

**MINUTES  
REGULAR MEETING  
BOARD OF MAYOR AND BURGESSES  
DECEMBER 1, 2020**

**Due to the COVID-19 Pandemic, the Board of Mayor and Burgesses is practicing social distancing. The meeting was held by Zoom Webinar, a remote video conferencing platform, and by phone.**

1. Mayor "Pete" Hess called the regular meeting to order at **7:03 p.m.** with the following in attendance:

**BURGESSES:**

L. Taf Jackson  
M. Bronko, arr. 7:25 p.m.  
F. Dambowsky  
J. DeOliveira  
C. Herb

C. Marenghi  
J. Mizeski  
R. Neth  
R. Vitale

**PRESS:**

A. Yilma

**RESIDENTS:**

Unable to determine due to the format

**OTHERS:**

E. Fitzpatrick, Borough Attorney  
D. Sheridan, Board of Finance Chairman  
J. Lennon, AFSCME and BOE Pension Board  
G. Hale, Advanced Energies Efficiencies  
A. Burkitt, Advanced Energies Efficiencies

**DEPARTMENT HEADS:**

A. Bruce, Controller  
P. Russell, Fire Chief  
S. Hunt, Chief of Police  
J. Kallipolites, IT Director  
W. Seaman, Assistant Fire Chief  
J. Stewart, Public Works Director

2. Deputy Mayor Taf Jackson led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses approve the minutes of the regular meeting of **November 4, 2020**. Each member received a copy for review.
4. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses approve the monthly reports of **November**. Each member received copies for review.
5. Public Comment  
Board of Finance Chairman Daniel Sheridan said there will be a Joint Boards meeting next Tuesday for the 2019/2020 end of year transfers. He said the board will need to watch the use of the Fund Balance in the future. Department Heads will be asked to submit a flat or lower budget for the 2021/2022 fiscal year.
6. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses approve the **Five Year Capital LOCIP 2021-2022 Paving Plan** as recommended by Public Works Director James Stewart, and to direct the Department of Public Works to commence with the paving plan for spring of 2021 as well as the paving plan for fiscal year 2021/2022.

7. Motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize Mayor N. Warren “Pete” Hess to execute all contracts and related documents for a Master Lease Agreement for the **Combined Heat and Power (CHP) Facility at Naugatuck High School** and to adopt the following resolution, as if read:.

**WHEREAS**, the Borough of Naugatuck (the Lessee), a municipal corporation organized under the laws of the State of Connecticut, is authorized by the laws of the State of Connecticut to purchase, acquire and lease personal property for the benefit of the Lessee and its inhabitants and to enter contracts with respect thereto; and

**WHEREAS**, the Lessee desires to purchase, acquire and lease certain equipment constituting personal property known as a Combined Heat & Power Facility (CHP) at Naugatuck High School necessary for the Lessee to perform essential governmental functions; and

**WHEREAS**, in order to acquire such equipment, the Borough of Naugatuck proposes to enter into that certain Master Equipment Lease-Purchase Agreement (the Agreement) and separate Equipment Schedules from time to time as provided in the Agreement with Saulsbury Hill Financial, LLC (the Lessor ), or its’ assigns and that certain Escrow Agreement with the Lessor and the Borough of Naugatuck, as escrow agent, the forms of which have been presented to the governing body of the Lessee at this meeting; and

**WHEREAS**, the governing body of the Lessee deems it for the benefit of the Lessee and for the efficient and effective administration thereof to enter the Agreement and the separate Equipment Schedules as provided in the Agreement for the purchase, acquisition and leasing of the equipment to be therein described on the terms and conditions therein provided;

**NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the governing body of the Borough of Naugatuck as follows:

Section 1. Approval of Documents. The form, terms and provisions of the Agreement, the Escrow Agreement and the separate Equipment Schedules as provided in the Agreement are hereby approved in substantially the forms presented at this meeting, with such insertions, omissions and changes as shall be approved by the Mayor of the Borough of Naugatuck or other members of the governing body of the Lessee executing the same, the execution of such documents being conclusive evidence of such approval; and the Mayor of the Lessee is hereby authorized and directed to execute, and the Mayor of Naugatuck is hereby authorized and directed to attest and countersign, the Agreement, the Escrow Agreement and each Equipment Schedule and any related Exhibits attached thereto and to deliver the Agreement, the Escrow Agreement and each Equipment Schedule (including such Exhibits) to the respective parties thereto, and the Mayor of Naugatuck is hereby authorized to affix the seal of the Lessee to such documents.

