

**AGENDA
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
SEPTEMBER 5, 2023**

The Borough of Naugatuck will host all borough board meetings on a hybrid basis. Everyone is welcome to attend in person, by Zoom Webinar or by phone.

We are using Zoom Webinar for our remote video conferencing platform. Please see login information below:

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Webinar ID: 828 1330 4151

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Call in number:

1 929 205 6099

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Passcode: 567125

Please note, a separate call in number will be provided to the burgesses for Executive Session.

1. Mayor “Pete” Hess will call the regular meeting to order at _____ **p.m.**
2. Pledge of Allegiance to the flag.
3. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the minutes of the regular meeting of **August 1, 2023**. Each member received a copy for review.
4. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the monthly reports of **August**. Each member received copies for review.
5. Mayor’s Opening Comments
6. Public Comment – Open Topic
7. **Naugatuck Ambulance Corps (NAC)** monthly report.
8. Motion by Burgess _____ that the Board of Mayor and Burgesses designate **September 8, 2023** as “**Lissencephaly Awareness Day**” in the Borough of Naugatuck.
9. **Town Wide Sidewalk Improvements** – discussion.
10. **Facade Improvement Program** – discussion.
11. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the appointment of **Terrence M. Szczesiul** (R), 55 Sherman Street, Naugatuck, CT 06770 as a regular member of the **Water Pollution Control Authority**, filling the unexpired term of T. Carey, term to expire February 1, 2027.

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12. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following resolution in support of the **Borough of Naugatuck Eastside-Westside Connectivity and Rail Mitigation Project**, as if read:

**MUNICIPAL RESOLUTION IN SUPPORT OF THE BOROUGH OF NAUGATUCK
EASTSIDE-WESTSIDE CONNECTIVITY AND RAIL MITIGATION PROJECT**

WHEREAS, the Reconnecting Communities and Neighborhoods Program (RCN) consists of two programs – Reconnecting Communities Pilot Program (RCP) and the Neighborhood Access and Equity Program (NAE), and;

WHEREAS, the RCP and NAE are allocated funding under the Bipartisan Infrastructure Law (BIL) and Inflation Reduction Act (IRA), and;

WHEREAS, the RCN Program provides a unique opportunity to advance community-centered connection transportation projects that improve access to daily needs such as jobs, education, health care, food, nature and recreation, foster equitable development, and reconnect communities by way of removing/retrofitting/mitigating transportation facilities that create barriers to community connectivity, and;

WHEREAS, it is desirable and in the public interest that the Borough of Naugatuck make an application to the United States Department of Transportation for an amount no greater than \$2,000,000 for the “Borough of Naugatuck Eastside-Westside Connectivity and Rail Mitigation Project” 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:**

Approve the completion and filing of a Reconnecting Communities (RCN) grant application with the United States Department of Transportation for an amount no larger than \$2,000,000 by the Director of Grants.

In the event that Reconnecting Communities (RCN) funds are awarded to the Borough of Naugatuck, the Borough certifies that it will seek to secure local funding in the amount of \$400,000, as set forth in the Borough’s RCN grant application for the “Borough of Naugatuck Eastside-Westside Connectivity and Rail Mitigation Project.

ROLL CALL VOTE:

13. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following resolution in support of the **Downtown Remediation Project**, as if read:

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MUNICIPAL RESOLUTION IN SUPPORT OF THE DOWNTOWN REMEDIATION PROJECT

WHEREAS, the State of Connecticut has allocated funding for the Municipal Brownfield Grant Funding as per C.G.S. Section 32-763 to provide grants for brownfield remediation and redevelopment, encouraging private-public partnerships, leveraging the maximum amount of private funds, reactivating long-stalled sites, and encouraging job retention, and;

WHEREAS, the Municipal Brownfield Grant Program provides a unique opportunity for the Borough of Naugatuck to perform remediation in the Borough's Downtown with significant private investment as leverage and detailed development plans, and;

WHEREAS, it is desirable and in the public interest that the Borough of Naugatuck make an application to the State of Connecticut Municipal Brownfield Grant Program for an amount no greater than \$1,350,000 for the Downtown Remediation Project 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:

Approve the completion and filing of a Municipal Brownfield Grant application with the State of Connecticut for an amount no larger than \$1,350,000 by the Director of Grants.

