanimously voted: To place on file the Planning Commission recommendation to approve the proposed easement for a handicapped accessible ramp at 10 Main Street known as Assessor's Map 30 Lot 96-1 Main Street.

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**9. MAYOR OR ACTING MAYOR AUTHORIZED TO SIGN DOCUMENTS ASSOCIATED WITH LOCAL AND STATE LAND USE AND ENVIRONMENTAL PERMITS FOR FEDERAL/STATE FUNDS TO RENOVATE CITY HALL.**

Communication from the Director of Public Works regarding the need for local and State land use and environmental permits to obtain Federal/State funds to renovate City Hall.

As part of the Consent Calendar adoption and on motion of Council Member Hahn and seconded, it was unanimously voted: To authorize the Mayor or Acting Mayor to sign any and all documents associated with obtaining local and State land use and environmental permits and submit any documents associated with obtaining Federal/State funds to renovate City Hall, including the construction of a building addition.

**10. CONTRACT 2P22-013 AWARDED TO FRIAR ARCHITECTURE INC. FOR THIRD PARTY BUILDING CODES REVIEW FOR RENOVATIONS AT BRISTOL CITY HALL.**

Communication from the Purchasing Agent regarding Contract 2P22-013 to Friar Architecture Inc. for Third Party Building Codes Review for Renovations at Bristol City Hall.

As part of the Consent Calendar adoption and on motion of Council Member Hahn and seconded, it was unanimously voted: To award Contract 2P22-013 Third Party Building Codes Review for Renovations at Bristol City Hall to Friar Architecture Inc. in the amount of \$28,800 and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effectuate said Contract.

**11. APPROVAL TO ESTABLISH NORTHEAST MIDDLE SCHOOL BUILDING COMMITTEE.**

Dr. Catherine Carbone, Superintendent of the Board of Education gave a brief presentation regarding the reimaging of Bristol public schools, an update of feasibility studies, the redistricting of schools, and an examination of school models and buildings.

Recommendation from the Board of Education regarding establishing the Northeast Middle School Building Committee.

On motion of Council Member Hahn and seconded, it was unanimously voted: To establish the Northeast Middle School Building Committee.

**12. PROJECT LABOR AGREEMENT FOR RENOVATIONS AT BRISTOL CITY HALL, POSTPONED TO SEPTEMBER CITY COUNCIL MEETING.**

Communication from the Purchasing Agent regarding a project labor agreement for renovations at Bristol City Hall.

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Council Member Preleski noted the issue of a project labor agreement adds to the cost of a project, limits the construction manager with certain subcontractors, and excludes opportunities for subcontractors from our area that are not union shops.

Mayor Zoppo-Sassu stated she contacted several colleagues who noted they would not undertake a project without a project labor agreement. She explained further that a portion of the heating and cooling system in City Hall may be eligible for American Rescue Plan money which recommends project labor agreements.

Council Member Kelley questioned whether City Council action was required to be taken at this meeting or instead postponed to a future time.

On motion of Council Member Fortier and seconded, it was unanimously voted: To postpone to the September City Council meeting the use of a project labor agreement for construction of the Bristol City Hall project.

**13. AMENDMENTS TO BRISTOL CODE OF ORDINANCES SEC. 14-18  
OPERATION OF BICYCLES ALONG PARADE ROUTES, ADOPTED.**

As recommended by the Ordinance Committee and on motion of Council Member Preleski, Chrm., and seconded, it was unanimously voted: To amend and adopt the Bristol Code of Ordinances Sec. 14-18. Operation of bicycles along parade routes. It will be effective upon the expiration of fourteen days of its newspaper publication, and reads as follows –

Underscored text is proposed to be added. [Bracketed] text is proposed for deletion.

Sec. 14-18. Operation of bicycles along parade routes.

- (a) "Bicycle" means every device propelled by the feet acting upon pedals.
- (b) “Electric bicycle” means a bicycle equipped with operable foot pedals and an electric motor of fewer than seven hundred fifty watts of power that is either a class 1, class 2 or class 3 bicycle.

