

**AGENDA
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
SEPTEMBER 1, 2026**

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.

Please see login information below.

<https://us06web.zoom.us/j/81131814522?pwd=J7eAWbAirOgaMkQaarX5bb5KZaL8Ur.1>

Webinar ID: 811 3181 4522

Passcode: 895953

Call in number:

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Webinar ID: 811 3181 4522

Passcode: 895953

1. Mayor N. Warren “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 4, 2026** and the special meeting of **August 4, 2026**. Each member received copies 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. **DOWNTOWN ENHANCEMENTS** – Crests, Branding, Facades, Murals, Planters, Amenities – discussion.
9. **Capital Projects Bond Priorities** – discussion.
10. **Senior Center** – update.
11. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the appointment of **Abby Silkowski**, 18 Highpoint Road, Woodbury, CT 06798 as a nonunion employee member of the **Non Union Pension Board**, filling the vacancy of L. Wehry, indefinite term, effective September 4, 2026.

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12. Motion by Burgess _____ that the Board of Mayor and Burgesses **waive** the bid for the “**Mitchell1 DPW Vehicle and Equipment Repair Maintenance Software**” in an amount not to exceed **\$7,140.00** as recommended by Public Works Director James Stewart.
13. Motion by Burgess _____ that the Board of Mayor and Burgesses **waive** the bid to the following vendors to provide goods and/or services for **Fiscal Year 2026/2027** and authorize Mayor Hess to execute all contracts and related documents as recommended by Controller Eileen A. Cornacchia, as if read:

NQ Industries, Inc. – in an amount not to exceed **\$145,000**
850 Sherman Avenue
Hamden, CT 06514

Amazon.Com, Inc. – in an amount not to exceed **\$50,000**
410 Terry Avenue N.
Seattle, WA 98109

14. Motion by Burgess _____ that the Board of Mayor and Burgesses approve the following vendors to continue to provide goods and/or services **upon passage and through June 30, 2027** and authorize Mayor Hess to execute all contracts and related documents as recommended by Controller Eileen A. Cornacchia, as if read:

APPROVED VENDORS FY 2026-2027

- Matthew B. Cohen/Serviam Solutions LLC, 10 Randall Drive, Oxford, CT 06478
- Correctional Enterprises of CT, 24 Wolcott Hill Road, Wethersfield, CT 06109

15. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to execute all contracts and related documents with WJZEngineering, 404 Beach Road, Litchfield, CT 06759 in an amount not to exceed **\$5,700.00** to “**Prepare a Property Survey for the Proposed Park Department Storage Building**” as recommended by Park Superintendent Sandra Lucas-Ribeiro.
16. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to execute all contracts and related documents with CT Tire Stewardship, 1400 K Street NW, Suite 900, Washington, DC 20005 for a “**Tire Collection Program**” as recommended by Park Superintendent Sandra Lucas-Ribeiro.
17. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize the purchase of a “**Liftgate for the Parks Trash Collection Truck**” from Universal Body & Equipment, 192 Park Road, Watertown, CT 06795 in the amount of **\$6,352.00** from the NIP Account as recommended by Park Superintendent Sandra Lucas-Ribeiro.
18. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize the purchase of “**Trash Cans for Downtown and Various Parks**” from Amazon & DuMor Site Furnishings in an amount not to exceed **\$10,000.00** from the NIP Account as recommended by Park Superintendent Sandra Lucas-Ribeiro.

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19. Motion by Burgess _____ that the Board of Mayor and Burgesses establish a **“Regulatory Fee for Applications and Licenses issued pursuant to Ordinance #139, Chapter 12, Article VI”** in the amount of **\$50.00** as recommended by Chief of Police C. Colin McAllister.
20. Motion by Burgess _____ that the Board of Mayor and Burgesses establish the **“Filing/Regulatory Fee for Applications and Licenses issued pursuant to Ordinance #140, Chapter 12, Article VII”** in the amount of **\$50.00** as recommended by Chief of Police C. Colin McAllister.
21. Motion by Burgess _____ that the Board of Mayor and Burgesses award the bid for the **“Central Dispatch Facility Renovation Project”** to Nosal Builders, Inc., 10 McKee Place, Cheshire, CT 06410, in the amount of **\$1,115,000.00**, as the lowest responsible bidder and as recommended by Jacunski Humes Architects LLC, contingent upon the contractor satisfying all necessary pre-award requirements, including, but not limited to, approval of all required insurance and bonding, satisfactory references and qualifications, verification of responsible bidder status, submission of all required documentation, and compliance with all requirements of the bid specifications, contract documents, and applicable federal, state, and Borough requirements.