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Section 2. Other Actions Authorized. The officers and employees of the Lessee shall take all action necessary or reasonably required by the parties to the Agreement, the Escrow Agreement and each Equipment Schedule to carry out, give effect to and consummate the transactions contemplated thereby (including the execution and delivery of Certificates of Acceptance and Payment Requests and any tax certificate and agreement, each with respect to separate Equipment Schedules, as contemplated in the Agreement) and to take all action necessary in conformity therewith, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the Agreement, the Escrow Agreement and each Equipment Schedule.

Section 3. No General Liability. Nothing contained in this Resolution, the Agreement, the Escrow Agreement, any Equipment Schedule nor any other instrument shall be construed with respect to the Lessee as incurring a pecuniary liability or charge upon the general credit of the Lessee or against its taxing power, nor shall the breach of any agreement contained in this Resolution, the Agreement, the Escrow Agreement, any Equipment Schedule or any other instrument or document executed in connection therewith impose any pecuniary liability upon the Lessee or any charge upon its general credit or against its taxing power, except to the extent that the rental payments payable under each Lease are special limited obligations of the Lessee as provided in such Lease.

Section 4. Appointment of Authorized Lessee Representatives. The Mayor and Controller of the Borough of Naugatuck are each hereby designated to act as authorized representatives of the Lessee for purposes of the Agreement, the Escrow Agreement and each Equipment Schedule until the governing body of the Lessee shall designate any other or different authorized representative for purposes of the Agreement, the Escrow Agreement and each Equipment Schedule.

Section 5. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 6. Repealer. All bylaws, orders and resolutions or parts thereof, inconsistent herewith, are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any bylaw, order, resolution or ordinance or part thereof.

Section 7. Effective Date. This Resolution shall be effective immediately upon its approval and adoption.

**Burgess C. Herb opposed.**

8. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize Mayor N. Warren “Pete” Hess to sign and execute all contracts and related documents for the sale of **0 Wilson Street, Naugatuck** by the Borough of Naugatuck to John Rodrigues for the purchase price of **\$15,000**.

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9. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize Mayor N. Warren “Pete” Hess to enter into and execute all contracts and related documents for an **“Interlocal Agreement for the Rehabilitation of the Beacon Valley Road Bridge”** between the Borough of Naugatuck and the -Town of Beacon Falls as recommended by Public Works Director James Stewart.
10. Assistant Fire Chief Walter Seaman gave a presentation on the **Emergency Equipment Upgrade Project** for the Police Department, Fire Department and Public Works Department. The emergency equipment needs to be improved for reliable communication between departments. A cell tower has already been built. The cell tower was free and the borough is receiving rental income for the tower as well as property taxes. Mayor Hess is recommending adding the DPW to the cell tower, which would be paid with funds from the town clerk’s account. The cell tower company wanted to give the borough a used building with old AC units to house the new equipment. The committee decided that was unacceptable. Assistant Chief Seaman put a new building out to bid. There will be a brand new building with a new AC unit to protect the radio equipment along with an emergency generator. It is a 10x12 concrete shelter, which the cell tower company will purchase, and in turn, we are extending their lease two more years. This project will increase radio service for all three departments.  
  
**VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses approve the **Emergency Response Equipment Upgrade** as presented by Walter Seaman in his report updated 11/30/2020 including the extension of the tower site lease for a period up to two years and also including the purchase of the DPW upgrade equipment listed in item #3 by utilizing the town clerk’s account and defer the decision on how to finance item #2, the additional police department and fire department equipment, until the adoption of the 2021/2022 budget.
11. Mayor Hess sent the burgesses the **September Real Property Sales**. He said the sales for October are even higher. There was a dramatic increase in real property values over the assessed values from 2018. Since COVID, there is a 20% increase in property values. There are three major projects the borough is working on; the downtown TOD project, the Uniroyal/Lanxess property and the Rubber Avenue project which has eight properties that will be added to the Grand List. These projects will reduce the mill rate and more importantly reduce the tax burden over time.
12. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize Mayor N. Warren “Pete” Hess to submit all applications and other documents to the Department of Public Health required to obtain financial assistance for the **Crestwood Drive Watermain Installation Project** as recommended by Attorney Edward Fitzpatrick.

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13. Mayor Hess said Crestwood Drive does not have city water. There are serious well issues for some residents on Crestwood Drive. Some residents have no well water and/or have issues with their wells. Other residents like their wells and have no issues. The borough devised a plan to install a waterline for approximately one third of the road. State funding has been received that would pay for half of the waterline and the residents will pay for the other half. There will be no cost to the Borough of Naugatuck. The borough will help to obtain funding from the state to reduce the cost to the residents. Borough Attorney E. Fitzpatrick discussed the establishment of a **Watermain Installation and Assessment Ordinance**. The ordinance would be a broad based ordinance to allow for the installation of public water. Streets that have documented health issues would have to come before the borough board for approval. The board would determine the assessment for each lot. The ordinance provides for the offset of the cost. There will be public hearings for the adoption of the ordinance and residents have appellate rights authorized by State Statute 7-137c. One thing that needs to be decided is if the Board of Mayor and Burgesses will oversee it or if the Water Pollution Control Authority would oversee it. Attorney Fitzpatrick does not see where the WPCA has oversight authority for water mains. Mayor Hess instructed Attorney Fitzpatrick to keep working on the ordinance. The borough will continue to work on the project and obtain state funding.
14. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth that the Board of Mayor and Burgesses refer to the Joint Boards of Mayor and Burgesses and Board of Finance the end of year transfers for the **2019/2020 Budget** as recommended by Controller Allyson W. Bruce.
15. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth 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 |
|-----------------|------------------|--------------------------|-------------------------|-----------|
| 2018-03-0057282 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -31.32    |
| 2018-03-0057283 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -453.82   |
| 2018-03-0057285 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -1,206.46 |
| 2018-03-0057287 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -709.34   |
| 2018-03-0057288 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -222.76   |
| 2018-03-0057289 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -220.10   |
| 2018-03-0057292 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -804.70   |
| 2018-03-0057313 | EAN HOLDINGS LLC | 8 Ella Grasso Turnpike   | Windsor Locks, CT 06096 | -510.30   |
| 2018-03-0057314 | EAN HOLDINGS LLC | 8 Ella Grasso Turnpike   | Windsor Locks, CT 06096 | -73.00    |
| 2018-03-0057317 | EAN HOLDINGS LLC | 8 Ella Grasso Turnpike   | Windsor Locks, CT 06096 | -783.22   |
| 2018-04-0081559 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -205.92   |
| 2018-04-0081560 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -47.52    |
| 2018-04-0081563 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -294.89   |
| 2018-04-0081564 | EAN HOLDINGS LLC | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424    | -293.04   |

