

**MINUTES
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
JANUARY 3, 2023**

Due to the COVID-19 Pandemic, the Borough of Naugatuck held the Board of Mayor and Burgesses meeting on a hybrid basis. Everyone was welcomed to attend in person, by Zoom Webinar or by phone.

1. Mayor “Pete” Hess called the regular meeting to order at **7:06 p.m.** with the following in attendance:

BURGESSES:

R. Neth, absent G. Mudry, absent
M. Bronko D. Neth-Kunin
F. Dambowsky M. Smith
C. Marenghi R. Vitale
J. Mizeski, virtual

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to the format

DEPARTMENT HEADS:

J. Stewart, Public Works Director, virtual
K. Hanks, Deputy Fire Chief

J. Kallipolites, IT Director

OTHERS:

K. Kelley, Naugatuck Ambulance Chief, virtual D. Goewey, Grant Writer, virtual
J. Higgins, Board of Finance Vice Chairman T. Hyde, NVRDC Director
L. Taf Jackson, Former Deputy Mayor, virtual R. Pugliese, NEDC CEO

2. Burgess Dambowsky led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the minutes of the regular meeting of **December 6, 2022**. Each member received a copy for review.
4. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the monthly reports of **December**. Each member received copies for review.

For the record:

Mayor Hess: “George is absent, Bob is absent, Jan is on ZOOM and everyone else is here live.”

5. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses recess to the **Retirement Board** at **7:08 p.m.**

Mayor Hess reconvened the meeting at **7:09 p.m.**

6. Mayor’s Opening Comments

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Mayor Hess wished everyone a Happy New Year. He will be attending the swearing in of our new State Representative Seth Bronko, Senator George Cabrera and Governor Lamont. The meeting tonight should be relatively short but executive session may be lengthy.

7. Public Comment – None
8. Chief Kyle Kelley gave the monthly update on the **Naugatuck Ambulance Corps (NAC)**. He said it has been one full year since the change in administration. They responded to 5,500 calls for service, which is 1,000 more calls than the year prior. The new ambulance is in service and on the road.
9. Mayor Hess said we had a successful **Connecticut Community Challenge Grant** application. The grant will help with all the downtown projects. We now have a reliable train service with twenty-two trains. The perfect setting for the Transit Oriented District (TOD), the ARPA project will address the infrastructure project, which are the sewer drains on the west side of town. We have an old storm water system that needs replacing. The project will be designed which will fix the storm water problem existing downtown and prepare for the downtown projects. It will direct water away from Parcel B. ARPA reinvigorates and revamps Church Street and Maple Street. The State of Connecticut is building a road from Water Street to Parcel B at their expense. They are relocating the train platform and adding bus service. He said the Connecticut Community Challenge Grant will allow us to remove the existing pump house, gives us money to complete Water Street from Parcel B to Rubber Avenue, enables us to redo Old Firehouse Road and gives us funding for soil issues which will not require us to use the TIF Funding.

Mayor Hess said the first application was submitted for the **Connecticut Investment Fund Grant (CIF)**. We did not receive grant approval but we did receive positive feedback. The second application will be submitted this week. We are now the owners of the former Chemtura property. We received stewardship permit from DEEP and went from a remediation site to a development site. We gave a firm commitment to matching funds and clarified questions on road construction.

10. Mayor Hess said our new GIS Coordinator, under the leadership of Fred Agee, will refine data on existing sidewalks in Naugatuck. Money will be set aside in the budget toward **Town Wide Sidewalk Improvements**.
11. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses adopt the **2023 Board of Mayor and Burgesses' Meeting Schedule** with a start time of 7 p.m.
12. Motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the appointment of **Elma Solomon (D)**, 228 Crestwood Drive, Naugatuck, CT 06770 as an alternate member of the **Board of Finance**, filling the expired term of N. Hiscock, term to expire June 1, 2025.
Burgess Mizeski and Burgess Smith abstained.

