

**MINUTES
SPECIAL MEETING
BOARD OF MAYOR AND BURGESSES
MAY 10, 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 special meeting to order at **8:15 p.m.** with the following in attendance:

BURGESSES:

R. Neth

M. Bronko

F. Dambowsky

C. Marenghi

J. Mizeski

G. Mudry

D. Neth-Kunin

M. Smith

R. Vitale

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to format

DEPARTMENT HEADS:

J. Stewart, Public Works Director

OTHERS:

G. O’Conner, Pullman & Comley Attorney

A. Burkitt, Advanced Energy Efficiencies, virtual

G. Hale, Advanced Energy Efficiencies, virtual

C. Bernardin, V.P. Bluewater Property Group

L. Wehry, IT Assistant

F. Santana, Arts Commission, virtual

R. Pugliese, NEDC CEO

T. Hyde, NVRDC Director

2. Burgess Vitale 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 authorize Mayor Hess to enter into an agreement with **Bluewater Property Group LLC** for the sale of 10.4 acres in the Waterbury/Naugatuck Industrial Park as well as all other matters relating to the development of an Amazon First Mile Facility in the Naugatuck Industrial Park and other land owned by the City of Waterbury.

For the record:

Mayor Hess: “We received today a report from the Naugatuck Economic Development Corporation giving us a positive recommendation for the proposed sale of the property as it’s in conformance with the purpose and intent of the industrial park . . . We also received a positive referral from the Planning Commission under 8-24 of the Connecticut General Statutes giving us their blessing on this sale. So there’s no confusion, the Naugatuck Economic Development Commission is our local NEDC that some of us sit on. The NVRDC is the entity where Naugatuck and Waterbury together are in a regional economic development arrangement essentially having more financing power to it than our local authority. The land in Naugatuck will be used as purchased to gain access; it’s an industrial lot in Naugatuck that was purchased to gain access to the Waterbury land. We previously received another referral from planning, positive, because we bought it for the

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purpose of providing access to the site. Naugatuck and Waterbury together went to the State of Connecticut and received funding for the infrastructure and road. The only thing on the land that we're selling will be one roadway accessing the site. Now remember, this is a little unusual because the City of Waterbury owns land in Waterbury and they own land in Naugatuck that adjoins our industrial park. So the land that we own is only in Naugatuck that adjoins the land owned by the City of Waterbury and the rest of the land in Waterbury."

4. Discussion/possible action to **accept** the Connecticut Water Company's recommendation to award the **Crestwood Drive Water Main Installation Project** to John J. Brennan Construction Company.

Tabled.

5. Mayor Hess said the board did not vote on the **Board of Education, Municipal Buildings and Housing Authority Dumpster Collection and Disposal Services Agreement** at the last meeting because Burgess Vitale had an interesting question. Public Works Director James Stewart said the question asked was whether we could save money by buying trash compactors. A compactor costs around \$40,000 to \$50,000 installed. A lot of garbage would need to be generated and picked up weekly to make it work. Mr. Stewart and USA Hauling & Recycling initially thought the only site that would make sense would be the high school but they figured out it would not work. Pay back would be twenty years.

VOTED: Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses enter into a contract extension from July 1, 2022 to and including June 30, 2027, with USA Hauling & Recycling, Inc. with regard to our **Dumpster Collection and Disposal Services Agreement**.

6. 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 Related to the Installation of Solar Panels – Police Department"** with Civil 1, Inc., 43 Sherman Hill Road, Suite D-101, Woodbury, CT 06798.

Burgess Vitale opposed.

7. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the appointment of **Louise Sheedy** (D), 6 Culver Street, Naugatuck, CT 06770 as a regular member of the **Inland Wetlands Commission**, filling the unexpired term of K. Donovan, term to expire January 1, 2023.

8. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko to recess to Executive Session at **8:31 p.m.** for discussion on the following: **Real Estate** (Parcel B, LANXESS Property, Parcel A, Parcels Y & Z, TIF District, Greenway, Breen Field North and South, 10.4 Acres Parcel in the Industrial Park, Bank of America) and **Pending Litigation** inviting in NVRDC Director Thomas Hyde.

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Mayor Hess reconvened the meeting at **9:06 p.m.**

9. **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 disseminate an RFP for the sale of **Parcel A/Naugatuck Event Center**.
10. The following motion emanated from Executive Session.

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 complete the acquisition of the **Bank of America Building**, in accordance with the contract that was previously entered, some time prior to June 1st of this year.
11. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mizeski to adjourn the special meeting at **9:07 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