

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

BURGESSES:

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

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to the format

DEPARTMENT HEADS:

J. Stewart, Public Works Director
J. Lawlor, Human Resources Director

J. Kallipolites, IT Director
K. Hanks, Deputy Fire Chief, virtual

OTHERS:

E. Fitzpatrick, Borough Attorney, virtual	K. Kelley, NAC Chief, virtual
C. Yannielli, Conservation Commission, virtual	J. Lennon, Pension Board

2. Rocky Vitale led in the Pledge of Allegiance to the flag.
3. Mayor Hess recessed to the Fair Rent Commission Public Hearing at **7:05 p.m.**
4. Mayor Hess reconvened the meeting at **7:46 p.m.**
5. **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 **March 7, 2023** and the special meetings of **March 16, 2023** and **March 23, 2023** and the public hearing of **March 23, 2023**. Each member received copies for review.
6. **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 **March**. Each member received copies for review.
7. Mayor’s Opening Comments
Mayor Hess said the Spring Festival will be held on May 20th. There will also be a Food Truck Festival on Parcel B with a Car Show on the same day. The Skateboard Park will be opening the weekend of May 19th, 20th and 21st with the main event on May 20th. The NVL Track Championships will be held at the high school. Lieutenant Poundstone will be developing a plan to coordinate the traffic flow for the festival events and the track meet.

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8. Public Comment

Conservation Commissioner Christine Yannielli said there are 500 acres of active recreation at Hop Brook Lake Forest. She is concerned people are cross bow hunting at the same time hikers are walking in the woods.

9. NAC Chief Kyle Kelley gave the monthly update on the **Naugatuck Ambulance Corps (NAC)**. They responded to 400 calls for service with twenty-three calls on Wednesday alone. There were only twelve calls for mutual aid in March. Chief Kelley met with Finance Board Chairman Ken Hanks, Mayor Hess and the Board of Finance regarding a budget request. They are trying to resolve vehicle issues. A paramedic was injured while responding to a call. He will be out of work six to seven weeks. A GoFundMe page has been set up to assist him.

10. Mayor Hess said **Revaluation Phase In** has to be done by state law, which we have to follow. He likes the phase in option of forty, twenty, twenty and twenty percent. OPM doesn't think we can have less than twenty-five percent in one year. The mayor will be getting clarification from OPM to try to implement the forty, twenty, twenty, twenty percent option; otherwise, they will have to rework the numbers.

11. Mayor Hess feels the Board of Mayor and Burgesses should appoint the members of the **TIF (Tax Increment Financing) District Committee**.

VOTED: Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses appoint the following members to the **TIF (Tax Increment Financing) District Committee**:

Mayor N. Warren "Pete" Hess

Assessor Shelby Jackson

Burgess Dorothy Neth-Kunin

Finance Board Member James Higgins

NEDC CEO Ronald Pugliese, Sr.

Controller Allyson W. Bruce

Burgess Charles Marengi

NEDC Chairwoman Rebecca Zandvliet

12. Motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses adopt **Ordinance #136 – Fair Rent Commission** hereby creating a new **Section 2-19 – 2-21 Reserved** and a new **Division 1.5 – Fair Rent Commission §§ 2-22 – 2-30** in Chapter 2 of the Code of Ordinances of the Borough of Naugatuck, Connecticut, which reads as originally printed except for the following modifications. Modifications in Sec. 2-22 B. shall read: *The Commission shall consist of five (5) members and two (2) alternates, all of whom shall be residents of the Borough of Naugatuck. Of the five (5) regular members, at least two (2) shall be landlords and two (2) shall be tenants. Alternates shall be one (1) landlord and one (1) tenant. The members and alternates shall be appointed by the Board of Mayor and Burgesses. A quorum shall consist of three (3) members or seated alternates. Members of the commission shall serve without compensation., as if read:*

ORDINANCE #136

Chapter 2, Administration, Article II. Boards, Commissions and Committees, Division 1.5, Fair Rent Commission, §§ 2-22 – 2-30 of the Code of Ordinances of the Borough of Naugatuck, Connecticut is hereby as follows:

Sec. 2-22. Creation of Fair Rent Commission.

- A. Pursuant to and in conformity with C.G.S. §§ 7-148b through 7-148f, 47a-20 and 47a-23c, there is hereby created a Fair Rent Commission ("Commission") for the purpose of controlling and eliminating excessive rental charges for housing accommodations within the town, and to carry out the purposes, duties, responsibilities and all provisions of the above described sections and any other sections of the statutes, as they may be amended from time to time, pertaining to fair rent commissions.
- B. The Commission shall consist of five (5) members and two (2) alternates, all of whom shall be residents of the Borough of Naugatuck. Of the five (5) regular members, at least two (2) shall be landlords and two (2) shall be tenants. Alternates shall be one (1) landlord and one (1) tenant.