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13. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses waive the bid for contract “FY23-B009 for Turf Maintenance Materials” to Turf Products Corporation, Department 590, P.O. Box 4110, Woburn, MA 01888-4110 for Fiscal Year 2022-2023 as recommended by Public Works Director James Stewart.

Contracts shall commence upon vendor completing all borough requirements and the purchase order is received by vendor.

14. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Controller Allyson W. Bruce to refund the following tax refunds approved by Tax Collector James Goggin; as if read:

Bill	Name	Address	City/State/Zip	Over Paid
2016-03-0076192	EDWARDS, CHRISTOPHER W.	79 HERITAGE DRIVE	NAUGATUCK, CT 06770	-333.01
2017-03-0057392	EDWARDS, CHRISTOPHER W.	9 RIDGE ROAD, UNIT 4	NAUGATUCK, CT 06770	-405.00
2018-03-0057380	EDWARDS, CHRISTOPHER W.	79 HERITAGE DRIVE	NAUGATUCK, CT 06770	-405.00
2019-03-0057272	EDWARDS, CHRISTOPHER W.	79 HERITAGE DRIVE	NAUGATUCK, CT 06770	-472.50
2019-03-0057866	FERRARO, ALISSA M.	82 VILLAGE STREET	NORTH HAVEN, CT 06473	-65.74
2019-03-0074782	WHELAHAN, SHANNON M.	10 NORTH MAIN STREET	BEACON FALLS, CT 06403	-110.26
2019-03-0074783	WHELAHAN, SHANNON M.	10 NORTH MAIN STREET	BEACON FALLS, CT 06403	-433.80
2020-01-0006095	MACARY, MATTHEW + LAURA	53 TRACEYANN COURT	NAUGATUCK, CT 06770	-255.25
2020-03-0063638	MAMUDOV, IZET	1201 NEW HAVEN ROAD	NAUGATUCK, CT 06770	-253.34
2020-03-0066032	NISSAN INFINITI LT	P.O. BOX 254648	SACRAMENTO, CA 95865	-96.12
2020-03-0066037	NISSAN INFINITI LT	P.O. BOX 254648	SACRAMENTO, CA 95865	-268.32
2020-03-0066063	NISSAN INFINITI LT	P.O. BOX 254648	SACRAMENTO, CA 95865	-191.66
2020-03-0066071	NISSAN INFINITI LT	P.O. BOX 254648	SACRAMENTO, CA 95865	-446.08
2020-04-0080478	BAXTER, JEAN R.	108 CLARK RD., TRLR 64	NAUGATUCK, CT 06770	-28.80
2020-04-0081895	EDWARDS, CHRISTOPHER W.	79 HERITAGE DRIVE	NAUGATUCK, CT 06770	-472.50
2021-01-0002307	COX, ALLAN D., JR.	19 PEPPERMILL COURT	NAUGATUCK, CT 06770	-196.87
2021-01-0002684	DECHO, MATTHEW	110 INWOOD DRIVE	NAUGATUCK, CT 06770	-87.58
2021-01-0002824	491 NAUGATUCK LLC	857 POST ROAD, NO. 346	FAIRFIELD, CT 06824	-7,819.57
2021-03-0050065	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-272.90
2021-03-0050077	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-575.68
2021-03-0050079	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-278.18
2021-03-0050086	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-493.88
2021-03-0050129	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-232.70
2021-03-0050133	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-161.40
2021-03-0050218	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-370.06
2021-03-0051155	ARTEAGA, MICHELE	26 UPLAND ROAD	MIDDLEBURY, CT 06762	-374.98

