

**MINUTES
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
OCTOBER 4, 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 **7:03 p.m.** with the following in attendance:

BURGESSES:

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

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to the format

DEPARTMENT HEADS:

J. Stewart, Public Works Director
S. Ribeiro, Parks Superintendent, virtual
K. Hanks, Deputy Fire Chief, virtual

A. Bruce, Controller
J. Kallipolites, IT Director

OTHERS:

K. Kelley, Naugatuck Ambulance Chief, virtual	W. Malicki, Board of Finance
G. Hale, Advanced Energy Efficiencies	F. Santana, Arts Commission, virtual

2. Andreas Yilma led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the minutes of the regular meeting of **September 6, 2022** and the special meeting of **September 28, 2022**. Each member received copies for review.
4. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the monthly reports of **September**. Each member received copies for review.
5. Mayor’s Opening Comments
Mayor Hess said he put several items on the agenda tonight to hear what members of the board think regarding them.
6. Public Comment – None
7. Chief Kyle Kelley gave the monthly update on the **Naugatuck Ambulance Corps (NAC)**. NAC provided fifty mutual aid calls in September. Last Friday they stopped the agreement with Trinity EMS Service for the City of Waterbury. They will still give mutual aid to Waterbury when needed. The new ambulance is on the production line. It should be on the road in two months. James DeBisschop is back to work after a military deployment.

Minutes – Board of Mayor and Burgesses – Regular Meeting – October 4, 2022

8. Mayor Hess led a discussion on the **Hillside Avenue Reconstruction Project**. The brick road on Hillside Avenue has deteriorated due to faulty water drainage. The mayor said it would cost a small fortune to repair the roadway with brick. He said it is an eyesore not an emergency. The mayor has been in contact with NVCOG to see if they can assist us with acquiring funding for the road. He said it is an arterial road but is not used as much due to the condition of the road. We qualify for LOTCIP funding. The storm water system needs to be addressed before the roadway could be repaired. It would cost 3.9 million to fix everything, including replacing the road with the brick. LOTCIP funds will be 2.4 million and the borough will have to make up the difference. Mayor Hess said the Historical Society and many residents would like to see the brick remain. He is in favor of maintaining the tradition of a brick road. If not one hundred percent brick, a good majority of brick. Mayor Hess will proceed to acquire the funding to replace the storm water system. **Burgess Marengi** said the brick road is an integral part of Naugatuck. Finding resources to pay for the repairs is his concern. He would love to see the brick roadway replaced. **DPW Director Stewart** doesn't doubt we will qualify for LOTCIP funding. The funds will cover new sidewalks and lighting. Bricks will not be covered under the LOTCIP funds. **Deputy Mayor Neth** said he is skeptical of replacing the road with bricks. He would like to see where there is a road that is bricked and has lasted a length of time. **Mayor Hess** said the storm drains were not maintained on the brick road. There isn't a drainage system under the bricks on the Whittemore Bridge; it is on a concrete base. **Burgess Mudry** said the road needs to be maintained as brick. He is concerned about snowplows tearing up the brick road. He suggested putting asphalt on the main part of the roadway and bricks along the sides to maintain history. **Burgess Vitale** agrees with Burgess Mudry. He is concerned the brick will take a long time to finish around the school. **Deputy Mayor Neth** asked if the road could be completed during the summer. **DPW Director Stewart** doubts it will be done in the summer months only. **Mayor Hess** said we will proceed to acquire the money for the drainage system. He told Director Stewart to come up with three options to finish the roadway. **Burgess Smith** questioned the drainage system. **Mayor Hess** said this is the only road in the country where you can enter each level of the three-story building from the ground level. **Burgess Neth-Kunin** thinks we need to look at the most cost effective way to repair the road and preserve the history. **DPW Director Stewart** said the concrete has turned into sand over a hundred years. The groundwater has compromised the brick.
9. The **Bank of America** property is owned by the Borough of Naugatuck. Mayor Hess said there are several options to utilize the building. Option 1 is to rent the building and maximize the revenue while looking for extra parking. Option 2 is to utilize it as a town building, similar to the event center. Option 3 is to sell the building but keep parking for the borough. **Deputy Mayor Neth** said we would need to fix the roof regardless of which option we choose. He doesn't know how we would utilize the upper level. There are many nooks and crannies in the building. **Burgess Mudry** asked if the walls could be removed to open up areas.