The members and alternates shall be appointed by the Board of Mayor and Burgesses. A quorum shall consist of three (3) members or seated alternates. Members of the commission shall serve without compensation.

- C. Members of the Commission shall be appointed for terms of four (4) years, with initial appointments staggered. Vacancies on the Commission shall be filled, within a reasonable time, in the manner of original appointment for the unexpired portion of the term. Any member of the Commission may be reappointed in the manner of original appointment.

Sec. 2-23. Powers of the Commission.

- A. The Commission's powers shall include the power to:
 - 1. Receive complaints, inquiries, and other communications concerning alleged excessive rental charges and alleged violations, including retaliation, of C.G.S. §§ 7-148b to 7-148f, inclusive, C.G.S. § 47a-20, C.G.S. § 21-80a and C.G.S. § 47a-23c in housing accommodations, except those accommodations rented on a seasonal basis, within its jurisdiction, which jurisdiction shall include mobile manufactured homes and mobile manufactured home park lots. "Seasonal basis" means housing accommodations rented for a period or periods aggregating not more than one hundred twenty (120) days in any one (1) calendar year. "Rental charge" includes any fee or charge in addition to rent that is imposed or sought to be imposed upon a tenant by a landlord, and includes any charge that is already in effect;
 - 2. Make such studies and investigations regarding rental housing within the Borough of Naugatuck as are appropriate to carry out the duties and

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responsibilities delegated hereunder, and subject to the terms, limitations and conditions set forth herein;

3. Conduct hearings on complaints or requests for investigation submitted to it by any person, subject to the terms, limitations and conditions as set forth herein;
4. Compel the attendance of persons at hearings, issue subpoenas and administer oaths, issue orders and continue, review, amend, terminate or suspend any of its orders and decisions;
5. Determine, after a hearing as set forth herein, whether or not the rent for any housing accommodation is so excessive as to be harsh and unconscionable;
6. Determine, after a hearing as set forth herein, whether the housing accommodation in question fails to comply with any municipal ordinance or state statute or regulation relating to health and safety;
7. Determine, after a hearing as set forth herein, whether a landlord has engaged in retaliation in violation of Section 2-27 below and make such orders as are authorized herein;
8. Order a reduction of any excessive rent to an amount which is fair and equitable, and make such other orders as are authorized herein;
9. Order the suspension or reduction of further payment of rent by the tenant until such time as the landlord makes the necessary changes, repairs or installations so as to bring such housing accommodation into compliance with any municipal ordinance or state statute or regulation relating to health and safety;
10. Establish an escrow account with a local bank or financial institution into which it shall deposit all rent charges or other funds paid to it pursuant to Section 2-26 herein; and
11. Carry out all other provisions of C.G.S. §§ 7-148b to 7-148f, inclusive, C.G.S. § 47a-20, 21- 80a and C.G.S. § 47a-23c as now existing and as hereinafter amended, as they apply to fair rent commissions.

Sec. 2-24. Determination of Excessive Rent.

- A. In determining whether a rental charge or a proposed increase in a rental charge is so excessive, with due regard to all the circumstances, as to be harsh and unconscionable, the Commission shall consider such of the following circumstances as are applicable to the type of accommodation:
 1. The rents charged for the same number of rooms in other housing accommodations in the same and in other areas of the municipality;
 2. The sanitary conditions existing in the housing accommodations in question;

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3. The number of bathtubs or showers, flush waste closets, kitchen sinks and lavatory basins available to the occupants thereof;
4. Services, furniture, furnishings and equipment supplied therein;
5. The size and number of bedrooms contained therein;
6. Repairs necessary to make such accommodations reasonably livable for the occupants accommodated therein;
7. The amount of taxes and overhead expenses thereof;
8. Whether the accommodations are in compliance with the ordinances of the Borough of Naugatuck and the General Statutes of the State of Connecticut relating to health and safety;
9. The income of the petitioner and the availability of accommodations;
10. The availability of utilities;
11. Damages done to the premises by the tenant, caused by other than ordinary wear and tear;
12. The amount and frequency of increases in rental charges; and
13. Whether, and the extent to which, the income from an increase in rental charges has been or will be reinvested in improvements to the accommodations.

Nothing in this section shall preclude the Commission from considering other relevant circumstances.

- B. The rent of a tenant protected by C.G.S. § 47a-23c who files a complaint with the Commission pursuant to C.G.S. § 47a-23c(c)(2) may be increased only to the extent that such increase is fair and equitable, based on the criteria set forth in C.G.S. § 7-148c.

Sec. 2-25. Procedures and Hearing on Complaints.

