

**AGENDA
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
DECEMBER 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:

Join the Zoom Webinar Meeting from a PC, Mac, iPad, iPhone or Android device:
https://us06web.zoom.us/j/83371657347?pwd=LXDEaSlx5qKh97J8l_oxY0iB4EBxA.y7wut9la53ZpqSg7
Webinar ID: 833 7165 7347
Passcode: 748894

Call in number:
1 929 205 6099
Webinar ID: 833 7165 7347
Passcode: 748894

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 **November 8, 2023**. Each member received a copy for review.
4. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the monthly reports of **November**. Each member received copies for review.
5. Mayor’s Opening Comments
6. Public Comment – Open Topic
7. **Naugatuck Ambulance Corps (NAC)** monthly report.
8. **Presentation by the Arts Commission/Downtown Mural Project** – discussion/possible action.
9. **Report by Burgess Gallo and Burgess Rosenblatt on Trades School Implementation** – discussion.
10. **Litter/Blight/Dumping** – discussion.

Agenda – Board of Mayor and Burgesses
Regular Meeting – December 5, 2023

11. **Town Wide Sidewalk Improvements** – discussion/possible action.
12. **Facade Improvement Program** – discussion/possible action.
13. Motion by Burgess _____ that the Board of Mayor and Burgesses confirm the appointment of the **Assistant Town Clerk and Assistant Registrar of Vital Statistics, Elisa Levesque**, 96 Village Circle, Naugatuck, CT 06770, term to run from January 2, 2024 to January 5, 2026.
14. Motion by Burgess _____ that the Board of Mayor and Burgesses confirm the appointment of the **Assistant Registrar of Vital Statistics, Kayla Rios**, 145 Round Hill Road, Naugatuck, CT 06770, term to run from January 2, 2024 to January 5, 2026.
15. Motion by Burgess _____ that the Board of Mayor and Burgesses confirm the appointments of the following **Subregistrars of Vital Statistics**, terms to run concurrently with the Town Clerk and Registrar of Vital Statistics, January 2, 2024 to January 5, 2026, as directed by law; as if read:

Steven P. Zembruski

Naugatuck Valley Memorial Funeral Home
240 North Main Street
Naugatuck, CT 06770

John W. Ford

Alderson Funeral Home
201 Meadow Street
Naugatuck, CT 06770

James A. Mengacci

Buckmiller Thurston Mengacci Funeral Home
82 Fairview Avenue
Naugatuck, CT 06770

Daniel J. Ford

Alderson Funeral Home
201 Meadow Street
Naugatuck, CT 06770

16. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the following resolution for the **Community Investment Fund Round 4 Application**, as if read:

WHEREAS, C.G.S. Section 32-285a, as amended, authorizes the State of Connecticut's Community Investment Fund to award grants to eligible applicants for eligible projects, 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, one such transformative project includes the Rubber Avenue Corridor Revitalization Project, home of several current or former large brownfield sites, with Rubber Avenue acting as the direct major arterial connector roadway between the targeted Borough neighborhoods, and

Agenda – Board of Mayor and Burgesses
Regular Meeting – December 5, 2023

WHEREAS, this project’s emphasis on land use patterns, infrastructure upgrades to promote connectivity to the newly renovated \$81M Naugatuck High School, and emphasis on resilience and state of good repair will unleash quality of life outcomes, increase access to commercial jobs, 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:

Approve the completion and filing of a Round #4 CIF Grant Application for an amount not to exceed **eight million dollars (\$8,000,000)**.

If awarded CIF Round #4 grant funding, the Borough of Naugatuck will commit \$400,000 in Tax Incremental Financing funding to this project.

This project will leverage millions of dollars in this corridor, including USEPA RLF NVCOG Funding, LOTCIP funding, and more.

ROLL CALL VOTE:

17. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the following **DECD Resolution for the Community Investment Fund Round 4 Application**, as if read:

WHEREAS, pursuant to C.G.S. Section 32-285a the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Borough of Naugatuck make an application to the State for no greater than **\$8,000,000** in order to undertake the Rubber Avenue Corridor Revitalization Project and to execute an assistance agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Mayor and Burgesses

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. Section 32-285a
2. That the filing of an application for State financial assistance by Borough of Naugatuck in an amount not to exceed **\$8,000,000** is hereby approved and that N. Warren “Pete” Hess, III is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an

Agenda – Board of Mayor and Burgesses
Regular Meeting – December 5, 2023

Assistance Agreement with the State of Connecticut for State financial assistance if such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of Borough of Naugatuck.