Minutes – Board of Mayor and Burgesses – Regular Meeting – October 4, 2022

Mayor Hess said it is a solid building. The lower level room is similar to the size of the Hall of Burgesses. There is no secondary access from the second floor. The elevator is not working. Restrooms are an issue.

Burgess Vitale said the building would cost money to maintain. The elevator is not working. He thinks we should put it up for sale.

Burgess Smith feels we are walking into the same situation as the event center.

Burgess Mudry thinks we should put it up for sale. He asked do we have to fix it before selling it and can we secure some of the parking.

Mayor Hess said we could sell it “as is” but make sure it is code compliant. There is \$60,000 in lost tax revenue for the property but we are receiving \$20,000 so their customers can still use the ATM.

Burgess Bronko said it is a beautiful building and he would like us to keep it. He said rent the building to receive revenue.

Burgess Neth-Kunin said the building is beautiful. If we use it to replace the event center, do we have to reconstruct some space.

Burgess Dambowsky has concerns with the building; it has a lot of potential. He can see a beautiful restaurant in the space.

Burgess Marengi said we own the building and need to make the hard decisions. We purchased the building to control its destiny. Antique buildings are not cheap to own. He is leaning toward selling.

Mayor Hess said he would have the building inspector give an opinion on the use of the building as a municipal building.

Burgess Mizeski would like to see what the market price is for the property.

Mayor Hess will schedule another tour of the building for the board in the next few weeks.

10. Mayor Hess said when he became mayor the roads were a nightmare. We have made many improvements but there is more to go. The maintenance of sidewalks is the responsibility of property owners. Homeowners are not maintaining the sidewalks in front of their property. He would like to establish a group to look into **Town Wide Sidewalk Improvements**. The group would consist of engineers, burgesses and finance board members to come up with a plan to address sidewalks.

Burgess Bronko said we should look at not only sidewalks that exist but also sidewalks that are needed.

Burgess Vitale thinks a Board of Education member should be on the group. He said sidewalks could possibly eliminate the need for a bus.

Mayor Hess said a new ordinance would need to be created.

Deputy Mayor Neth said he would like to be on the group.

11. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to apply for a **ZEV Infrastructure Project for electric charging stations**.
12. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to execute all contracts and related documents for **“Civil Engineering Services for the Naugatuck Industrial Park Phase 111”** with Civil 1, Inc., 43 Sherman Hill Road, Suite D-101, Woodbury, CT 06798.

Minutes – Board of Mayor and Burgesses – Regular Meeting – October 4, 2022

13. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a contract with Woodard & Curran, 213 Court Street, Fourth Floor, Middletown, CT 06457 for “**Groundwater Extraction System Operations Support & Reporting for September 2022 through June 2023**”.
14. Public Works Director Jim Stewart discussed **Standards for Streetscape Design and Sidewalk Amenities** on Church Street, Maple Street, Old Firehouse Road and Rubber Avenue from Water Street to Hoadley Street plus additional streets referenced in his report. He said it began with the Rubber Avenue LOTCIP Project. The project will have granite curbing, trees and the same lighting as downtown. The state doesn’t cover granite curbing, trees and/or lighting. It is a road improvement, sidewalk project. The only way the state would pay for those items is if we had a design standards policy in place. Director Stewart would like the design standards to include using the same style light poles, the same granite curbing, the same ornamental fencing like the fencing on Terrace Avenue, the same decorative crosswalk that was used on North Main Street, the same benches, bike racks and trash receptacles throughout town. He said granite is indestructible. Concrete curbing falls apart over time. Trees will be, as the Zoning Commission requires.
15. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve **DiSanto Construction, 73 Farmstead Lane, Naugatuck, CT 06770** to provide goods and/or services for **Fiscal Year 2022/2023** as recommended by Public Works Director James Stewart.

Contracts shall commence upon vendor completing all borough requirements and the purchase order is received by vendor.

16. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko 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
2019-03-0057037	DUQUE, BEATRIZ E.	91 JOSEPH STREET	WATERBURY, CT 06705	-292.04
2020-03-0050059	ACAR LEASING LTD	4001 EMBARCADERO DRIVE	ARLINGTON, TX 76014	-601.66
2020-03-0053970	CCAP AUTO LEASE LTD	1601 ELM STREET, STE 800	DALLAS, TX 75201	-362.84
2020-03-0061275	JP MORGAN CHASE BANK NA	P.O. BOX 901076	FORT WORTH, TX 76101	-679.50
2020-03-0066043	NISSAN INFINITI LT	P.O. BOX 254648	SACRAMENTO, CA 95865	-147.46
2020-03-0066056	NISSAN INFINITI LT	P.O. BOX 254648	SACRAMENTO, CA 95865	-401.62
2020-03-0066059	NISSAN INFINITI LT	P.O. BOX 254648	SACRAMENTO, CA 95865	-368.91
2020-03-0073599	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD.	LIBERTYVILLE, IL 60048	-741.90
2020-04-0081104	CCAP AUTO LEASE LTD	1601 ELM STREET	DALLAS, TX 75201	-355.59
2020-04-0083945	MICHEL JESSE J	146 DIVISION STREET	ANSONIA, CT 06401	-449.55

Minutes – Board of Mayor and Burgesses – Regular Meeting – October 4, 2022

2020-04-0084281	NISSAN INFINITI LT	P.O. BOX 254648	SACRAMENTO, CA 95865	-287.77
2020-04-0086011	USB LEASING LT	1850 OSBORN AVENUE	OSHKOSH, WI 54902	-127.84
2021-01-0002597	DASILVA MARIA	1081-13J NEW HAVEN ROAD	NAUGATUCK, CT 06770	-762.27
2021-02-0040289	COSMETOLOGY CENTER, INC.	2 S VIEW CIRCLE	OLD SAYBROOK, CT 06475	-40.11
2021-02-0041267	MARSHAL JOHN BARBIERI	215 CHURCH STREET	SHELTON, CT 06770	-3,232.20
2021-03-0050061	ABREGO-VILLALTA, RUDY D.	9 SETH DRIVE, APT. 2	NAUGATUCK, CT 06770	-44.87
2021-03-0050066	ACAR LEASING LTD	4001 EMBARCADERO DRIVE	ARLINGTON, TX 76014	-481.72
2021-03-0050071	ACAR LEASING LTD	4001 EMBARCADERO DRIVE	ARLINGTON, TX 76014	-371.50
2021-03-0050122	ACAR LEASING LTD	4001 EMBARCADERO DRIVE	ARLINGTON, TX 76014	-325.03
2021-03-0050126	ACAR LEASING LTD	4001 EMBARCADERO DRIVE	ARLINGTON, TX 76014	-462.92
2021-03-0052422	BOLTON KEVIN M	12196 CLARENDON AVENUE	PORT CHARLOTTE, FL 33981	-135.2
2021-03-0053158	BULLIVANT, AARON J.	415 FAIRFIELD AVENUE	WATERBURY, CT 06708	-35.38
2021-03-0055021	CORBETT, ROBERT F.	817 MAPLE HILL ROAD	NAUGATUCK, CT 06770	-24.51
2021-03-0056957	DUBE, ALICIA M.	64 TRACEY ANN COURT	NAUGATUCK, CT 06770	-29.20
2021-03-0057352	ELIZONDO SANCHEZ, JOSE L.	206A ROCKY HILL RD., APT. A	FLORENCE, MA 01062	-55.76
2021-03-0058583	GALOTTI, ELIZABETH A.	15 AUTUMN RIDGE ROAD	OXFORD, CT 06478	-331.74
2021-03-0058584	GALOTTI, KEVIN M.	15 AUTUMN RIDGE ROAD	OXFORD, CT 06478-1168	-19.15
2021-03-0059131	GOMEZ CARDENAS, BLANCA M.	206A ROCKY HILL RD., APT. A	FLORENCE, MA 01062	-60.34
2021-03-0059802	HAHN, KARL	208 WISTERIA DRIVE	NAUGATUCK, CT 06770	-6.23
2021-03-0060263	HENRY, NICHOLAS J.	523 HORTON HILL ROAD	NAUGATUCK, CT 06770	-55.51
2021-03-0060651	HONDA LEASE TRUST	600 KELLY WAY	HOLYOKE, MA 01040	-1,097.48
2021-03-0060940	HYUNDAI LEASE TITLING TRUST	4100 WILDWOOD PARKWAY	ATLANTA, GA 30339	-624.86
2021-03-0062805	LANGE, PETER	P.O. BOX 412	NAUGATUCK, CT 06770	-22.92
2021-03-0063866	MACEIRA, JACK M.	514 PROSPECT STREET	NAUGATUCK, CT 06770	-77.90
2021-03-0066694	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-245.08
2021-03-0066708	NISSAN INFINITI LT LLC	P.O. BOX 254648	SACRAMENTO, CA 95865	-46.84
2021-03-0066977	OCONNELL, RITA M.	3760 FRINGTREE LANE	MELBOURNE, FL 32940	-28.08
2021-03-0067214	OPPEDISANO, RYAN J.	236 MORNING DOVE ROAD	NAUGATUCK, CT 06770	-94.78
2021-03-0067330	OSTRANDER, WILLIAM F.	290 HUNTERS MOUNTAIN RD.	NAUGATUCK, CT 06770	-2.69
2021-03-0067388	OWENS, JOSEPH L.	200 WEDGEWOOD DR.	NAUGATUCK, CT 06770	-31.81
2021-03-0068681	PRIME AUTOMOTIVE PARTS CO., INC.	415 W MAIN STREET	ROCHESTER, NY 14608	-201.48
2021-03-0069618	ROBBINS, CHARLES P.	47 IDLEVIEW DRIVE	NAUGATUCK, CT 06770	-467.10
2021-03-0070506	SALWIERZ, MARYBETH F.	28 NANCY MAE AVE	PROSPECT, CT 06712	-542.42
2021-03-0071431	SHOLOMICKY, ALEXANDER 4TH	1200 RUBBER AVENUE EXT.	NAUGATUCK, CT 06770	-41.26
2021-03-0071532	SILVA, AMERICO F.	80 HICKORY ROAD	NAUGATUCK, CT 06770	-21.62
2021-03-0072309	STARZISKI, RITA M.	69 HILL STREET	NAUGATUCK, CT 06770	-5.39
2021-03-0072676	SZARMACH, CAROL	741 MAPLE HILL ROAD	NAUGATUCK, CT 06770	-64.92
2021-03-0074241	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD.	LIBERTYVILLE, IL 60048	-422.18
2021-03-0074710	WIERZBICKI, ELIZABETH	50 ROCKWELL AVENUE	NAUGATUCK, CT 06770	-26.13
			TOTAL	-15,355.26

