

**From:** adam.whitlock bglls.org <[adam.whitlock@bglls.org](mailto:adam.whitlock@bglls.org)>

**Sent:** Thursday, October 19, 2023 10:24 PM

**To:** Joshua Medeiros <[JoshMedeiros@bristolct.gov](mailto:JoshMedeiros@bristolct.gov)>; Sarah Larson <[SarahLarson@bristolct.gov](mailto:SarahLarson@bristolct.gov)>

**Subject:** McCabe-Waters Facility

Good evening Dr. Medeiros and Ms. Larson,

Thank you for your time earlier. On behalf of Bristol Girls Little League Softball, I would like to formally request an extension of the current lease supporting the ballfields and surrounding areas of Rockwell Park and McCabe-Waters.

Additionally, I am asking that Bristol Girls Little League Softball become fully responsible for the McCabe-Waters facility, including all four ball fields, concessions, bathrooms and utilities. I am confident that these areas will thrive and be very well maintained and supported for all visitors in and out-of-town, and all genders playing both baseball and softball.

The premise behind the shift of the softball league from Peck Park to McCabe-Waters two years ago was in an effort to make each Little League program whole. While the Forestville facility has grown to support as many as five ball fields for baseball activities, and the Edgewood facility holds six ball fields to support baseball programs of various ages, the McCabe-Waters facility holds a total of four fields, which are shared between the Little League baseball and softball programs.

The Little League softball program has grown significantly over the last ten years. It has more than doubled the number of participants in the spring during that time, and has grown the number of seasonal programs to include a Spring program, a Fall program and both summer and winter clinics, games and activities. Our Fall season, in terms of participation levels is very similar to our Spring registration. In total more than 350 girls have participated in Bristol Girls Little League Softball in 2023.

I am looking for your support to help balance the use and accessibility of the ball fields, bathrooms and concessions areas, and kindly ask that we revisit the access and responsibility of the McCabe-Waters facility and fields in particular.

The Little League baseball program has unconditional access to more than 10 ballfields within the Edgewood and Forestville facilities, in addition to unconditional access to multiple ball fields at the McCabe-Waters facility.

The softball program has unconditional access to two fields at the McCabe-Waters facility, and zero access that the Forestville and Edgewood complexes.

Both little league programs are dependent upon the occasional access and use of the school fields in order to hold practices each season.

The baseball program has access to three sets of concessions stands between the three little league facilities.

The softball program has no access to concessions at any facility in Bristol.

The baseball program is responsible for and has access to bathrooms at each of the three little league facilities.

The softball program has historically struggled to access bathrooms at any of the three facilities, despite routinely cleaning the bathrooms when they are accessible at the mccabe-waters facility.

Please kindly recall that our softball program supports young ladies ages 5-16. The majority of which require unimpeded access to bathrooms in order to maintain personal hygiene. That point specifically has been problematic for softball players in Bristol, as well as the out-of-town teams that visit Bristol.

I am asking for a rebalance of the allocation of those facilities. It would be reasonable to seek 50% access and use of each of the three little league facilities, given the nearly equal participation levels between the baseball and softball programs. However, I am not looking to tip the scales or disrupt operations. I would even suggest that our programs have the opportunity to support one and other, and that our softball program provide coordinated access to McCabe-Waters for baseball activities to be played in the west end. I believe it is important to honor Dave Greenleaf's wish to preserve baseball in the west end, and I will remain committed to seeing that vision maintained.

As a organization, Bristol Girls Little League Softball is well positioned financially and operationally to not only maintain, but also improve and sustainably support the McCabe-Waters facility.

Thank you for your time and consideration.

Sincerely,

Adam Whitlock  
President  
Bristol Girls Little League Softball

## A G R E E M E N T

AGREEMENT made this \_\_\_ day of \_\_\_\_\_, 2023 by and between the CITY OF BRISTOL, (hereinafter called the "CITY") a municipal corporation having its territorial limits within the County of Hartford and State of Connecticut, and Girls Little League Softball, (hereinafter called the ("BGLLSB") a corporation organized under the laws of the State of Connecticut and having its office in the City of Bristol, County of Hartford and State of Connecticut:

### W I T N E S S E T H:

1. In consideration of the annual payment of \$2.00 payable in advance of the first day of January 1, 2024 and annually thereafter and other good and valuable consideration, the CITY grants to said BGLLSB the license, right and privilege to use certain City property, as hereinafter described, for purposes of conducting athletic practice, meets, competition, and activities related to the game of baseball and softball.

2. These activities shall be conducted on that portion of City property known as:

McCabe-Waters

which shall include the exclusive right to park on the parking areas designated exclusive parking during the time that BGLLSB is conducting activities, and the non-exclusive right to park at any time in the non-exclusive parking area and the non-exclusive right to park in the exclusive parking area when BGLLSB is not conducting activities

and more particularly shown on a map entitled: See Attachment A

3. The term of this Agreement shall be as follows:

- Three (3) years commencing on January 1, 2024 until December 31, 2026.
- Three (3) months prior to the commencement of the Licensing Agreement or it's renewal, BGLLSB shall submit to the Board of Park Commissioners a letter of intent requesting renewal and a list of capital improvements made to BGLLSB since January 1, 2020. An updated list shall be submitted at each licensing renewal and it shall be approved by the Board of Park Commissioners.
- The purpose of this list is to reimburse BGLLSB a fair and equitable amount should the City decide not to renew the Licensing Agreement.
- If the Licensing Agreement is not renewed by the City, the Board of Park Commissioners shall reimburse BGLLSB the costs of the improvements as previously submitted to the Board less the depreciation of the improvements. The reimbursement figures shall be the cost less 10 years straight line depreciation leaving a net balance due to BGLLSB. (For example: if a scoreboard were installed at a cost of \$10,000 in 2020 and

the City did not renew the Licensing Agreement in 2023, then the City would reimburse BGLLSB \$7,000. (\$10,000 less \$3,000 depreciation @ \$1,000/yr)

4. It is mutually agreed that BGLLSB shall not have, nor acquire, any title to said premises, or to fixed improvements constructed or to be constructed thereon; and, at the termination of this Agreement shall have no cause, right or claim against the CITY and shall then peaceably vacate said premises; provided however, BGLLSB right to pro-rata reimbursement, as set forth hereinabove, shall remain and be honored in the event this Agreement is cancelled during its term, by act of the CITY.

