

**MINUTES
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
FEBRUARY 1, 2022**

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 **7:00 p.m.** with the following in attendance:

BURGESSES:

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

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to the format

DEPARTMENT HEADS:

K. Hanks, Deputy Fire Chief, virtual
C. McAllister, Interim Police Chief, virtual
S. Ribeiro, Superintendent of Parks, virtual

A. Bruce, Controller, virtual
J. Kallipolites, IT Director
J. Stewart, DPW Director

OTHERS:

E. Fitzpatrick, Borough Attorney, virtual
F. Santana, Zoning Commission, virtual
K. Kelley, Naugatuck Ambulance Chief, virtual
D. Sheridan, Finance Board Chairman, virtual
J. Capobianco, Teamsters Local 677

J. Litke, BOE Chairman, virtual
J. Lennon, Pension Board, virtual
A. McCool, Board of Education
M. Cooney, BOE Asst. Supt., virtual
M. Gagnon, Teamsters Local 677

2. Burgess Marengi led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses approve the minutes of the regular meeting of **January 4, 2022**. Each member received a copy for review.
4. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses approve the monthly reports of **January**. Each member received copies for review.
5. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses recess to the **Retirement Board** at **7:01 p.m.**

Mayor Hess will reconvene the meeting at **7:04 p.m.**

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6. Mayor's Opening Comments – None
7. Public Comment

Board of Education member Aaron McCool mentioned the light at the intersection of the Mobil Gas Station on New Haven Road does not have clear direction when entering and exiting the gas station. He wanted the board to adopt a resolution that Naugatuck would decide the fate of our residents not the governor. A resident on Crestwood Drive is upset she has to pay a fee even though she will not be tying into public water. Mayor Hess said it is the law she has to pay a fee; the borough cannot change it.
8. Chief Kyle Kelley gave an update on the **Naugatuck Ambulance Corps (NAC)**. They responded to over 4,500 requests for service in 2021. He expects the number of requests will go over 5,000 in 2022. They responded to over 500 calls in January. There are two garnet and grey ambulances in operation. It is going to cost too much money to fix one of the older vans. He is hoping to order a new vehicle for \$112,000 that would not be delivered until next year due to supply chain issues. He said they were busy with the recent winter storms. Walmart donated two sets of bunkbeds and mattresses. All three vehicles now have a new CPR device and a new power stretcher from ION Bank. The crew assisted the Webelos Scouts in obtaining their first aid badge.
9. Mayor Hess said the Bluewater Property Group would be reaching out to residents in the area of the proposed building in the **Naugatuck/Waterbury Industrial Park**. Bluewater Group would like to build an Amazon Distribution Center. Balloons will be placed on the site to indicate the height of the proposed building. Mayor Hess said the building might be fifteen feet taller than the existing Pennsylvania Steel building in the Naugatuck Industrial Park. The project will not affect any residents. Access to the site will be from South Main Street in Waterbury, Sheridan Drive in Naugatuck and Great Hill Road in Naugatuck, not through residential neighborhoods. There will be several meetings with residents to discuss the proposed project. Mayor Hess encourages residents to attend meetings. Due to the collaboration with Waterbury, Naugatuck will receive fifty percent of the tax revenue. Mayor Hess said it would be three to four years before the building is built. The project has to go through the land use process.
10. Mayor Hess said the state would be funding the construction of Water Street alongside Nardelli's along with the relocation of the train station and a new train platform. Construction would begin approximately June of 2023. The **Parcel B** RFP went out. Ten companies participated in a site tour. There is a team that will carefully review the proposals and take into consideration what the borough would like for the project. The mayor said there are six major projects going on simultaneously; the Parcel B project, the infrastructure project, Uniroyal/LANXESS project, LOTCIP project/Rubber Avenue, event center parking on Parcels Y and Z and new ballfields to replace Breen Field North and South, which will become a separate transit oriented development downtown project that will be brought into downtown with a greenway.