ROLL CALL VOTE:

18. **CIF/Lanxess Assistance Agreement** – discussion/possible action.
19. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to execute an amendment to the lease agreement with the **Bank of America for the use of the drive through window and ATM at 275 Church Street** as recommended by Borough Attorney Edward Fitzpatrick.
20. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to execute a letter agreement and amendment to the lease agreement with the **Bank of America for the use of the drive through window and ATM at 275 Church Street** and that the Borough of Naugatuck will provide electricity to the **Bank of America (ATM Premises)** as recommended by Borough Attorney Edward Fitzpatrick.
21. 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
2018-01-0003471	FIFTY FOUR GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-2,049.22
2018-01-0003628	FIFTY FOUR GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-2,989.98
2018-03-0061728	JOHNSTON, MARY G.	1013 WEID DR. APT. 12F	NAUGATUCK, CT 06770	-135.00
2019-01-0003448	FIFTY FOUR GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-2,070.92
2019-01-0003609	FORTY FIVE GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-3,021.62
2019-01-0005605	LAWLOR, KEVIN + JODI	355 WOOSTER STREET	NAUGATUCK, CT 06770	-143.26
2019-01-0006976	MULLIGAN, JOAN L.	30-6 ROUND TREE DR.	NAUGATUCK, CT 06770	-501.38
2019-03-0061588	JOHNSTON, MARY G.	1013 WEID DR. APT. 12F	NAUGATUCK, CT 06770	-135.00
2019-04-0081844	HANLEY, JENNIFER L	150 TAWNY THRUSH ROAD	NAUGATUCK, CT 06770	-135.00
2020-01-0003468	FIFTY FOUR GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-2,070.92
2020-01-0003627	FORTY FIVE GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-3,021.62
2020-01-0005701	LAWLOR, KEVIN	355 WOOSTER STREET	NAUGATUCK, CT 06770	-143.26
2020-03-0056209	DIAZ, JOSE L	57 FRANCES DRIVE	SEYMOUR, CT 06483	-190.13
2020-03-0056210	DIAZ, JOSE L	57 FRANCIS DRIVE	SEYMOUR, CT 06483	-622.58
2020-03-0059528	HANLEY, JENNIFER L.	150 TAWN THRUSH ROAD	NAUGATUCK, CT 06770	-117.60
2020-03-0061119	JOHNSTON, MARY G.	1013 WEID DR., APT. 12F	NAUGATUCK, CT 06770	-135.00
2020-03-0074719	FLEMING, ROMY A.	53 CONRAD ST., APT. 14E	NAUGATUCK, CT 06770	-57.22
2020-04-0081793	DOZIER, DISHAWN A., JR	48 DOUGLAS AVENUE	WATERBURY, CT 06708	-342.54
2021-01-0005701	LAWLOR, KEVIN	355 WOOSTER STREET	NAUGATUCK, CT 06770	-143.26