5. BGLLSB agrees to observe the following conditions:

(A) BGLLSB shall, at its own expense, maintain the field(s), parking area(s), in clean, safe and good condition at all times in compliance with the Board of Park Commissioners Maintenance and Upkeep Standards Policy and comply with reasonable requests of the Board of Park Commissioners, in case the Board cites any breach of this obligation. This commitment shall include the erection of restrictive barriers and chain-link fences to prevent uncontrolled access to the field (s).

(B) BGLLSB will not permit motoring equipment or vehicles to enter the area other than maintenance or emergency vehicles, and agrees to repair any damage that such use may cause.

(C) BGLLSB shall not make alterations to the area, parking area (s) nor construct any structure thereon without written permission of the Board of Park Commissioners. Future improvements such as storage sheds, bleachers, scoreboard or similar items shall not commenced without the written consent of the Board of Park Commissioners, and applicable land use agency approvals.

(D) BGLLSB shall arrange, at its expense, for disposal of trash and shall pick up all litter, etc. generated by events and activities conducted by BGLLSB no later than one (1) business day following such event.

(E) BGLLSB, at its expense, shall take reasonable and timely measures to maintain public order, peace and quite, during its activities, including arrangements for a suitable medical, police and firefighter presence as may be indicated, or become apparent, for and during such activities.

(F) BGLLSB agrees to comply with applicable CITY ordinances, State and Federal statutes and shall require that their members, guests and patrons do the same.

(G) BGLLSB shall provide the Board of Park Commissioners with a written schedule of events which shall conduct or sponsor prior to each calendar quarter and shall provide ten (10) day's written notice of change in said schedule.

(H) It is expressly understood that this Agreement does not grant exclusive rights to BGLLSB for use of the field (s). The CITY expressly retains the rights to use said premises for baseball/softball and / or designees throughout the term of this Agreement, provided that BGLLSB has no scheduled program, event or contest at such time.

(I) BGLLSB has no right to sell or assign any rights granted under this Agreement.

(J) BGLLSB agrees and covenants to save and keep the CITY, its employees, officers, agents and servants harmless from any and all claims, liability and legal action as may arise from the use of said premises, and to indemnify the said CITY, its employees, officers, agents and servants at all times against any liability, loss, damage, and cost of expense resulting from any injury, loss, damage, accidents or disasters to any persons or property (whether of the public or the employees or agents of BGLLSB or of said CITY or of other persons) occurring on or about said premises, whether due in full or in part to any act or acts of negligence on the part of BGLLSB, its employees, agents, or servants. BGLLSB agrees that it will at all times during the term and duration of this Agreement. At its own expense, keep insured against all liability and expenses with insurance policies written by responsible insurance company lawfully doing business in the State of Connecticut and satisfactory to the CITY. Each and all such policies and insurance shall not contain any provisions under which the liability of the insurance company or companies shall be limited or reduced on account of insurance carried by the CITY. Such policies shall provide that they cannot be cancelled except underwritten notice to the CITY at least ten (10) days prior to the effective date of cancellation. The provisions of said policies and insurance shall be in a form, amount, and substance satisfactory to the City and the Comptroller of the City of Bristol, and a certificate or certificates of insurance shall be delivered to the CITY prior to the effective date of such policies. The CITY shall be named as an additional insured on all said policies and insurances as designated by the Comptroller of the City of Bristol. BGLLSB further agrees to provide the City with a Certificate of Insurance for any Worker's Compensation Insurance that is required by the General Statutes of the State of Connecticut. It is expressly understood that BGLLSB shall not conduct any activity or events or use said premises unless and until all required insurances have been obtained, furnished to the CITY and approved by the CITY hereinbefore provided.

(K) It is further agreed that if BGLLSB violates any of the provisions of this Agreement, then this Agreement shall thereupon, by virtue of this express stipulation therein expire and terminate and BGLLSB privilege to operate or use said premises shall be automatically forfeited. The CITY shall give BGLLSB 30 days written notice of any

breach of this obligation and BGLLSB shall have 30 days from the date of receipt of notice to cure said breach.

6. Notice shall be sent to the parties at the following addresses:

The Honorable Jeffrey Caggiano, Mayor  
City of Bristol  
111 North Main Street  
Bristol, Connecticut 06010

Bristol Girls Little League Softball  
c/o Adam Whitlock, President  
135 Woodfield Road  
Bristol, Connecticut 06010

or to such other addresses either party shall designate from time to time.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and to duplicate of the same tenor and date this \_\_\_ day of \_\_\_\_\_, 2023.

WITNESSES:

CITY OF BRISTOL

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\_\_\_\_\_

Date

By: Mayor Jeffrey Caggiano, Mayor  
Duly Authorized by Resolution dated

\_\_\_\_\_

\_\_\_\_\_

Bristol Girls Little League Softball

Date

By: Adam Whitlock, President  
Duly Authorized by Resolution dated

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