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2021-03-0052100	BETKOSKI, CYNTHIA J.	84 CANDEE ROAD	NAUGATUCK, CT 06770	-96.36
2021-03-0052325	BMO HARRIS EQUIP FIN.	36 OLD BETHEL ROAD	JEWETT CITY, CT 06351	-420.42
2021-03-0052326	BMO HARRIS EQUIP FIN.	36 OLD BETHEL ROAD	JEWETT CITY, CT 06351	-420.42
2021-03-0052327	BMO HARRIS EQUIP FIN.	36 OLD BETHEL ROAD	JEWETT CITY, CT 06351	-420.42
2021-03-0052328	BMO HARRIS EQUIP FIN.	36 OLD BETHEL ROAD	JEWETT CITY, CT 06351	-420.42
2021-03-0052401	BOLDOGH, ZSOLT	57 BROOKSIDE AVENUE	NAUGATUCK, CT 06770	-399.22
2021-03-0053381	CAB EAST LLC	2975 BRECKINRIDGE BLVD.	DULUTH, GA 30096-4977	-606.66
2021-03-0053385	CAB EAST LLC	200 QUALITY CIRCLE	COLLEGE STATION, TX 77845	-148.56
2021-03-0053849	CARNEY, EMILY D.	157 KINGSWOOD DRIVE	NAUGATUCK, CT 06770	-567.82
2021-03-0054065	CASSIDY, BERNARD R.	317 S GEORGES HILL RD.	SOUTHBURY, CT 06488	-38.40
2021-03-0054166	CAYER CONSTRUCTION INC.	112 SUNBURST ROAD	NAUGATUCK, CT 06770	-113.77
2021-03-0054169	CCAP AUTO LEASE LTD	1601 ELM STREET	DALLAS, TX 75201	-377.34
2021-03-0054199	CCAP AUTO LEASE LTD	P.O. BOX 961272	FT WORTH, TX 76161	-1,145.84
2021-03-0054315	CHABEREK, CEZARY R.	39 HORTON HILL RD., APT 4A	NAUGATUCK, CT 06770	-318.53
2021-03-0055633	DAIMLER TRUST	14372 HERITAGE PARKWAY	FORT WORTH, TX 76177	-514.20
2021-03-0056654	DIVER, LESLIE J.	170 SCOTT ST., FL. E # 1	NAUGATUCK, CT 06770	-8.45
2021-03-0058124	FONSECA, AGOSTINHO J.	173 MAPLE HILL ROAD	NAUGATUCK, CT 06770	-64.92
2021-03-0058847	GENTILE, JAY M.	284 CHURCH ST., UNIT 36	NAUGATUCK, CT 06770	-23.05
2021-03-0059834	HALL, JOHN E.	215 LINCOLN STREET	NAUGATUCK, CT 06770	-251.70
2021-03-0060582	HONDA LEASE TRUST	1919 TORRANCE BLVD.	TORRANCE, CA 90501	-773.58
2021-03-0060590	HONDA LEASE TRUST	11675 GREAT OAKS WAY, STE. 200	ALPHARETTA, GA 30022	-154.36
2021-03-0060592	HONDA LEASE TRUST	11675 GREAT OAKS WAY, STE. 200	ALPHARETTA, GA 30022	-174.16
2021-03-0060593	HONDA LEASE TRUST	11675 GREAT OAKS WAY, STE. 200	TORRANCE, CA 90501	-371.72
2021-03-0060596	HONDA LEASE TRUST	11675 GREAT OAKS WAY, STE. 200	ALPHARETTA, GA 30022	-278.88
2021-03-0060598	HONDA LEASE TRUST	11675 GREAT OAKS WAY, STE. 200	ALPHARETTA, GA 30022	-216.18
2021-03-0060599	HONDA LEASE TRUST	1919 TORRANCE BLVD.	TORRANCE, CA 90501	-274.94
2021-03-0060655	HONDA LEASE TRUST	11675 GREAT OAKS WAY, STE. 200	ALPHARETTA, GA 30022	-205.60
2021-03-0060941	HYUNDAI LEASE TITLING TRUST	4100 WILDWOOD PARKWAY	ATLANTA, GA 30339	-489.04
2021-03-0061620	JONES, KIMBERLY M.	167 PHOENIX AVENUE	NAUGATUCK, CT 06770	-3.67
2021-03-0061696	JP MORGAN CHASE BANK NA	P.O. BOX 901098	FORT WORTH, TX 76101	-293.12
2021-03-0061705	JP MORGAN CHASE BANK NA	P.O. BOX 901098	FORT WORTH, TX 76101	-127.40
2021-03-0061732	JP MORGAN CHASE BANK NA	P.O. BOX 901098	FORT WORTH, TX 76101	-425.89
2021-03-0061736	JP MORGAN CHASE BANK NA	P.O. BOX 901098	FORT WORTH, TX 76101	-212.50
2021-03-0061738	JP MORGAN CHASE BANK NA	P.O. BOX 901098	FORT WORTH, TX 76101	-537.58
2021-03-0063948	MAGNER, MICHAEL J.	29 HIGH STREET	NAUGATUCK, CT 06770	-11.40
2021-03-0065009	MCLELLAN, ALAN W.	205 STONEFENCE ROAD	NAUGATUCK, CT 06770	-704.22
2021-03-0065254	MERITHEW, SHEILA T.	189 BLUEBIRD DRIVE	NAUGATUCK, CT 06770	-90.93
2021-03-0065697	MONTINI, JARED M.	47 TRACEY ANN COURT	NAUGATUCK, CT 06770	-132.33
2021-03-0066586	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-103.10
2021-03-0066593	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-111.46