This project will leverage significant Private, Federal, and Local funds, as detailed in the grant application.

ROLL CALL VOTE:

14. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess to execute an **"On-Call Engineering Agreement"** with SLR International Corporation for a lump sum of **\$11,500** to provide a feasibility assessment for a proposed pedestrian bridge crossing to the TOD district as recommended by Public Works Director James Stewart.
15. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess to sign **Contract Year 2 Incineration Facilities Lease Agreement Contract Administration Memorandum (CAM) No. IF 2023-1** as recommended by the WPCA and Public Works Director James Stewart.
16. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess to sign **Contract Year 2 Service Contract for Wastewater Treatment System Capital Improvements and Asset Management Contract Administration Memorandum (CAM) No. SC 2023-1** as recommended by the WPCA and Public Works Director James Stewart.

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17. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess to extend the “**Wastewater Treatment Plant Initial Capital Improvements Oversight Services Agreement**” with Kleinfelder Northeast, Inc., 400 Capital Boulevard, Suite 104, Rocky Hill, CT 06067 through June 30, 2024 as recommended by Public Works Director James Stewart.
18. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the **Affordable Housing Plan** as recommended by the Planning Commission and Town Planner/WEO Lori Rotella.
19. **Pension Restructure Plan** – discussion.
20. Motion by Burgess _____ that the Board of Mayor and Burgesses recess to the **Firemen’s Pension Plan “C” Board** at _____ **p.m.**

Mayor Hess will reconvene the meeting at _____ **p.m.**
21. Motion by Burgess _____ that the Board of Mayor and Burgesses recess to the **Retirement Board** at _____ **p.m.**

Mayor Hess will reconvene the meeting at _____ **p.m.**
22. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess to extend the “**On-Call Engineering Support Services Agreement**” with Kleinfelder Northeast, Inc., 400 Capital Boulevard, Suite 104, Rocky Hill, CT 06067 through June 30, 2024 and sign Work Order Dated July 11, 2023 for work regarding the WPCA as recommended by Public Works Director James Stewart.
23. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the Construction Scope of Services Agreement for the **Downtown Sanitary & Storm Water Improvements** with Kleinfelder Northeast, Inc., 400 Capital Boulevard, Suite 104, Rocky Hill, CT 06067 in an amount not to exceed **\$1,182,452** as recommended by Public Works Director James Stewart.
24. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the Construction Scope of Services Agreement for the **Rubber Avenue Reconstruction** with Kleinfelder Northeast, Inc., 400 Capital Boulevard, Suite 104, Rocky Hill, CT 06067 in an amount not to exceed **\$1,210,438** as recommended by Public Works Director James Stewart.
25. Motion by Burgess _____ that the Board of Mayor and Burgesses award the **Rubber Avenue Reconstruction Project** to B&W Paving and Landscaping, 305 Butlertown Road, Oakdale, CT 06370 in the amount of **\$8,551,799.00**. This award has been endorsed by Naugatuck Valley Council of Governments (NVCOG) and is subject to CT DOT authorization to award the contract.

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26. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess to approve Change Order #2 in the amount of **\$36,000** to complete the design for the **Fairchild Park & Cherry Street Storm Drainage Project** as recommended by DPW Director James Stewart. Change Order will be funded through the Capital Reserve Fund.
27. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess to approve Change Order #4 in the amount of **\$5,000** to support site construction, review shop drawings and make site visits during construction for the **Fairchild Park & Cherry Street Storm Drainage Project** as recommended by DPW Director James Stewart. Change Order will be funded through the Capital Reserve Fund.
28. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess to enter into a real estate agreement with **Wilmot Holdings LLC to purchase 45 acres of open space** in the amount of **\$180,000** utilizing Open Space Grant Funds and Borough Capital Reserve Funds.
29. Motion by Burgess _____ that the Board of Mayor and Burgesses approve land surveying services with Stone Wall Boundaries LLC, 0 Osage Drive, Wallingford, CT 06492 in the amount of **\$33,000** to **Survey and Subdivide Land at 308 Gunntown Road** to be purchased from Wilmot Holdings LLC as part of the Borough Open Space and Watershed Land Acquisition (OSWA) 2022 Grant as recommended by Public Works Director James Stewart.
30. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor N. Warren Hess through counsel to commence a condemnation action *no later than thirty (30) days from the date of this resolution* pursuant to Connecticut General Statutes Sections 48-6 and 48-12 for the following properties:

a. 30 Church Street, MBLU AM13, Lot 22W26, Unique ID 061-8500

b. 0 Church Street, MBLU AM13, Lot22W43, Unique ID 061-8600

These properties are proposed to be acquired by condemnation for the following municipal purposes: public parking to support train station expansion and other downtown municipal/mixed use projects to meet increased public parking needs downtown, as well as installation of and access to a fire hydrant and also for fire protection purposes relating to the rear of several downtown commercial properties that require access for fire protection purposes.

