SEPTEMBER 22, 2026

The special meeting of the City Council was held on Tuesday, September 22, 2026 in the City Hall Council Chambers, 111 North Main Street at 7:13 p.m. Present: Mayor Zoppo-Sassu; Council Members Dickau, Hahn, Kelley, Rosengren, Seymour, and Tyler.

1. CALL TO ORDER

2. APPOINTMENTS

a. The following appointment was presented:

Board of Education
Thomas Hick – Appointment – term to 11/27.
Replaced L. Osenkowski.
Confirming motion by Council Member Tyler.
Motion passed in voice vote.

3. REFERRAL TO PLANNING COMMISSION

a. 510 Perkins St., Assessor's Map 60, Parcel 16-3

Communication received from Asst. Corporation Counsel Steeg.

On motion of Council Member Tyler and seconded by Council Member Rosengren, it was unanimously voted: To refer the property known as 510 Perkins Street, Parcel 16-3 on Assessor's Map 60, to the Planning Commission for a Connecticut General Statute Section 8-24 report and to the Board of Finance for informational purposes. This property consists of 3 acres. This property is currently owned by the Clinton Roberts Foundation. There is an offer to purchase this property. The purpose of the referral is to ascertain if the City of Bristol should waive its right of first refusal.

4. PUBLIC PARTICIPATION

Tim Furey, 19 Southdown Dr. – Atty. Furey spoke in favor of purchasing Chippanee Golf Course for use as a public course.

John Lodovico, 47 Taillon St. – Mr. Lodovico also spoke in favor of purchasing Chippanee Golf Course.

5. DISCLOSURES BY MEMBERS OF FINANCIAL OR PERSONAL INTERESTS RELATED TO CHIPPANEE GOLF COURSE

Council Member Tyler disclosed that a small portion of her property abuts the golf course, Mayor Zoppo-Sassu stated that her brother-in-law was a past golf pro at Chippanee, and Council Member Kelley disclosed that he and his late wife were social members of the club in the past, but he is not a current member. Each person further stated that they would not have any financial gain nor personal interest if the City were to purchase the property.

6. EXECUTIVE SESSION

a. Consideration of acquiring 116 Marsh Road, Bristol, CT, Assessor's Map 64, Lot 1-1; Marsh Road, Bristol, CT, Assessor's Map 64, Lot 1; Marsh Road, Bristol, CT, Assessor's Map 61, Lot 16-1, and to take any action as necessary. This property is known as Chippanee Golf Course.

The Mayor noted that while this item was originally scheduled on the agenda for Executive Session, the Council elected to discuss the matter in public session instead. No Executive Session was convened.

Discussion and Vote on the Purchase of Chippanee Country Club

Mayor Zoppo-Sassu explained the financials surrounding the purchase of Chippanee Golf Club. She explained that the City currently has the funds to purchase the golf course. The plan is to ask the Board of Finance, at its October meeting, for $500,000 from surplus funds to put towards operating Chippanee beginning November first. From that point, management models will be looked at. The Chippanee account will be managed as an enterprise fund, which means it will be separate from the City budget. Mayor Zoppo-Sassu clarified that Mr. Blasius has agreed to retain all responsibilities surrounding environmental concerns, like underground tanks. She also emphasized that the purchase would include FFE (all fixtures, furniture, and equipment) except the golf carts which are leased. If it is voted to purchase Chippanee, a $100,000 deposit of good faith would be made and a closing date would be set.

Each Council member explained their thoughts about purchasing the golf course and how they intended to vote.

Mayor Zoppo-Sassu reiterated the impact on homeowners' taxes, which was explained at the first meeting about the potential acquisition of Chippanee. She also explained how the City's infrastructure would be impacted if the Chippanee property became a development of homes or condominiums. Revenue potential and areas that need improvement were also mentioned. The Mayor would like to create a committee whose purpose would be to help transition Chippanee from a private to a public golf course.

On motion of Council Member Kelley and seconded by Council Member Tyler, it was unanimously voted: To purchase the Chippanee Country Club at 116 Marsh Road, Bristol, CT for the sum of $4,750,000 pursuant to an executed contract with FW Blasius Jr. LLC, said contract to include all acreage, buildings, facilities, golf course infrastructure, fixtures, furniture, and equipment. Said contract shall further obligate the seller, at seller's expense, to undertake all environmental recommendations contained in the City's environmental consultant's report dated August 10, 2026. I further move that the Mayor, Ellen A. Zoppo-Sassu, or Acting Mayor, be authorized to sign any and all documents necessary and convenient to carry out the purposes of this motion.

On motion of Council Member Hahn and seconded by Council Member Dickau, it was unanimously voted: To authorize Mayor Ellen A. Zoppo-Sassu, or Acting Mayor, to hire a transitional management consultant to assist the City in identifying and recommending to the Council a management model for a municipal-owned golf course at 116 Marsh Road (Chippanee Golf Club property) in anticipation of the 2027 golf season, and that a bid waiver be requested from the Board of Finance for this purpose.

7. ADJOURNMENT

At 8:04 p.m., on motion of Council Member Hahn and seconded by Council Member Rosengren it was unanimously voted: To adjourn.

ATTEST: _____
Erica Cabiya
Town & City Clerk