Further, the board approves a separate construction contingency of five percent (5%) of the base bid in the amount of **\$55,750.00** as recommended by Jacunski Humes Architects LLC for unforeseen construction conditions and other eligible construction-related costs as recommended by Chief of Police C. Colin McAllister.

22. Motion by Burgess _____ that the Board of Mayor and Burgesses waive the bid requirement and authorize Mayor N. Warren “Pete” Hess to enter into a contract with Serviam Solutions LLC, 10 Randall Drive, Oxford, CT 06478 through Matthew Cohen for **“Project Management and Consulting Services”** related to the Naugatuck Central Dispatch Project in an amount not to exceed **\$25,000.00** as recommended by Chief of Police C. Colin McAllister and Fire Chief Kenneth Hanks.
23. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to execute all contracts and related documents for **“Architectural Services for the Renovation of the Senior Center”** with Christopher Williams Architects LLC in a form acceptable to the Borough of Naugatuck and the Borough Attorney in an amount not to exceed **\$193,887.50** as recommended by Public Works Director James Stewart.
24. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to execute all contracts and related documents with Kleinfelder Northeast, Inc., 400 Capital Boulevard, Suite 104, Rocky Hill, CT 06067 for **\$125,000.00** to provide **“Wastewater On-Call Engineering Services Support”** as recommended by Public Works Director James Stewart.
25. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a **Land Lease Agreement with Tarpon Towers V LLC** regarding 10,000 square feet of land off Osborn Road subject to approval by the borough attorney.

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26. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following municipal resolution to **Accept Funds and Enter into Grant Agreement (CIF Round 6)** as if read:

WHEREAS, the Borough of Naugatuck received notice of award from the Community Investment Fund 2030 through the State of Connecticut DECD for the Former Uniroyal Site located at 280/0 Elm Street in the amount of **\$3,000,000** for the “Industrial Park III – Phase II” Project;

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

- 1) Accept the grant award of three million dollars (\$3,000,000) from the State of Connecticut DECD, and
- 2) Authorize Mayor N. Warren “Pete” Hess III, or his designee, to execute and submit any and all subgrant contract documents, including, but not limited to, a Financial Assistance Proposal and the Grant Assistance Agreement.

27. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following municipal resolution in support of the **6 Rubber Avenue Asbestos Abatement & Remediation Project (Brownfield Municipal Grant Program: Remediation Round 24 RG)**, as if read:

WHEREAS, pursuant to C.G.S. Section 32-763 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 \$650,000 in order to undertake the 6 Rubber Avenue Asbestos Abatement & Remediation Project (Brownfield Municipal Grant Program: Remediation Round 24 RG) 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 32-763
2. That the filing of an application for State financial assistance by the Borough of Naugatuck in an amount not to exceed \$650,000 is hereby approved and that N. Warren Hess III, Mayor 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 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 the Borough of Naugatuck.

ROLL CALL VOTE:

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28. Motion by Burgess _____ that the Board of Mayor and Burgesses adopt the following municipal resolution in support of the **Downtown Remediation Project – Phase III (Brownfield Municipal Grant Program: Remediation Round 24 RG)**, as if read:

WHEREAS, pursuant to C.G.S. Section 32-763 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 \$2,200,000 in order to undertake the Downtown Remediation Project – Phase III (Brownfield Municipal Grant Program: Remediation Round 24 RG) 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 32-763

2. That the filing of an application for State financial assistance by the Borough of Naugatuck in an amount not to exceed \$2,200,000 is hereby approved and that N. Warren Hess III, Mayor 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 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 the Borough of Naugatuck.