This motion further authorizes the mayor through counsel to continue negotiations with the property owner for purchase of the properties for not more than thirty (30) days following this resolution.

This motion further proposes to refer the above-referenced proposed condemnations to the Planning Commission for a report pursuant to Connecticut General Statutes Section 8-24.

ROLL CALL VOTE:

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31. Motion by Burgess _____ that the Board of Mayor and Burgesses refer the **future sale of property** owned by the Borough of Naugatuck in the **Naugatuck Industrial Park on Great Hill Road, Parcel #0748952, consisting of 4.11 acres** to the Planning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.
32. Motion by Burgess _____ 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
2019-03-0062405	KOŁODZIEJ, TAYLOR L.	82-84 NORTON ST., 2ND FL	WATERBURY, CT 06708	-111.60
2019-03-0062406	KOŁODZIEJ, TAYLOR L.	82-84 NORTON ST., 2ND FL	WATERBURY, CT 06708	-22.50
2019-03-0069671	RIVERA, JEREMIAH D.	109 BALL FARM ROAD	OAKVILLE, CT 06779	-130.06
2020-03-0056673	DUFOUR, JOEL G.	764 WATERVILLE STREET	WATERBURY, CT 06710	-561.50
2020-03-0061897	KOŁODZIEJ, TAYLOR L.	82-84 NORTON ST., 2ND FL	WATERBURY, CT 06708	-50.18
2020-03-0061898	KOŁODZIEJ, TAYLOR L.	82-84 NORTON ST., 2ND FL	WATERBURY, CT 06708	-22.50
2020-03-0061899	KOŁODZIEJ, TAYLOR L.	82-84 NORTON ST., 2ND FL	WATERBURY, CT 06708	-359.55
2020-03-0067442	PERSEMPERE, JOSEPH A.	P.O. BOX 311	NAUGATUCK, CT 06770	-94.50
2020-04-0081815	DUFOUR, JOEL G.	764 WATERVILLE STREET	WATERBURY, CT 06710	-558.91
2021-01-0006581	MCGRATH, BARRY	374 HILLSIDE AVENUE	NAUGATUCK, CT 06770	-24.00
2021-03-0050121	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-637.32
2021-03-0054187	CCAP AUTO LEASE LTD	1601 ELM STREET	DALLAS, TX 75201	-252.06
2021-03-0056981	DUFOUR, JOEL G.	764 WATERVILLE STREET	WATERBURY, CT 06710	-459.64
2021-03-0056982	DUFOUR, JOEL G.	764 WATERVILLE STREET	WATERBURY, CT 06710	-426.20
2021-03-0058812	GELINAS, STEPHEN M.	1255 JAMAICA ROAD	VENICE, FL 34293-5424	-20.70
2021-03-0071971	SOBOLESKI, STEPHEN M.	58 DAMSON LANE	NAUGATUCK, CT 06770	-61.50
2021-03-0073345	TOYOTA LEASE TRUST	1650 S PRICE RD., STE. 200	CHANDLER, AZ 85286	-458.02
2022-01-0003350	FACER, KENNETH R + LINDA	5-5 RIDGE ROAD	NAUGATUCK, CT 06770	-234.06
2022-01-0007237	NAUGATUCK PINES LLC	139 LEWIS STREET	NAUGATUCK, CT 06770	-401.16
2022-01-0007609	OUN, MARY ELLEN	94 DONNA LANE	NAUGATUCK, CT 06770	-491.07
2022-03-0050112	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-690.76
2022-03-0050195	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-892.18
2022-03-0050644	ALVARADO, JAVIER, JR.	53 CONRAD STREET, APT. 25D	NAUGATUCK, CT 06770	-8.36
2022-03-0051594	BARNA, ANTHONY T.	42 WEST STREET, # 2FLR	NAUGATUCK, CT 06770	-50.00
2022-03-0052245	BILINSKY, EILEEN S.	55 WINDVIEW DRIVE	NAUGATUCK, CT 06770	-282.24
2022-03-0053876	CARDILLO, SANTA C.	1299 NEW HAVEN ROAD	NAUGATUCK, CT 06770	-12.56
2022-03-0055821	DALY, CHERYL A.	1112 WOLF HILL ROAD	CHESHIRE, CT 06410	-59.05
2022-03-0056455	DEOLIVEIRA-PINTO, MARIA J.	260 SCOTT ROAD, APT. 5	WATERBURY, CT 06705	-63.46
2022-03-0057708	ESPADA, XAVIER R.	933 RUBBER AVENUE, 3Q	NAUGATUCK, CT 06770	-364.40
2022-03-0058496	FORTIN, BEVERLY	85 JOHN STREET	NAUGATUCK, CT 06770	-4.82
2022-03-0060908	HONDA LEASE TRUST	11675 GREAT OAKS WAY SUITE 200	ALPHARETTA, GA 30022	-476.32
2022-03-0060952	HONDA LEASE TRUST	11675 GREAT OAKS WAY SUITE 200	ALPHARETTA, GA 30022	-446.80