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11. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses authorize Mayor Hess to enter into an agreement with **Kleinfelder Engineering** to design a storm water and sanitary sewer together with construction oversight in order to design and oversee a plan to repair, replace and improve the storm water system and sanitary sewer systems that impact downtown Naugatuck, including but not limited to Church Street, Maple Street, Old Firehouse Road and Parcel B, utilizing ARPA funds.
12. Mayor Hess said there is a huge need for CDL (commercial driving license) truck drivers in the state and nationally. Teamsters Local 677 CDL Driving School President John Capobianco and Secretary/Treasurer Michelle Gagnon gave a presentation regarding a possible **CDL Driving School** on one (1) acre at the former Risdon Property. They like the Risdon site and look forward to operating a school at this location. Mr. Capobianco said they would like a permanent location for a CDL Driving School but will start out on a temporary basis with a small portable classroom. Ms. Gagnon said there are two trucks but only one will be in use at a time. The training will mainly take place on the property then onto the highway. Eight people will be in the program at a time. Mr. Capobianco said he would like to offer training to veterans and the less fortunate. They are working with the workforce board to obtain grants for people to come to the school. After a CDL is obtained, drivers can receive jobs with an hourly wage between \$26 to \$30 an hour along with a benefits package that includes health insurance and a pension plan. The new CDL drivers do not have to join the Teamsters Union.
13. Motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses adopt the following resolution regarding a proposed **Tax Increment Financing District**; as if read:

WHEREAS, certain property in the Borough of Naugatuck located in the Route 8 and Rubber Avenue Corridors (the “Property”) is in need of rehabilitation, redevelopment or conservation work and is suitable for industrial, commercial, residential, mixed use or retail use, downtown development or transit oriented development; and

WHEREAS, it is anticipated that the establishment of a tax increment financing district established within the boundaries of the Property and the preparation of a District Master Plan will contribute to the economic growth and well-being of the Borough or to the betterment of the health, welfare or safety of the inhabitants of the Borough; and

WHEREAS, the Borough wants to explore the options for development of the property and the creation of the district.

NOW THEREFORE, be it resolved that we hereby direct the Mayor to prepare a District Master Plan for the Property and begin the procedure to establish a tax increment financing district.

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ROLL CALL VOTE:

FOR

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

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

OPPOSE

None

ABSTAIN

None

Motion carried 10-0-0

14. Motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses adopt the following resolution authorizing the **issuance of refunding bonds** for payment of the outstanding principal of, interest and any call premium on certain of the borough's general obligation bonds and costs related thereto; as if read:

RESOLVED,

(a) That the Borough of Naugatuck (the "Borough") issue its refunding bonds, in an amount not to exceed FOURTEEN MILLION DOLLARS (\$14,000,000) (the "Refunding Bonds"), the proceeds of which are hereby appropriated: (1) to fund one or more escrows, and to apply the balance held in such escrows, together with the investment earnings thereon, to the payment in whole or in part, as to be determined by the Mayor and Treasurer, of the outstanding principal of and interest and any call premium on all or any portion of one or more series of the Borough's outstanding general obligation bonds, including, but not limited to, the Borough's General Obligation Bonds, Issue of 2015 (the "Prior Bonds"), including the payment of interest accrued on the Prior Bonds to the date of payment and (2) to pay costs of issuance of the Refunding Bonds authorized hereby, including, but not limited to, legal fees, consultants' fees, trustee or escrow agent fees, credit enhancement fees, underwriters' or purchaser fees, interest and other financing costs and other costs related to the payment of the Prior Bonds described above. The Refunding Bonds shall be issued pursuant to the General Statutes of Connecticut, as amended, and any other enabling acts. The Refunding Bonds shall be general obligations of the Borough secured by the irrevocable pledge of the full faith and credit of the Borough.

(b) That the Mayor and the Treasurer shall sign the Refunding Bonds by their manual or facsimile signatures. The Mayor and the Treasurer are authorized to determine which of the Prior Bonds are to be redeemed and the amount, date, interest rates, interest mode maturities, redemption provisions, form and other details of the Refunding Bonds; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the Refunding Bonds and escrow agent with respect to the refunding escrow or escrows to be funded with proceeds of the Refunding Bonds; to provide for the keeping of a record of the Refunding Bonds; to sell the Refunding Bonds at public or private sale or by direct placement; to deliver the Refunding Bonds; and to perform all other acts which are necessary or appropriate to issue the Refunding Bonds.