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2021-03-0066630	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-443.79
2021-03-0066638	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-248.70
2021-03-0066671	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-187.88
2021-03-0066681	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-325.58
2021-03-0066684	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-210.56
2021-03-0066705	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-234.28
2021-03-0067025	OGRADY, KAREN E.	216 SPRING ST., APT. 7	NAUGATUCK, CT 06770	-90.57
2021-03-0067731	PATTON, MICHAEL H.	193 MULBERRY STREET	NAUGATUCK, CT 06770	-54.70
2021-03-0070848	SAVERIANO, JOSEPH F.	505 HORTON HILL ROAD	NAUGATUCK, CT 06770	-142.27
2021-03-0072182	SPINO, ROBERT J.	123 GRAHAM RIDGE ROAD	NAUGATUCK, CT 06770	-85.54
2021-03-0073316	TOYOTA LEASE TRUST	1650 S PRICE RD., STE. 200	CHANDLER, AZ 85286	-290.02
2021-03-0073320	TOYOTA LEASE TRUST	1650 S PRICE RD., STE. 200	CHANDLER, AZ 85286	-110.92
2021-03-0073360	TOYOTA LEASE TRUST	1650 S PRICE RD., STE. 200	CHANDLER, AZ 85286	-645.88
2021-03-0073384	TOYOTA LEASE TRUST	1650 S PRICE RD., STE. 200	CHANDLER, AZ 85286	-468.04
2021-03-0073385	TOYOTA LEASE TRUST	1650 S PRICE RD., STE. 200	CHANDLER, AZ 85286	-151.04
2021-03-0073914	VAULT TRUST	500 WOODWARD AVENUE	DETROIT, MI 48226	-233.82
2021-03-0073924	VAULT TRUST	500 WOODWARD AVENUE	DETROIT, MI 48226	-409.32
2021-03-0073932	VAULT TRUST	500 WOODWARD AVENUE	DETROIT, MI 48226	-422.36
2021-03-0074150	VINAGRE, MARIA D.	174 WARD STREET	NAUGATUCK, CT 06770	-60.38
2021-03-0074235	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD.	LIBERTYVILLE, IL 60048	-735.44
2021-03-0074249	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD.	LIBERTYVILLE, IL 60048	-287.44
2021-03-0074252	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD.	LIBERTYVILLE, IL 60048	-302.34
2021-04-0082925	MARONEY, WILLIAM E.	60 FLAGLER AVENUE	CHESHIRE, CT 06410	-117.63
			TOTAL	-33,408.24

15. Public Comment – Agenda Items

Former Deputy Mayor Laurie Taf Jackson wished everyone a Happy New Year.

16. Mayor and Burgess Comments/Sub-Committee Reports

Burgesses wished everyone a Happy New Year. There were no committee reports.