- A. Upon the filing of a complaint, the Commission shall promptly notify all parties in writing of the receipt of the complaint. Such notice shall also inform the parties that the landlord is prohibited from retaliating against the tenant due to the filing of the complaint. It shall also inform the parties that, until a decision on the complaint is made by the Commission, the tenant's liability shall be for the amount of the last rent prior to the increase complained of or, if there is no such increase, the last agreed-upon rent, and that an eviction based upon non-payment of rent cannot be initiated against a tenant who continues to pay the last agreed-upon rent during the pendency of the fair rent commission proceeding.

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- B. If a complaint alleges housing conditions that violate a housing, health, building or other code or statute, the Commission shall notify the appropriate municipal office or agency, which may then concurrently exercise its own powers. In addition, the Commission may request that the appropriate municipal official or agency promptly investigate and provide a report to the Commission.
- C. If two or more complaints are filed against the same landlord by tenants occupying different rental units in the same building, complex, or mobile home park that appear to raise the same or similar issues, the Commission may consolidate such claims for hearing.
- D. The Commission or municipal staff may, to the extent practicable, encourage the parties to the complaint to reach a mutually satisfactory resolution through informal conciliation. Municipal staff may serve as informal conciliators. Any agreement to resolve the complaint shall be in writing and signed by the parties.
- E. A hearing on the complaint shall be scheduled no later than thirty (30) days after the filing of the complaint, unless impracticable. Written notice of the date, time, and place of the hearing shall be given to the parties to the complaint at least ten (10) days prior to the hearing by first class and certified mail and, if practicable, by electronic mail.
- F. All parties to a hearing shall have the right to be represented, to cross-examine witnesses, to examine documents introduced into evidence, and to call witnesses and introduce evidence. The testimony taken at a hearing shall be made under oath. Hearings shall be recorded.
- G. In the event that there is insufficient time to complete a hearing or for other cause, the Commission shall have the power to adjourn the hearing to another time and date.
- H. No sale, assignment, transfer of the housing accommodation in question or attempt to evict the tenant shall be cause for discontinuing any pending proceeding nor shall it affect the rights, duties and obligations of the Commission or the parties.

Sec. 2-26. Rent Reduction Order and Repairs.

- A. The Commission shall render its decision at the same meeting at which the hearing on the complaint is completed or within thirty (30) days following such date, unless impracticable. In accordance with the state Freedom of Information Act, both the hearing itself and the deliberation by the Commission shall be open to observation by the public. Until a decision on the complaint is made by the Commission, the tenant's liability shall be for the amount of the last rent prior to the increase complained of or, if there is no such increase, the last agreed-upon rent.
- B. If the Commission determines after a hearing that the rental charge or proposed increase in the rental charge for any housing accommodation is so excessive, based

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on the standards and criteria set forth in Section 2-24, as to be harsh and unconscionable, it may order that the rent be limited to such an amount as it determines to be fair and equitable, effective the month in which the tenant filed the complaint. A Commission's orders may include, but are not limited to, a reduction in a rental charge or proposed rent increase; a delay in an increased rental charge until specified conditions, such as compliance with municipal code enforcement orders, have been satisfied; or a phase-in of an increase in a rental charge, not to exceed a fair and equitable rent, in stages over a period of time. Commission orders shall be effective for at least one (1) year from the date of issuance, unless the Commission otherwise orders.

- C. If the Commission determines after a hearing that a housing accommodation fails to comply with any municipal ordinance or state statute or regulation relating to health and safety, the Commission may order the suspension or reduction of further payment of rent by the tenant until such time as the landlord makes the necessary changes, repairs or installations so as to bring the housing accommodation into compliance with such laws, statutes, or regulations. If the Commission's order constitutes a complete suspension of all rent, the rent during such period shall be paid to the Commission to be held in escrow subject to such ordinances or provisions as may be adopted by the borough. Upon the landlord's full compliance with such ordinance, statute or regulation for which payments were made into such escrow, the Commission shall determine after hearing such distribution of the escrowed funds as it deems appropriate.

Sec. 2-27. Retaliation.

- A. No landlord shall engage in retaliatory actions. Retaliatory actions by a landlord include but are not limited to the following:
 - 1. Engaging in any action prohibited by C.G.S. § 47a-20 or § 21-80a within six (6) months after any event listed in such statutes, including but not limited to within six (6) months after the tenant has filed a complaint with the Commission;
 - 2. Refusing to renew the lease or other rental agreement of any tenant; bringing or maintaining an action or proceeding against the tenant to recover possession of the dwelling unit; demanding an increase in rent from the tenant; decreasing the services to which the tenant has previously been entitled; or verbally, physically or sexually harassing a tenant because a tenant has filed a complaint with the Fair Rent Commission;
 - 3. Engaging in any other action determined by the Commission, after a hearing, to constitute landlord retaliation as set forth in § C.G.S. 7-148d(b).
- B. In the initial notice scheduling a hearing or conciliation on a complaint, and in its notice of decision, the Commission shall include notice, in plain language, to landlords and tenants that retaliatory actions against tenants are prohibited.