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(c) That the Mayor and the Treasurer are authorized to call irrevocably for redemption such of the maturities of the Prior Bonds, as they shall determine to refund from the proceeds of the Refunding Bonds and other moneys as they may determine to make available for this purpose and to defease such Prior Bonds by executing and delivering an escrow agreement in such form and upon such terms as they shall approve, such approval to be conclusively evidenced by their execution thereof.

(d) That the Mayor is authorized to make representations and enter into written agreements for the benefit of holders of the Refunding Bonds to provide secondary market disclosure information, which agreements may include such terms as he deems advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such Refunding Bonds.

(e) That the Mayor is hereby authorized if he determines it is in the Borough's best interest, to acquire, on behalf of the Borough, bond insurance or other forms of credit enhancement guaranteeing the Refunding Bonds on such terms as the Mayor determines to be appropriate, such terms to include, but not be limited to, those relating to fees, premiums and other costs and expenses incurred in connection with such credit enhancement, the terms of payment of such expenses and costs and such other undertakings as the issuer of the credit enhancement shall require; and the Mayor and the Treasurer, if they determine that it is appropriate, are authorized, on the Borough's behalf, to grant security to the issuer of the credit enhancement to secure the Borough's obligations arising under the credit enhancement, including the establishment of a reserve from the proceeds of the Refunding Bonds.

(f) That the Mayor, the Treasurer, the Controller and other proper officers of the Borough, or any one of them, are authorized to take all other action which is necessary or desirable to enable the Borough to effectuate the refunding of all or a portion of the Prior Bonds and to issue Refunding Bonds authorized hereby for such purposes, including, but not limited to, the entrance into agreements on behalf of the Borough with underwriters, purchaser, trustees, escrow agents, bond insurers, and others to facilitate the issuance of the Refunding Bonds, the escrow of the proceeds thereof and investment earnings thereon, the payment of the Prior Bonds in whole or in part.

(g) The Mayor and the Treasurer are authorized, upon the advice of bond counsel, to issue all or any portion of the Refunding Bonds as bonds the interest on which is includable in the gross income of the owners thereof for federal income tax purposes, and it is hereby found and determined that the issuance of any such bonds is in the public interest.

ROLL CALL VOTE:

FOR

Mayor N.W. Hess
R. Neth
M. Bronko
F. Dambowsky
C. Marengi

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

OPPOSE

None

ABSTAIN

None

Motion carried 10-0-0

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15. Mayor Hess said residents on **Crestwood Drive** have documented water quantity and/or water quality problems with their wells. The town does not provide public water to residents, it is provided by the developer. The estimated cost of the project is \$1,532,000, which normally would be paid one hundred percent by the residents on the street. The town worked with the state to acquire two grants to assist the residents in getting public water at a drastically reduced cost. There is a cost, mandated by state law, to residents that do not want to extend the water main to their property. The cost is amortized over twenty years.

Motion by Deputy Mayor Neth and seconded by Burgess Mizeski that the Board of Mayor and Burgesses authorize Mayor Hess to sign on behalf of the borough a service agreement with the **Connecticut Water Company** in the format that was presented by Borough Attorney Edward Fitzpatrick.

ROLL CALL VOTE:

FOR

Mayor N.W. Hess

R. Neth

M. Bronko

F. Dambowsky

C. Marenghi

J. Mizeski

G. Mudry

D. Neth-Kunin

R. Vitale

OPPOSE

None

ABSTAIN

M. Smith

Motion carried 9-0-1

16. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses **waive** the bid and authorize Mayor Hess to sign all contracts and related documents for an “**Axis Moveable Camera System**” with Utility Communications, Inc., 920 Sherman Avenue, Hamden, CT 06514 in the amount of **\$6,860.70** as recommended by Interim Chief of Police C. Colin McAllister.
17. Mayor Hess reappointed **Frederick Scott Valente** (D), 115 Marbern Lane, Naugatuck, CT 06770 as a member of the **Code of Ethics Commission**, term to expire February 1, 2024.
18. Mayor Hess reappointed **Katherine J. Carten** (R), 23 Coventry Lane, Naugatuck, CT 06770 as a member of the **Code of Ethics Commission**, term to expire February 1, 2024.
19. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses approve the reappointment of **Thomas A. Carey** (D), 50 Fairchild Street, Naugatuck, CT 06770 as a regular member of the **Water Pollution Control Authority**, term to expire February 1, 2027.
20. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses approve the appointment of **Eileen A. Cornacchia** (I), 53 Graham Ridge Road, Naugatuck, CT 06770 as an alternate member of the **Planning Commission**, filling the expired term of R. Clark, term to expire November 1, 2025.

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21. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses approve the appointment of **Shanita L. Santiago** (U), 45 Phoenix Avenue, Naugatuck, CT 06770 as an alternate member of the **Zoning Commission**, filling the expired term of C. Hennessey, term to expire February 1, 2024.
22. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry 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
2015-03-0535118	MARSHAL JOHN BARBIERI	215 CHURCH STREET	NAUGATUCK, CT 06770	-183.37
2019-03-0057603	FAIR TITLING TRUST	P.O. BOX 20367	PHOENIX, AZ 85036	-397.80
2019-03-0058871	GERMAN-CORTORREAL, RAISA E.	96 HIGH STREET	NAUGATUCK, CT 06770	-229.50
2019-03-0060987	HYUNDAI LEASE TITLING TRUST	3161 MICHELSON DR., STE. 1900	IRVINE, CA 92612	-500.04
2019-03-0070522	RYDER TRUCK RENTAL LT	99 MURPHY ROAD	HARTFORD, CT 06114	-104.76
2019-03-0070527	RYDER TRUCK RENTAL LT	99 MURPHY ROAD	HARTFORD, CT 06114	-154.90
2019-03-0070529	RYDER TRUCK RENTAL LT	99 MURPHY ROAD	HARTFORD, CT 06114	-154.90
2019-03-0070531	RYDER TRUCK RENTAL LT	99 MURPHY ROAD	HARTFORD, CT 06114	-154.90
2019-03-0072181	SOTTOSANTI, MICHAEL P., JR	489-B SPRING STREET	NAUGATUCK, CT 06770	-90.01
2019-03-0073525	TOYOTA LEASE TRUST	3200 W RAY ROAD	CHANDLER, AZ 85226	-214.74
2020-01-0001254	BRANCO, DOMINGOS A + SUSANNE D.	27 NORTHRIDGE ROAD	NAUGATUCK, CT 06770	-1,854.38
2020-01-0001943	CIARCIA, GERALD + YVETTE	4750 SO OCEAN BLVD #606	HIGHLAND, FL 33487	-3,000.00
2020-01-0006870	MOBILE HOME PARKS, INC.	68 COOKE STREET	PLAINVILLE, CT 06062	-555.10
2020-02-0041189	SUHRADAM MEDICAL PRACTICE LLC	1177 NEW HAVEN RD	NAUGATUCK, CT 06770	-1,948.20
2020-03-0050122	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-263.46
2020-03-0051055	AROCHO, IRVING J.	214 N HOADLEY STREET	NAUGATUCK, CT 06770	-20.25
2020-03-0060294	HOVANEC, LAURA	140 PARTRIDGETOWN RD.	NAUGATUCK, CT 06770	-75.52
2020-03-0062166	KUZMECH, JOHN M.	499 HORTON HILL RD.	NAUGATUCK, CT 06770	-376.12
2020-03-0069252	RODRIGUEZ-RUIZ, STEPHANY N.	710 HIGH STREET EXT.	THOMASTON, CT 06787	-181.58
2020-03-0070770	SHIMAKONIS, GEORGE A. JR.	57 WALNUT STREET	NAUGATUCK, CT 06770	-43.60
2020-03-0072258	TERRY, LORENE M.	344 NORTH SPRING STREET	NAUGATUCK, CT 06770	-285.26
2020-03-0072691	TOYOTA LEASE TRUST	3200 W RAY ROAD	CHANDLER, AZ 85226	-889.20
2020-03-0072702	TOYOTA LEASE TRUST	20 COMMERCE WAY SUITE 800	WOBURN, MA 01801	-451.74
2020-03-0073041	USB LEASING LT	ATTN: TAX SERVICING	OSHKOSH, WI 54902	-919.39
2020-03-0073282	VAULT TRUST	500 WOODWARD AVE. FL. 10	DETROIT, MI 48226	-167.26
2020-04-0082172	FREER, GARY M.	2854 FORAN ROAD	FRIENDSVILLE, PA 18818	-108.67
2020-04-0082468	GREEN, BENJAMIN J.	159 SPRING STREET	NAUGATUCK, CT 06770	-34.25
2020-04-0084180	NAGRABSKI, JOSEPH A.	44 ASH ROAD	NAUGATUCK, CT 06770	-18.00
			TOTAL	-13,376.90

