

**MINUTES
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
MARCH 7, 2023**

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 **7:02 p.m.** with the following in attendance:

BURGESSES:

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

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to the format

DEPARTMENT HEADS:

J. Stewart, Public Works Director
K. Hanks, Deputy Fire Chief, virtual

J. Kallipolites, IT Director
C. McAllister, Chief of Police

OTHERS:

E. Fitzpatrick, Borough Attorney
M. Dasilva, Police Training Officer

K. Kelley, NAC Chief, virtual

2. James Stewart 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 **February 7, 2023** and the special meeting of **February 23, 2023**. 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 **February**. Each member received copies for review.
5. Mayor’s Opening Comments
Mayor Hess said excellent progress is happening on the skateboard park that should be ready by April. The disc golf course is being finished by the public works department, which is also slated to open by April. The disc golf course is rated as beginner to intermediate. Next year we can do an additional nine holes and make the course more challenging. The splash pad is still being designed then it will go before the land use boards. It should be ready for construction toward the end of this calendar year. Mayor Hess said we are applying for a grant to upgrade all of our parks.
6. Public Comment – None

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7. NAC Chief Kyle Kelley gave the monthly update on the **Naugatuck Ambulance Corps (NAC)**. They responded to 365 calls for service. There was a decrease in mutual aid for Waterbury but other towns' requests for aid increased. He said they are very appreciative for all of the support.
8. Mayor Hess said the town is going through the budget process. The Board of Assessment Appeals is holding hearings on property owners' appeals. Prior to adopting the budget, the borough board will decide if there will be **Revaluation Phase In**. It could be a five year plan or a four year plan. Mayor Hess is in favor of phasing it in. He likes the forty, twenty, twenty, twenty option. Property sales are higher than the town's assessments.
9. Mayor Hess said the State of Connecticut mandates that every town establish a Fair Rent Commission. Attorney Fitzpatrick said provisions are required by the state. A **Fair Rent Commission Ordinance** needs to be adopted. The borough board can determine the number of members on the commission. He feels a three member board is sufficient because of the difficulty finding volunteers to sit on boards/commissions. One member has to be a landlord, one member a tenant and one a resident. The Fair Rent Commission would determine if a rent is excessive.

VOTED: Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses set a public hearing on the proposed **Fair Rent Commission Ordinance** for the next regular meeting which will be the first Tuesday in April.

10. Mayor Hess asked Borough Attorney Edward Fitzpatrick to develop a strict **Cannabis Ordinance**. The Zoning Commission passed regulations on cannabis. The proposed Cannabis Ordinance has definitions, limitations on how many establishments can be in the borough, how far away from a school can an establishment be located, use of cannabis on borough property and the creation of a Borough of Naugatuck Cannabis Account for funds from cannabis establishments. Attorney Fitzpatrick went through each section of the proposed ordinance. The state prohibits the use of cannabis indoors. The proposed ordinance does not allow the use of cannabis at outdoor dining. The statute determines the percentage the borough receives. The borough determines how the money is allocated.

VOTED: Unanimously on a motion by Burgess Mizeski and seconded by Deputy Mayor Neth that the Board of Mayor and Burgesses hold a special meeting on March 16th and set up a public hearing for that evening on the proposed **Cannabis Ordinance** as written.

11. **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 **Carlos Antunes**, 154 Cliff Street, Naugatuck, CT 06770 as a regular member of the **Building Code Board of Appeals**, filling the expired term of R. Schmidt, term to expire March 1, 2028.