ROLL CALL VOTE:

29. Motion by Burgess _____ that the Board of Mayor and Burgesses authorize Controller Eileen A. Cornacchia to refund the following tax refunds approved by Tax Collector James Goggin; as if read:

Bill	Name	Address	City/State/Zip	Over Paid
2023-03-0064822	MARSHALL PATTERSON, TINA	10 WINDSOR PLACE	NAUGATUCK, CT 06770	-8.06
2024-01-0001321	GONZALEZ, LETICIA + PAGAN, JULIE GONZALEZ	25 ALLEN STREET	NAUGATUCK, CT 06770	-5,360.31
2024-04-0083705	SUAREZ PESANTEZ, JOHNNY M.	85 MAY STREET	NAUGATUCK, CT 06770	-30.38
2024-04-0083927	EAN HOLDINGS LLC	1 FINANCIAL PLAZA, SUITE 1905	HARTFORD, CT 06103	-161.00
2024-04-0083928	EAN HOLDINGS LLC	1 FINANCIAL PLAZA, SUITE 1905	HARTFORD, CT 06103	-96.54
2025-03-0050025	ABARCA, LEONARDO M.	151 ANDREW AVENUE, APT. 93	NAUGATUCK, CT 06770	-9.81
2025-03-0052640	BOROSKI, RICHARD E.	168 MORRIS STREET	NAUGATUCK, CT 06770	-14.81
2025-03-0053822	CARDONE, JAMES L.	29 TRACEY ANN COURT	NAUGATUCK, CT 06770	-97.38
2025-03-0054430	CHESSIC, DARRIN B.	57 COUNSELOR DRIVE	NAUGATUCK, CT 06770	-46.07
2025-03-0055775	DAMBOWSKY, JANICE L.	3009 NE 3RD AVENUE	CAMAS, WA 98607	-54.59

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2025-03-0055776	DAMBOWSKY, WALTER F., JR.	35 MOONLIGHT CIRCLE	NAUGATUCK, CT 06770	-38.60
2025-03-0057178	DUNCAN, LINDA L.	156 AETNA STREET	NAUGATUCK, CT 06770	-74.33
2025-03-0058515	FOURTIN, PHILLIP M.	39 HORTON HILL ROAD, APT. 1C	NAUGATUCK, CT 06770	-182.43
2025-03-0061292	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DRIVE, STE. 1900	IRVINE, CA 92612-4418	-229.98
2025-03-0061310	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DRIVE, STE. 1900	IRVINE, CA 92612-4418	-225.44
2025-03-0068621	PERUGINI, DAVID J.	164 WALNUT STREET	NAUGATUCK, CT 06770	-14.48
2025-03-0070700	ROMAN, SANDRA E.	119 WALNUT STREET	NAUGATUCK, CT 06770	-100.95
2025-03-0071678	SASKIA, ZEZIMA	P.O. BOX 78	W WARDSBORO, VT 05360	-103.89
2025-03-0072756	SOARES DE ABREU, KAREN C.	28 OXFORD AVENUE	DUDLEY, MA 01571	-236.74
2025-03-0076217	ZEZIMA, PETER P. 3RD	P.O. BOX 78	W WARDSBORO, VT 05360	-2.69
2025-03-0076219	ZEZIMA, PETER P. 3RD	P.O. BOX 78	W WARDSBORO, VT 05360	-27.17
2025-03-0076220	ZEZIMA, PETER P. 3RD	P.O. BOX 78	W WARDSBORO, VT 05360	-2.69
			TOTAL:	-7,118.34

30. Public Comment – Agenda Items

31. Mayor and Burgess Comments

32. 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, Freight Rail Discussion, Energy Park/Data Center, Hershey Property, 912 New Haven Road, Great Hill Road), **Personnel** (Part-time Assistant to the Borough Engineer) and **Pending Litigation** inviting in _____.

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

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

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