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2022-03-0063590	LEVESQUE, ELISE.	96 VILLAGE CIRCLE	NAUGATUCK, CT 06778	-92.51
2022-03-0063604	LEWIS, KENDRICK K.	1202 SIENNA DRIVE	DANBURY, CT 06810	-93.16
2022-03-0066661	MUSANTE, DINA M.	49 SCHENCK LANE	NAUGATUCK, CT 06770	-59.96
2022-03-0067147	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-318.92
2022-03-0067363	NUNES RIBEIRO, GIL JANETE	1089 COOK ST., 2ND FL	WATERBURY, CT 06704	-107.90
2022-03-0067710	ORSZULAK, TADEUSZ	365 N MAIN STREET	NAUGATUCK, CT 06770	-129.84
2022-03-0068816	PIRES CARLOS A	12 ALBERS RD	DANBURY, CT 06811	-71.90
2022-03-0068855	PITA-TOALA, AMALIA N.	13 LEWIS CIRCLE	NAUGATUCK, CT 06770	-53.48
2022-03-0070117	RIVERA, MICHELLE L.	53 CONRAD ST., APT 22B	NAUGATUCK, CT 06770	-32.46
2022-03-0071215	SANCHEZ, ROSAYDA	84 BEEBE STREET	NAUGATUCK, CT 06770	-69.99
2022-03-0072203	SILVA, JAIME P.	259 CRESTWOOD DRIVE	NAUGATUCK, CT 06770	-15.65
2022-03-0072730	SOUSA, JOSE M.	206 EVENING STAR DRIVE	NAUGATUCK, CT 06770	-29.39
2022-03-0072836	SQUEAKY CLEAN LLC	146 WEDGEWOOD DRIVE	NAUGATUCK, CT 06770	-143.34
2022-03-0074650	VAULT TRUST	500 WOODWARD AVENUE	DETROIT, MI 48226	-226.88
2022-03-0074970	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD.	LIBERTYVILLE, IL 60048	-469.76
			TOTAL	-10,643.12

33. Public Comment – Agenda Items

34. Mayor and Burgess Comments

35. Motion by Burgess _____ to recess to Executive Session at _____ **p.m.** for discussion on the following: **Real Estate** (Bank of America Building, Parcels A, B, C, Y & Z, Naugatuck Industrial Park Section III, Breen Field/Rotary Field, Acquisition of Land for Downtown Parking, Church Street Parking Study, Tax Incremental Financing District, Church Street, Maple Street, Peter Paul/Hershey Property, Wilmot Property), **Collective Bargaining** (Street Union, Chapter 89 Union, Chapter 90 Union, Police Dispatchers Union), **Contract Negotiations** (West Hill Condominiums) and **Pending Litigation** inviting in _____.

Mayor Hess will reconvene the meeting at _____ **p.m.**

36. Discussion/possible action on matters emanating from Executive Session.

37. Motion by Burgess _____ to adjourn the meeting at _____ **p.m.**