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12. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses award the Town of Beacon Falls ITB 23-1 **“Rehabilitation of Beacon Valley Road Bridge over Beacon Hill Brook Bridge # 05364”** to NJR Construction LLC, 3600 Winsted Road, Torrington, CT 06790 in the amount of **\$307,240**, subject to final CT DOT review and approval. Bridge #05364 is located on the town line between Beacon Falls and Naugatuck; project funding as per the Naugatuck – Beacon Falls Interlocal Agreement, 48.67% state local bridge program, 25.665% Beacon Falls and 25.665% Naugatuck as recommended by Public Works Director James Stewart.
13. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Mizeski that the Board of Mayor and Burgesses authorize Mayor Hess to sign all contracts and related documents for the **road acceptance of “Mission 22 Way”** as a borough accepted and maintained road from its intersection with Rubber Avenue located at 607 Rubber Ave, 41.491596, - 73.075650, 125 feet in length as recommended by Public Works Director James Stewart.
14. **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 **Contract Administration Memorandums (CAMS) for Contract Year 1 (CY1)** regarding the **“Service Contract for Wastewater Treatment System Capital Improvements and Asset Management”** as approved by the WPCA and Public Works Director James Stewart.
15. **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 **Contract Administration Memorandums (CAMS) for Contract Year 1 (CY1)** regarding the **“Incinerator Facilities Lease Agreement”** as approved by the WPCA and Public Works Director James Stewart.
16. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the bid for contract FY24-B040 for the **“Purchase of Golf Carts and Annual Service Contract”** to New England Golf Carts, Inc., 62 Industrial Way, Seekonk, MA 02771 **as per bid** 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.

17. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses **waive** the bid for contract FY23-B008 for **“Motor Vehicle and Equipment Parts & Repair”** to Anderson Auto Electric Company, 2091 South Main Street, Waterbury, CT 06702 as recommended by Public Works Director James Stewart.

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

18. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve **Naugatuck Construction LLC, 61 Olive Street, Naugatuck, CT 06770** to provide goods and/or services to be funded within the **Fiscal Year 2022/2023** as recommended by Police Chief C. Colin McAllister.

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

19. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve **Atlantic Tactical, 772 Corporate Circle, New Cumberland, PA 17070** to provide goods and/or services to be funded within the **Fiscal Year 2022/2023** as recommended by Police Chief C. Colin McAllister and Controller Allyson Bruce.

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

20. **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:

2021-01-0009502	SIMOE, DANIEL	102 KING STREET	NAUGATUCK, CT 06770	-91.68
2021-01-0010169	THURSTON MENGACCI PROPERTIES LLC	82 FAIRVIEW AVENUE	NAUGATUCK, CT 06770	-40.00
2021-03-0050244	ACKERMAN, LOIS A.	53 CONRAD STREET 5D	NAUGATUCK, CT 06770	-40.90
2021-03-0050640	ALSDORF, LAURA F.	280 WEDGEWOOD DRIVE	NAUGATUCK, CT 06770	-195.09
2021-03-0051103	ARMENTANO, MARK A.	28 SIMSBERRY ROAD	NAUGATUCK, CT 06770	-102.39
2021-03-0053953	CARTA, JANICE	616 N CHURCH STREET	NAUGATUCK, CT 06770	-65.89
2021-03-0054856	CONGRESS TOOLS, INC.	51 GREAT HILL ROAD	NAUGATUCK, CT 06770	-749.99
2021-03-0055900	DAVIS, ALAN L.	23 OLIVE STREET	NAUGATUCK, CT 06770	-113.94
2021-03-0057812	FERNANDES, JOSE R.	981 NEW HAVEN ROAD	NAUGATUCK, CT 06770	-99.49
2021-03-0057813	FERNANDES, JOSE R.	981 NEW HAVEN ROAD	NAUGATUCK, CT 06770	-182.10
2021-03-0058562	SABIA, PAMELA N.	85 WOODBINE STREET	NAUGATUCK, CT 06770	-126.00
2021-03-0061931	KARBOWICZ, ABBY A.	14 WOODLAND STREET	NAUGATUCK, CT 06770	-253.96
2021-03-0062774	LANDRY, JAMES H.	56 HOTCHKISS STREET	NAUGATUCK, CT 06770	-59.67
2021-03-0063646	LUCARELLI, LORI A.	80 WALNUT STREET	NAUGATUCK, CT 06770	-91.54
2021-03-0066592	NISSAN INFINITI LT LLC	P O. BOX 254648	SACRAMENTO, CA 95865	-338.16
2021-03-0067501	PALMIERI, CONCETTA J.	66 TERRACE AVENUE APT. 1D	NAUGATUCK, CT 06770	-35.06