[(b)] (c) No person shall operate a bicycle or electric bicycle along any parade route unless authorized by the organizer of the parade. Members of the police department shall remove any bicycle or electric bicycle operated in violation of this section and provide for its custody at the owner's expense.

(Ord. of 5-13-85)

**14. PUBLIC HEARING SCHEDULED FOR SEPTEMBER 7, 2021 REGARDING  
PROPOSED AMENDMENTS TO BRISTOL CODE OF ORDINANCES SECS.  
23-1 AND 23-2 PERTAINING TO CITATION OFFICERS AND  
PROCEDURES.**

As recommended by the Ordinance Committee and on motion of Council Member Preleski, Chrm., and seconded, it was unanimously voted: To authorize a Public Hearing on Tuesday, September 7, 2021 at 5:20 p.m. in the First Floor Meeting Room, City Hall, 111 North Main Street, Bristol, Connecticut on proposed amendments to the Bristol Code of

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Ordinances Secs. 23-1 and 23-2 pertaining to citation officers and procedures and to waive the reading of the proposed amendments, but to include them as part of the minutes. The ordinance reads as follows:

Sec. 23-1. Adoption; formation and powers.

- (a) Pursuant to Connecticut General Statutes, Section 7-148(c), the City of Bristol may enforce the violation of the ordinances designated in section 23-2 hereof by the issuance of a citation. Pursuant to Connecticut General Statutes, Section 8-12a, the City of Bristol may enforce the violation of zoning regulations adopted by the Bristol Zoning Commission under Connecticut General Statutes Section 8-2 or by special act. Pursuant to Section 22a-42g, the City of Bristol may enforce the violation of wetlands regulations adopted by the Bristol Inland Wetlands and Watercourses Agency under Section 22a-42 of the Connecticut General Statutes.
- (b) The persons holding the offices of zoning enforcement officer, building official, code enforcement officer/assistant building inspector, wetlands enforcement officer, party chief, environmental protection technician, highway inspector, excavation inspector, construction inspector, chief of police, park ambassador, and all employees of the City of Bristol appointed to the police force are hereby designated citation officers and empowered to issue citations as provided for hereunder.
- (c) The mayor may nominate and the city council may appoint additional municipal officers or employees and officers or employees of the Bristol Burlington Health District as citation officers empowered to issue citations as provided for hereunder. The city council at the time of appointment may limit the authority of any citation officer it appoints pursuant to this paragraph to enforcement of only those ordinances it deems advisable after taking into account the complexity of the ordinances to be enforced and the expertise and knowledge required of the citation officer.
- (d) Each citation shall be issued only by a designated or appointed citation officer empowered hereunder. No citation shall be issued unless the citation officer first issues a written warning providing notice of the specific violation to be corrected.

(Ord. of 11-13-90; Ord. of 4-28-03; Ord. of 12-12-06; Ord. of 6-12-07; Ord. of 7-8-14; Ord. of 1-8-19)

Sec. 23-2. Ordinances designated for enforcement by citation procedure.

- (a) The following chapters of the Code of Ordinances of the City of Bristol, Connecticut, are hereby designated for enforcement pursuant to the provisions of section 23-1 by citation officers. Unless specifically limited by the city council in its appointment of a citation officer, all citation officers are empowered to issue citations for the purpose of enforcing the following chapters:

- Chapter 2.5—Alarm Systems
- Chapter 3—Article II Carnivals
- Chapter 4—Animals and Fowl
- Chapter 5—Buildings and Building Regulations
- Chapter 8—Flood and Erosion Control
- Chapter 10—Solid Waste

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- Chapter 12—Housing
- Chapter 13—Licenses and Business Regulations
- Chapter 14—Division 3. Unregistered, Inoperable Motor Vehicles
- Chapter 15—Offenses and Miscellaneous Provisions
- Chapter 16—Parks and Recreation
- Chapter 18—Planning
- Chapter 21—Streets, Sidewalks and Public Places
- Chapter 22—Water, Sewers and Sewage Disposal