Agenda – Board of Mayor and Burgesses
Regular Meeting – December 5, 2023

2021-01-0007084	MULLIGAN, JOAN L.	30-6 ROUND TREE DRIVE	NAUGATUCK, CT 06770	-501.38
2021-03-0051228	AUDI, MASSIMO	36 GRAHAM RIDGE ROAD	NAUGATUCK, CT 06770	-126.45
2021-03-0059918	HANLEY, JENNIFER L.	150 TAWNY THRUSH ROAD	NAUGATUCK, CT 06770	-97.39
2021-03-0061589	JOHNSTON, MARY G.	1013 WEID DR., APT. 12F	NAUGATUCK, CT 06770	-97.38
2021-04-0084664	TOYOTA LEASE TRUST	20 COMMERCE WAY	WOBURN, MA 01801	-346.83
2022-01-0003284	ESCALEIRA, JERRY + MARIA	57 CITY BROOK ROAD	NAUGATUCK, CT 06770	-268.50
2022-01-0004151	GOSS, JAMES M. + LINDA D.	17 SHEFFIELD LANE	NAUGATUCK, CT 06770	-128.00
2022-01-0005860	LIGUORI, LUIGI A., JR	1075 RUBBER AVENUE	NAUGATUCK, CT 06770	-44.76
2022-01-0006122	LYONS, MATHEW G.	49 SHADDUCK ROAD	NAUGATUCK, CT 06770	-740.97
2022-01-0006754	JANET, BLYTHE	100 DREISER LOOP	BRONX, NY 10475	-137.06
2022-01-0007678	PALOSKI, PAUL S., SR + GREGORY S.	85 BEACON MANOR ROAD	NAUGATUCK, CT 06770	-30.00
2022-03-0050106	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-149.42
2022-03-0050351	AIRALA-PORREGA, JOSE F.	137 N HOADLEY STREET	NAUGATUCK, CT 06770	-76.64
2022-03-0054942	COLONIAL CUSTOM BUILDERS LLC	60 OLIVIA LANE	NAUGATUCK, CT 06770	-20.00
2022-03-0055790	DAIMLER TRUST	14372 HERITAGE PARKWAY	FORT WORTH, TX 76177	-134.16
2022-03-0056557	DESOUZA, MARCELO	30 ASH ROAD	NAUGATUCK, CT 06770	-10.10
2022-03-0057510	EDWARDS, ROSA	37 LANTERN PARK DR., UNIT 3	NAUGATUCK, CT 06770	-17.30
2022-03-0060233	HANLEY, JENNIFER L.	150 TAWN THRUSH ROAD	NAUGATUCK, CT 06770	-106.31
2022-03-0060953	HONDA LEASE TRUST	11675 GREAT OAKS WAY STE. 200	ALPHARETTA, GA 30022	-282.76
2022-03-0060997	HONDA LEASE TRUST	11675 GREAT OAKS WAY STE. 200	ALPHARETTA, GA 30022	-88.78
2022-03-0061491	INGRAHAM, KAREN	156 HORTON HILL ROAD	NAUGATUCK, CT 06770	-143.44
2022-03-0061934	JOHNSTON, MARY G.	1013 WEID DR., APT. 12F	NAUGATUCK, CT 06770	-97.38
2022-03-0062095	JP MORGAN CHASE BANK NA	700 KANSAS LN. LA4 4041	MONROE, LA 71203	-307.72
2022-03-0062708	KOONZ, LAWRENCE V.	209 SPENCER STREET	NAUGATUCK, CT 06770	-76.61
2022-03-0063742	LITKE ,THOMAS A.	53 CONRAD ST. APT. 4F	NAUGATUCK, CT 06770	-23.05
2022-03-0064401	MAIETTO, ELIZABETH A.	153 MORNING MIST ROAD	NAUGATUCK, CT 06770	-207.52
2022-03-0067655	ONOFREO, MICHAEL J.	101 PONDVIEW DRIVE	NAUGATUCK, CT 06770	-578.76
2022-03-0067656	ONOFREO, MICHAEL J.	101 PONDVIEW DRIVE	NAUGATUCK, CT 06770	-945.24
2022-03-0067963	PALUMBO, JOSEPH V. 3 RD	25239 CASCADE ROAD	CASCADE, MD 21719	-94.98
2022-03-0074016	TOYOTA LEASE TRUST	3200 WEST RAY ROAD	NASHVILLE, TN 37202	-713.02
2022-03-0074024	TOYOTA LEASE TRUST	20 COMMERCE WAY	WOBURN, MA 01801	-582.34
2022-03-0074062	TOYOTA LEASE TRUST	1650 S. PRICE ROAD	CHANDLER, AZ 85286	-748.01
2022-03-0074067	TOYOTA LEASE TRUST	1650 S. PRICE ROAD	CHANDLER, AZ 85286	-304.12
2022-03-0074072	TOYOTA LEASE TRUST	3200 WEST RAY ROAD	NASHVILLE, TN 37202	-759.30
2022-03-0074077	TOYOTA LEASE TRUST	20 COMMERCE WAY	WOBURN, MA 01801	-158.60
2022-03-0074092	TOYOTA LEASE TRUST	1650 S. PRICE ROAD	CHANDLER, AZ 85286	-237.80
2022-03-0074112	TOYOTA LEASE TRUST	P.O. BOX 23590	NASHVILLE, TN 37202	-91.56
2022-03-0074671	VCFS AUTO LEASING CO.	1800 VOLVO PLACE	MAHWAH, NJ 07430	-803.06
2022-03-0074972	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD.	LIBERTYVILLE, IL 60048	-262.66
			TOTAL	-28,564.87

Agenda – Board of Mayor and Burgesses
Regular Meeting – December 5, 2023

23. Mayor and Burgess Comments
24. Motion by Burgess _____ to recess to Executive Session at _____ **p.m.** for discussion on the following: **Real Estate** (Parcels A, B, C, Y & Z, Naugatuck Industrial Park Section III, Bank of America Microbrewery, Acquisition of Land for Downtown Parking, 30 Church Street, Tax Incremental Financing District, Church Street, Maple Street, Peter Paul/Hershey Property, Financing of Lot #3 in Industrial Park on Great Hill Road, Parcel #0748952, Sale of Remnant Parcel – Parcel C Former Uniroyal/Lanxess Site, 238 Water Street, Laurel Park Landfill/Solar Project, Amazon Project), **Collective Bargaining** (Chapter 89 Union, Police Dispatchers Union) and **Pending Litigation** inviting in _____.

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

25. Discussion/possible action on matters emanating from Executive Session.
26. Motion by Burgess _____ to adjourn the meeting at _____ **p.m.**