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2021-03-0070987	SCHLESINGER, LINDA J.	37 BEACON MANOR CIRCLE	NAUGATUCK, CT 06770	-219.27
2021-03-0072583	SUPERNAW, JENNIFER M.	151 ANDREW AVENUE, APT. 209	NAUGATUCK, CT 06770	-99.98
2021-03-0073317	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-422.62
2021-03-0073326	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-311.44
2021-03-0073335	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-173.82
2021-03-0073340	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-823.84
2021-03-0073344	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-575.07
2021-03-0073353	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-363.92
2021-03-0073361	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-379.14
2021-03-0073379	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-180.96
2021-03-0073389	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-545.82
2021-03-0073412	TOYOTA LEASE TRUST	1650 S PRICE ROAD, STE. 200	CHANDLER, AZ 85286	-735.52
2021-03-0074944	WOODS, DEBORAH A.	111 WOOSTER STREET, UNIT 8B	NAUGATUCK, CT 06770	-129.19
2021-03-0075090	YOUNG, NEIL J.	79 JUNE STREET	NAUGATUCK, CT 06770	-53.13
2021-04-0084527	SURFCT.COM, INC.	P.O. BOX 1790	NAUGATUCK, CT 06770	-1,421.46
			TOTAL	-21,494.91

21. Public Comment – Agenda Items

CERT member Tina Royal wants to do more for the town. She has been meeting with various service organizations in town. She would like to create a welcome packet for new residents.

22. Mayor and Burgess Comments/Sub-Committee Reports

Burgess Mizeski was very happy to see the new town excavator installing catch basins on Woodbine Street.

Burgess Vitale reported Lynn Allen will be honored as the Elk of the Year on Saturday. The Historical Society will be holding a general meeting on Sunday, March 26th at 1 p.m.

Burgess Smith said the high school track team athletes did well at the New England Championships over the weekend. The athletes competing at Nationals in New York need to raise money to attend. The CIAC will not allow the athletes to wear their uniforms at Nationals because it is not a CIAC sponsored event.

Burgess Mudry congratulated the Naugatuck Police Department, other town police departments and the state police for their involvement in the large drug sting.

Burgess Marengi said the Naugatuck High School Marching Band will be marching in the National Fourth of July Parade in Washington D.C. They need to raise \$25,000.

Mayor Hess said we should investigate a better way to support the excellence with our kids in athletics and music. Perhaps a 501c3.

Burgess Dambowsky reported Larry Erickson will receive the Mary Connelly Award on March 30th at the Crystal Room.

23. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko to recess to Executive Session at **9:00 p.m.** for discussion on the following: **Real Estate** (Parcels A, B, C, Y & Z, Naugatuck Industrial Park Section III, Breen Field/Rotary Field, Acquisition of Land for Downtown

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Parking, Tax Incremental Financing District, Church Street, Maple Street, VNA Building, Riverview Mobile Home Estates, 0 Gunntown Road), **Contracts** (Smart City/Broadband, Recycling/Anaerobic Digestion), **Collective Bargaining** (Fire Union, Street Union, Chapter 89 Union, Chapter 90 Union), **Personnel** (Public Works Director) and **Pending Litigation**. No one was invited into executive session.

Mayor Hess reconvened the meeting at **10:37 p.m.**

24. The following motions 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 enter into an employment agreement with **James Stewart** for the term of March 1, 2021 through February 28, 2024 as discussed in executive session.

VOTED: Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses hold a special meeting on March 23, 2023 and to have a public hearing on the proposed **Tax Incremental Financing District Master Plan**.

25. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko to adjourn the regular meeting at **10:40 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