

AUGUST 3, 2010

A Special Meeting of the City Council was held on Tuesday, August 3, 2010 at 5:02 p.m. in the City Hall Council Chambers, 111 North Main Street. Present: Mayor Ward; Council Members Block, Cockayne, Fuller and Mills. Absent: Council Members Matthews and McCauley.

The call of the meeting was presented:

*“City Council Members
City Hall
Bristol, Connecticut*

NOTICE OF SPECIAL CITY COUNCIL MEETING

There will be a Special Meeting of the Bristol City Council to be held on Tuesday, August 3, 2010 at 5:00 p.m. in the City Hall Council Chambers, 111 North Main Street, Bristol, Connecticut.

AGENDA

- 1. To approve Contract between City of Bristol and Atlas Pyro Vision Productions, Inc. for pyrotechnics display on August 15, 2010 for 225th Anniversary celebration, with referral to Corporation Counsel and authorization for Mayor or Acting Mayor to execute any necessary documents, and to take any action as necessary.*
- 2. Resolution to accept grant of \$150,000 from Valley Council of Governments Brownfield Revolving Loan Fund for environmental cleanup of 316 Park Street, performance of a site assessment, demolition of a building with referral to Board of Finance, along with authorization for Mayor or Acting Mayor to execute any necessary documents, and to take any action as necessary.*
- 3. To approve the purchase of 316 Park Street known as a Lot 172/41 on Assessor’s Map 12 for \$185,000 as adjusted with referral to Board of Finance, along with authorization for Mayor or Acting Mayor to execute any necessary documents, and to take any action as necessary.*
- 4. To convene into Executive Session to discuss negotiations for relocation of McDonald’s Restaurant at 80 North Main Street to other property on Depot Square site.*

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5. *To reconvene into Public Session and to take any action as necessary concerning the relocation of McDonald's Restaurant at 80 North Main Street to other property on Depot Square site.*
6. *To adjourn.*

*Per Order Mayor Arthur J. Ward, Chairman
DATED this 30th day of July, 2010."*

1. APPROVAL OF CONTRACT BETWEEN CITY OF BRISTOL AND ATLAS PYRO VISION PRODUCTIONS, INC. FOR PYROTECHNICS DISPLAY ON AUGUST 15, 2010.

As recommended by the Real Estate Committee and on motion of Council Member Cockayne and seconded, it was unanimously voted: To approve the Contract between the City of Bristol and Atlas Pyro Vision Productions, Inc. for a pyrotechnics display on August 15, 2010, for the City of Bristol 225th Anniversary celebration. It was also voted to refer this matter to the Corporation Counsel to prepare and/or review any necessary documents and to authorize the Mayor or Acting Mayor to execute any necessary documents to effectuate the same.

2. RESOLUTION ACCEPTING GRANT OF \$150,000 FROM VALLEY COUNCIL OF GOVERNMENTS BROWNFIELD REVOLVING LOAN FUND FOR ENVIRONMENTAL CLEANUP OF 316 PARK STREET, ADOPTED.

Communication from the Grants Administrator regarding the acceptance of a grant for \$150,000 from Valley Council of Governments Brownfield Revolving Loan Fund for environmental cleanup of 316 Park Street.

Council Member Block 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 acceptance of a grant in the amount of \$150,000 from the Valley Council of Governments Brownfield Revolving Loan Fund for the environmental cleanup including hazardous building materials abatement of 316 Park Street, Bristol, CT is hereby approved, and that the Mayor, Arthur J. Ward, or Acting Mayor, is hereby authorized to execute such grant agreement and any and all other documents relating to this grant, including but not limited to any contracts for environmental services;

BE IT FURTHER RESOLVED that performance of an All Appropriate Inquiry Phase I Environmental Site Assessment of 316 Park Street, Bristol, CT for a cost of \$2,900 which is incorporated into the Sales and Purchase Agreement as net of

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the sale and purchase price for 316 Park Street, Bristol, CT is hereby approved, and that the Mayor, Arthur J. Ward, or Acting Mayor, is hereby authorized to execute any necessary documents for performance of said activity;

BE IT FURTHER RESOLVED that demolition of the on-site building excluding hazardous building materials abatement at 316 Park Street, Bristol, CT in an amount not to exceed \$15,000 is hereby approved, and that the Mayor, Arthur J. Ward, or Acting Mayor, is hereby authorized to execute a contract for the performance of said demolition and any and all other documents relating to this demolition/contract;

BE IT FURTHER RESOLVED that the demolition of the on-site building at 316 Park Street, Bristol, CT in an amount not to exceed \$15,000 be referred to Board of Finance for appropriation.

A roll call vote was taken.

<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
Council Member Block		
“ ” Cockayne		
“ ” Mills		
“ ” Fuller		
Mayor Ward		

RESOLUTION ADOPTED: *YES – 5; NO – 0; ABSTAIN – 0.*

3. APPROVAL FOR CITY TO PURCHASE 316 PARK STREET KNOWN AS LOT 172/41 ON ASSESSORS MAP 12 FOR \$185,000.

On motion of Council Member Block and seconded, it was voted: To approve the purchase of property known as 316 Park Street, Bristol, CT shown as Lot 172/41 on current Assessor’s Map 12 for the sum of \$185,000 adjusted below. It was also voted to refer this matter to the Board of Finance for any necessary funding, including closing costs and to authorize the Mayor or Acting Mayor to execute any necessary documents. The adjustments are as follows:

Delinquent property taxes and maintenance liens	\$27,594.74
Consulting fees to the Regional Brownfields Partnership/VCG	\$ 3,488.10
Updated Phase I Assessment	\$ 2,900.00

The sum of \$37,000 will be held in escrow for any additional environmental remediation costs in excess of grant funds. Interest on outstanding liens shall be paid through date of closing.

(Council Member Cockayne voted “No”.)

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4. EXECUTIVE SESSION REGARDING NEGOTIATIONS FOR RELOCATION OF MCDONALD'S RESTAURANT AT 80 NORTH MAIN STREET TO OTHER PROPERTY ON DEPOT SQUARE SITE.

At 5:13 p.m., on motion of Council Member Cockayne and seconded, it was unanimously voted: To convene into Executive Session to discuss the negotiations for the relocation of McDonald's Restaurant at 80 North Main Street to other property on Depot Square site.

Present to discuss the negotiations of the relocation of McDonald's Restaurant: Mayor Ward; Council Members Block, Cockayne, Fuller, Mills; Corp. Counsel Krawiecki; Asst. Corp. Counsel Conlin, Asst. Corp. Counsel Lacey and Asst. Corp. Counsel Simonik.

Discussion was held. No votes were taken.

At 5:41 p.m., on motion of Council Member Block and seconded, it was unanimously voted: To reconvene into Public Session.

5. APPROVAL FOR CITY OF BRISTOL TO ENTER INTO A NON-BINDING LETTER OF INTENT WITH MCDONALD'S USA LLC REGARDING THE RELOCATION OF THE NORTH MAIN STREET RESTAURANT.

On motion of Council Member Mills and seconded, it was unanimously voted: That the City of Bristol enter into a non-binding Letter of Intent with McDonald's, USA, LLC to exchange the existing McDonald's property located at 80 North Main Street together with all parking and access easements for other City owned property located on the northerly portion of the Depot Square site known as Parcel C. It was further moved that the Mayor or Acting Mayor be authorized to execute any necessary documents as prepared by the Office of the Corporation Counsel.

6. ADJOURNMENT.

At 5:42 p.m., on motion of Council Member Block and seconded, it was unanimously voted: To adjourn.

ATTEST: _____

Therese Pac
Town & City Clerk