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23. Public Comment

Finance Board Chairman Daniel Sheridan reminded everyone budget meetings will begin February 15th at 6:30 p.m. by ZOOM only. Zoning Commissioner Francis Santana asked if the construction of Hillside Avenue would affect classes at Hillside Middle School. Mayor Hess said it would not.

24. Burgess Comments/Sub-Committee Reports

Mayor Hess said residents should contact the public works department directly by phone or email during a storm. He said no one is reading social media during a storm; therefore, requests for service will not be addressed if left on social media. A new downtown parking system will be implemented. A possible scenario will be the first hour of parking would be free then subsequent hours will be charged a fee. It would be operated through an app or people can go into a store and the business owner would assist them. Parking will be free on Old Firehouse Road. Mayor Hess said further improvements will be made to the borough website with the addition of “Destination Naugatuck” highlighting housing opportunities, restaurants and businesses in Naugatuck.

Burgess Vitale expressed his condolences to two business owners; Troy Bond who lost his dad and John Ford on the passing of his brother. He said the Dibble Award Ceremony will be held on February 24th at the Aria in Prospect honoring Attorney Carlos Santos.

Burgess Marengi said the Arts Commission summer concerts will begin on June 14th or June 21st. He said we lost a special educator, Ed Paige, who taught at City Hill Middle School for many years.

Burgess Neth-Kunin reported the Board of Education discussed making changes to the course program for the 22/23 school year. They discussed bringing back childcare classes at the high school and home economics classes at the middle school.

Burgess Smith attended the NVHD meeting where COVID was discussed. There were sixteen opioid overdoses in the valley from July to December of 2021. Sidewalks in front of businesses were not cleared of snow and students were walking in the streets to school. The boys and girls track teams won the NVL Championships.

Burgess Mudry said he uses many different parking apps in Hartford. He will speak with Interim Chief of Police McAllister to discuss the apps.

Burgess Dambowsky said 3,300 COVID self-test kits were distributed and 1,000 were given to infirmed or disabled residents. There is a designated phone number to request masks and/or test kits, 203-720-7011 or email CERT@naugatuck-ct.gov.

Deputy Mayor Neth asked about the money in the Capital Funds Account to look at future projects. Controller Bruce said she is waiting for school projects to close.

25. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry to recess to Executive Session at **9:54 p.m.** for discussion on the following: **Personnel** (Controller, Animal Control Officers, Town Engineer), **Real Estate** (Parcel B – RFP, LANXESS Property, Risdon Property, Norcom, Bank of America), **Contract Negotiations** (Municipal Trash Disposal Options), **Collective Bargaining** (Police Union, Public Works Union, Chapter 89 Union, Chapter 90 Union) and **Pending Litigation** inviting in Public Works Director James Stewart.

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Mayor Hess reconvened the meeting at **11:19 p.m.**

26. The following motions emanated from Executive Session.

VOTED: Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses authorize Mayor Hess to sign an employment agreement with **Allyson W. Bruce** as discussed in executive session for the term of September 5, 2021 to June 30, 2026.

VOTED: Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry that the Board of Mayor and Burgesses increase the part time pay of the three **Animal Control Officers** to the sum of **\$20 per hour** effective at the next pay period.

27. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mudry to adjourn the regular meeting at **11:25 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