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|                 |                          |                          |                        |            |
|-----------------|--------------------------|--------------------------|------------------------|------------|
| 2018-04-0081569 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -113.00    |
| 2018-04-0081567 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -214.16    |
| 2018-04-0081570 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -254.84    |
| 2018-04-0081571 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -225.95    |
| 2018-04-0081572 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -174.06    |
| 2018-04-0081579 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -171.36    |
| 2018-04-0081580 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -70.11     |
| 2018-04-0081605 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -44.42     |
| 2018-04-0081650 | EAN HOLDINGS LLC         | 14002 E 21ST ST STE 1500 | TULSA, OK 74134-1424   | -244.80    |
| 2019-01-0006208 | MARQUARDT, GEOFFREY +    | 360 MAPLE HILL ROAD      | NAUGATUCK, CT 06770    | -3,875.63  |
| 2019-01-0006879 | MORGAN DEVELOPMENT CORP. | 325 MORGAN LANE          | WEST HAVEN, CT 06516   | -508.53    |
| 2019-01-0009935 | TAVARES, ALBERTA         | 449 CANDEE ROAD          | NAUGATUCK, CT 06770    | -482.04    |
| 2019-01-0009954 | TAVERNIA, ESTHER         | 108-110 CLARK ROAD       | NAUGATUCK, CT 06770    | -27.39     |
| 2019-03-0067746 | PARTRIDGE, CHRISTOPHER   | 34 BEACON MANOR CIRCLE   | NAUGATUCK, CT 06770    | -527.94    |
| 2019-03-0074032 | VARGAS, MARIA F          | 193 CITY HILL STREET     | NAUGATUCK, CT 06770    | -151.96    |
| 2019-03-0074370 | VW CREDIT LEASING LTD    | 1401 FRANKLIN BOULEVARD  | LIBERTYVILLE, IL 60048 | -212.26    |
|                 |                          |                          | TOTAL                  | -13,154.84 |

16. Public Comment – None

17. Burgess Comments/Sub-Committee Reports

**Burgess Herb** said his heart goes out to the Class of 2021 because the Thanksgiving Day football game was not held this year. He said his experience dealing with COVID-19 was awful. He was happy to see the sale of the Lewis Engineering building. He wished everyone a Merry Christmas and Happy New Year.

**Burgess Marengi** hopes everyone has a happy holiday.

**Burgess DeOliveira** wished everyone happy holidays.

**Burgess Dambowsky** wished everyone a Merry Christmas and a Healthy New Year.

**Burgess Mizeski** said he is glad Burgess Herb is okay. He wished everyone happy holidays.

**Burgess Vitale** said he is glad Burgess Herb is feeling better. There was a Grand Opening of Future Scholars on Church Street. He found it very interesting to hold a live virtual visit at the dog park with the Early Childhood Learning Center. There will be a virtual tree lighting ceremony on Saturday at 5:30 p.m. Happy holidays.

**Burgess Neth** hopes everyone had a nice Thanksgiving. He is glad Burgess Herb is doing well. He wished everyone a Merry Christmas and Happy New Year.

**Deputy Mayor Taf Jackson** is glad Burgess Herb is feeling better. She thanked Chief Russell and Chief Hunt for having a ninetieth birthday parade for Milt Gendron. She wished everyone a Merry Christmas and Happy New Year.

**Mayor Hess** said the borough refinanced some bonds from 2014 and finished closing out the high school building project. Our bond advisor said we have a total budgetary savings of \$1,243,000 after issuance costs. It is a \$90,000 annual savings a year. The borough has a 1.15% interest rate that is lower than some AAA towns. The park department is holding a drive through Santa event, the virtual tree lighting is on December 5<sup>th</sup> and on December 12<sup>th</sup> will be a Manny Pinto and Naugatuck Strong Event that will be near the steps by Hillside School.

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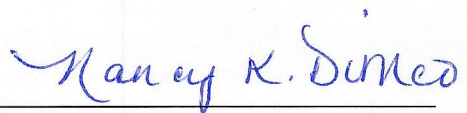
18. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess Neth to recess to Executive Session at **9:12 p.m.** for discussion on the following: **Real Estate Negotiations** (Sale of Park Department Building – 258 Rubber Avenue), **Personnel** (Deputy Assessor) and **Pending Litigation**. No one was invited into executive session.

Mayor Hess reconvened the meeting at **9:55 p.m.**

19. There were no motions emanating from Executive Session.
20. **VOTED:** Unanimously on a motion by Deputy Mayor Taf Jackson and seconded by Burgess DeOliveira to adjourn the regular meeting at **9:56 p.m.**

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

**Attest:**

  
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Nancy K. DiMeo  
Borough Clerk