(Ord. of 11-13-90; Ord. of 3-9-92, § 8; Ord. of 4-28-03; Ord. of 7-8-14)

**15. ACCEPTANCE OF OFFER FROM TAMMY VAN LINTER FOR \$42,500.00 FOR ASSESSOR'S MAP 59, LOT 8 BURLINGTON AVENUE FORMERLY KNOWN AS 801 BURLINGTON AVENUE.**

As recommended by the Real Estate Committee and on motion of Council Member Hahn, Chrm., and seconded, it was unanimously voted: That the City of Bristol accept the offer from Tammy Van Linter and/or her assigns in the amount of \$42,500.00 for City owned property identified as Assessor's Map 59, Lot 8 Burlington Avenue, also formerly known as 801 Burlington Avenue and to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents. It was also voted to authorize the Mayor or Acting Mayor to execute any necessary documents to effectuate the same.

**16. MAYOR OR ACTING MAYOR TO SEEK GRANT FROM NAUGATUCK VALLEY COUNCIL OF GOVERNMENTS TO FUND ENVIRONMENTAL ASSESSMENTS OF 300 BROAD STREET.**

Communication from the Grants Administrator regarding environmental assessments of 300 Broad Street.

On motion of Council Member Rosado and seconded, it was unanimously voted: To authorize the Mayor or Acting Mayor to seek a grant from the Naugatuck Valley Council of Governments to fund environmental assessments of 300 Broad Street, to sign any and all paperwork associated with the application and award of funds, and to refer this matter to the Board of Finance for action.

**17. RESIGNATIONS.**

The following resignations were presented:

*Nicolas Jones, Board of Finance.*

*Joseph Kelaita, Jr., Planning Commission.*

On motion of Council Member Preleski and seconded, it was unanimously voted: To send letters of thanks.

**18. APPOINTMENTS.**

The following appointments were presented:

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**BUILDING CODE BOARD OF APPEALS**

John Lodovico, Jr. - Reappointment - term to August, 2026.

Confirming motion by Council Member Hahn.

Motion passed in voice vote.

**BRISTOL HOUSING AUTHORITY**

Bibi Hafford - Appointment - term to December 31, 2025.

Replaced Jeffrey Hawkes.

Mayor's appointment – no confirming motion required.

**INLAND WETLANDS COMMISSION**

Daniel Massaro, Jr. – Appointment made regular member - term to May, 2024.

Replaced Tammy Kelly.

Confirming motion by Council Member Fortier.

Motion passed in voice vote.

**19. CONTRACT 2P21-082 MOVE MANAGEMENT SERVICES FOR COORDINATION OF FURNITURE, FIXTURES AND EQUIPMENT ACTIVITIES AT MEMORIAL BOULEVARD INTRADISTRICT ARTS MAGNET SCHOOL TO MOVE PLAN GROUP USA, APPROVED.**

Communication presented from the Memorial Boulevard Intradistrict Arts Magnet School Building Committee regarding the Move Plan Group USA contract for furniture, fixtures, and equipment.

On motion of Council Member Preleski and seconded, it was unanimously voted: To award Contract 2P21-082 move management services for coordination of FF&E (furniture, fixtures and equipment) activities at Memorial Boulevard Intradistrict Arts Magnet School to Move Plan Group USA in the amount of \$44,650 and to authorize the Mayor or Acting Mayor to execute any and all documents necessary to effectuate said Contract.

**20. ACCEPTANCE OF FUNDING FOR SCHOOL READINESS-PRIORITY GRANT AND SCHOOL READINESS-PRIORITY QUALITY ENHANCEMENT GRANT FROM 7/1/2021 TO 6/30/2022, ADOPTED.**

Communication from School Readiness Grant Manager regarding the School Readiness-Priority Grant and the School Readiness-Priority Quality Enhancement Grant.