17. Public Comment – Agenda Items

A resident commented on sidewalks in town needing attention.

Minutes – Board of Mayor and Burgesses – Regular Meeting – October 4, 2022

18. Mayor and Burgess Comments/Sub-Committee Reports

Burgess Smith said Coffee with a Cop is tomorrow from 9 – 11 a.m. at the Loaded Goat.

Burgess Vitale said the Naugatuck Youth Services “Be Awesome Fundraiser” will be held October 12th from 5:30 – 8 p.m. at Jesse Camille’s Restaurant. Bingo with the Mayor will be 12 p.m. on October 28th at the Senior Center.

Burgess Neth-Kunin reported the Planning Commission sent out surveys on the need for affordable housing. 330 people responded to the survey out of 31,000 residents.

Burgess Marengi commended service organizations for keeping downtown alive with festivals and summer concerts. He encouraged everyone to get out and vote.

Burgess Dambowsky said the Senior Center Health Fair was a success. He thinks bulk trash pickup should be revisited or allow residents to bring to the transfer station one day only for free. He suggested a welcome package be given to new residents in town.

Mayor Hess appointed Burgess George Mudry to the Bulk Trash Committee.

Deputy Mayor Neth asked about the Public Works Department building design.

19. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko to recess to Executive Session at **9:10 p.m.** for discussion on the following: **Real Estate** (LANXESS Property, Month to Month Lease on Two Acres of the LANXESS Property, Parcels A, B, Y & Z, Bank of America, Acquisition of Land for Downtown Parking, Tax Incremental Financing District, Sale of Former Recycling Center – Rubber Avenue, Church Street, Maple Street), **Personnel** (Public Works Director, Assistant Building Inspector, ADA Coordinator), **Collective Bargaining** (Police Union, Fire Union) and **Pending Litigation**. No one was invited into executive session.

Mayor Hess reconvened the meeting at **9:57 p.m.**

20. The following motion emanated from Executive Session.

Motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses authorize Mayor Hess to enter into an agreement with **International Framers** to rent raw land at the upper parking lot on Elm Street of the former LANXESS site for **\$1,000 per acre on a month-to-month basis** subject to insurance and approval of the borough board.

Mayor Hess abstained.

21. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko to adjourn the regular meeting at **9:59 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