Burgess Vitale said the Historical Society is now open and their Facebook page will post hours when open. Chet Doheny will receive the Lewis Dibble Award on January 19th.

17. **VOTED:**

Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko to recess to Executive Session at **7:52 p.m.** for discussion on the following: **Real Estate** (Parcels A, B, C, Y & Z, Naugatuck Industrial Park Section 3, Breen Field, Acquisition of Land for Downtown Parking, Tax Incremental Financing District, Church Street, Maple Street), **Collective Bargaining** (Police Union, Fire Union) and **Pending Litigation** inviting in NVRDC Director Thomas Hyde and Naugatuck Economic Development Corporation CEO Ronald Pugliese.

Mayor Hess reconvened the meeting at **9:10 p.m.**

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18. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses add to the agenda a motion regarding the **Discretionary Grant Funding Program** for the **Community Investment Fund 2030**.

19. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor N. Warren “Pete” Hess to sign a municipal certification of eligibility for discretionary state funding through the **Discretionary Grant Funding Program** for the **Community Investment Fund 2030**.

20. Motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses adopt the following **Municipal Resolution in Support of Naugatuck Industrial Park – Phase III**; as if read:

WHEREAS, Section 112 of Public Act 21-111, as amended, authorizes the State Bond Commission to issue bonds in the amount of one hundred and seventy-five million dollars (\$175,000,000) per year for each fiscal year ending June 30, 2023 through 2027, for the purpose of funding the Community Investment Fund (“CIF”) to eligible Public Investment Communities and Alliance Districts, and

WHEREAS, two rounds of funding are available each fiscal year, with \$98,522,165 available under the second round of funding, and

WHEREAS, the CIF grant program provides a unique opportunity for Naugatuck, a Public Investment Community and Alliance District, to further projects that promote economic or community development and enable consistent and fair treatment to all, especially underserved individuals, and

WHEREAS, the Borough of Naugatuck is applying for funding under CIF for the Naugatuck Industrial Park – Phase III Project, and

WHEREAS, the Naugatuck Industrial Park – Phase III Project is a ~85 acre site, home of the Former LANXESS and Uniroyal Corporations, located less than 1 mile from Borough’s downtown train station, and

WHEREAS, this project’s emphasis on site improvements will unleash the site’s ultimate redevelopment potential and create hundreds of jobs, increase the grand list, and promote equity for historically disadvantaged and environmental justice communities, and

WHEREAS, pursuant to the Borough of Naugatuck’s Code of Ordinances, the legislative power and authority of the Borough is vested in the Mayor and Board of Burgesses,

NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND THE BOARD OF BURGESSES OF THE BOROUGH OF NAUGATUCK HEREBY:

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Approve the completion and filing of an Abbreviated Round #2 CIF Grant Application with a project total of ten million dollars (\$10,000,000), with a funding request to the State of Connecticut for six million dollars (\$6,000,000),

The Borough commits four million (\$4,000,000) (40% match) to this project by way of TIF funding.

ROLL CALL VOTE:

FOR

Mayor N.W. Hess
M. Bronko
F. Dambowsky
C. Marenghi

J. Mizeski
D. Neth-Kunin
M. Smith
R. Vitale

OPPOSE

None

ABSTAIN

None

Motion carried 8-0-0

- 21. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a **Fixed Assessment Agreement with Corvus Capital Partners** as discussed in executive session.
- 22. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a **Fixed Assessment Agreement and a Modification to the Development Agreement with Pennrose** as discussed in executive session.
- 23. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to issue an **RFP to Solicit Proposals for the Development of Breen Field** as discussed in executive session.
- 24. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a **Letter of Intent with International Framers** as discussed in executive session.
- 25. There were no other matters emanating from Executive Session.
- 26. **VOTED:** Unanimously on a motion by Burgess Neth-Kunin and seconded by Burgess Bronko to adjourn the regular meeting at **9:18 p.m.**

A digital recording of this meeting is available in the office of the Borough Clerk for further review.

Attest:

Nancy K. DiMeo
Borough Clerk