Council Member Hahn moved and it was seconded: That the following Resolution be adopted –

BE IT HEREBY RESOLVED by the City Council of the City of Bristol, Connecticut, that the Mayor Ellen Zoppo-Sassu, or Acting Mayor, is hereby authorized to accept the funding for the School Readiness-Priority Grant (017-002-11000-16274-2022-83014-170002) for \$2,912,289.13 – Award period 7/1/2021- 6/30/2022 and the School Readiness-Priority Quality Enhancement Grant (017-002-11000-16158-2022-82079-170018) for \$18,756 – Award period 7/1/2021- 6/30/2022.

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It was also voted to refer this grant to the Board of Finance for any necessary action.

A roll call vote was taken.

	<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
Council Member Barney			
“ ” Fortier			
“ ” Hahn			
“ ” Kelley			
“ ” Preleski			
“ ” Rosado			
Mayor Zoppo-Sassu			

RESOLUTION ADOPTED: *YES – 7; NO – 0; ABSTAIN – 0.*

**21. MAYOR OR ACTING MAYOR AUTHORIZED TO SIGN DOCUMENTS ASSOCIATED WITH AWARD OF URBAN ACT FUNDS FOR CENTRE SQUARE INFRASTRUCTURE PROJECT, APPROVED.**

Communication presented from the Grants Administrator regarding the Urban Act funds for the Centre Square Infrastructure Project

On motion of Council Member Hahn and seconded, it was unanimously voted: To authorize the Mayor or Acting Mayor to sign any and all documents associated with the award of Urban Act funds for the Centre Square Infrastructure Project, and to refer this matter to the Board of Finance for action.

**22. APPROVAL OF THREE QUESTIONS ON NOVEMBER 2, 2021 ELECTION BALLOT AND AUTHORIZATION FOR TOWN CLERK TO PREPARE EXPLANATORY TEXT WITH APPROVAL FROM CORPORATION COUNSEL.**

Communication presented from the Town and City Clerk regarding questions on the November 2, 2021 election ballot.

On motion of Council Member Fortier and seconded, it was unanimously voted: To approve and place the three questions prepared by the City Council on the November 2, 2021 election ballot and authorize the Town Clerk to prepare the explanatory text with approval from the Corporation Counsel.

**23. TAX ABATEMENT AGREEMENT FOR 483 BRISTOL, LLC REGARDING CONSTRUCTION OF 60,000 SQUARE-FOOT ASSISTED LIVING AND MEMORY CARE FACILITY AT 483 NORTH MAIN STREET, APPROVED.**

Communication presented from the Executive Director of Economic and Community Development regarding a real property tax abatement agreement for 483 Bristol, LLC, contingent on construction of a 60,000 square-foot assisted living and memory care facility at 483 North Main Street.



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On motion of Council Member Fortier and seconded, it was unanimously voted: To approve a real property tax abatement agreement for 483 Bristol, LLC, or its assigns, contingent on the initiation of construction followed by execution of a certificate of occupancy for an approximately 60,000 square-foot assisted living and memory care facility at 483 North Main Street. Said real property tax abatement agreement shall be subject to applicable conditions identified in Chapter 18, Article XIV of the City of Bristol Code of Ordinances and shall take the following form:

- Construction Year #1 = 100% abatement on improvements – land value remains taxable
- Construction Year #2 = 100% abatement on improvements – land value remains taxable
- Year 1 of operation = 97.2% real property tax abatement
- Year 2 of operation = 97.2% real property tax abatement
- Year 3 of operation = 60% real property tax abatement
- Year 4 of operation = 50% real property tax abatement
- Year 5 of operation = 50% real property tax abatement
- Year 6 of operation = 40% real property tax abatement
- Year 7 of operation = 40% real property tax abatement
- Year 8 of operation = 30% real property tax abatement

**24. ADJOURNMENT.**

At 8:26 p.m., on motion of Council Member Hahn and seconded, it was voted: To adjourn.

**ATTEST:** \_\_\_\_\_

**Therese Pac**  
**Town & City Clerk**