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- C. Any tenant who claims that the action of his or her landlord constitutes retaliatory action may file a notice of such claim with the Commission. If the Commission determines, after a hearing, which hearing shall be expedited, that a landlord has retaliated in any manner against a tenant because the tenant has complained to the Commission, the Commission may order the landlord to cease and desist from such conduct and order the landlord to withdraw or remediate such conduct as has already occurred.

Sec. 2-28. Appeals.

Any person aggrieved by any order or decision of the Commission may appeal to the Superior Court within thirty (30) days of the issuance of the written notice of the decision to the parties. Such notice shall include notice of the right to appeal, the court to which an appeal may be taken, and the time in which an appeal must be filed. Unless otherwise directed by the Commission or the court, the filing of an appeal shall not stay any order issued by the Commission.

Sec. 2-29. Failure to Comply with Commission Orders.

- A. Any person who violates any order of rent reduction or rent suspension by demanding, accepting or receiving an amount in excess thereof while such order remains in effect, and no appeal pursuant to C.G.S. § 7-148e is pending, or who violates any other provision of this chapter or C.G.S. § 47a-20 or 21-80a or who refuses to obey any subpoena, order or decision of the Commission pursuant thereto shall be fined not less than \$25 nor more than \$100 for each offense. If such offense continues for more than five (5) days, it shall constitute a new offense for each day it continues to exist thereafter.
- B. The Commission, in its own name or through the municipality, may bring a civil action to any court of competent jurisdiction or take any other action in such a court to enforce any order of the Commission made pursuant to this chapter, or to enjoin a violation or threatened violation of any order of the Commission.

Sec. 2-30. Reserved.

This ordinance shall be effective upon publication.

ROLL CALL VOTE:

FOR

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

C. Marengi
D. Neth-Kunin
M. Smith
R. Vitale

OPPOSE

None

ABSTAIN

None

Motion carried 8-0-0

For the record:

Mayor Hess “We’ll note for the record that Burgess Mizeski and Burgess Mudry are absent but it’s a unanimous vote.”

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13. **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-B004 for “**Qualifications for Fence Repair and Replacement**” to Eagle Fence and Guardrail, a Division of E. F. and G. Construction, Inc., 56 South Canal Street, Plainville, CT 06062 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.

For the record:

Mayor Hess “We’re . . . clearing the land behind DelGobbo Field for the second field from the land we’re getting from the Connecticut Water Company. As soon as the survey is complete, we will be starting clearing and getting ready to build that field.”

14. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve **Safety Marking, Inc., 255 Hancock Avenue, Bridgeport, CT 06605** to provide goods and/or services to be funded within **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.

15. Motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses adopt the following **Fair Housing Resolution**, as if read:

WHEREAS, all persons are afforded a right to full and equal housing opportunities in the neighborhood of their choice; and

WHEREAS, federal fair housing laws require that all individuals, regardless of race, color, religion, sex, handicap, familial status or national origin, be given equal access to all housing-related opportunities, including rental and homeownership opportunities, and be allowed to make free choices regarding housing location; and

WHEREAS, Connecticut fair housing laws require that all individuals, regardless of race, creed, color, national origin, ancestry, sex, marital status, age, lawful source of income, familial status, learning disability, physical or mental disability, sexual orientation, or gender identity or expression be given equal access to all housing-related opportunities, including rental and home ownership opportunities, and be allowed to make free choices regarding housing location; and

WHEREAS, the Borough of Naugatuck is committed to upholding these laws, and realizes that these laws must be supplemented by an Affirmative Statement publicly endorsing the right of all people to full and equal housing opportunities in the neighborhood of their choice; and

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NOW THEREFORE, BE IT RESOLVED, that the Borough of Naugatuck hereby endorses a Fair Housing Policy to ensure equal opportunity for all persons to rent, purchase, obtain financing and enjoy all other housing-related services of their choice on a non-discriminatory basis as provided by state and federal law; and

BE IT FURTHER RESOLVED, that the chief executive officer of the Borough of Naugatuck or his designated representative is responsible for responding to and assisting any person who alleges to be the victim of an illegal discriminatory housing practice in the Borough of Naugatuck and for advising such person of the right to file a complaint with the State of Connecticut Commission on Human Rights and Opportunities (CHRO) or the U.S. Department of Housing and Urban Development (HUD) or to seek assistance from the CT Fair Housing Center, legal services, or other fair housing organizations to protect his or her right to equal housing opportunities.

ROLL CALL VOTE:

FOR

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

C. Marenghi
D. Neth-Kunin
M. Smith
R. Vitale

OPPOSE

None

ABSTAIN

None

Motion carried 8-0-0

16. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses join the Exchange Club of Naugatuck designating the month of **April 2023 as Child Abuse Prevention Month** in the Borough of Naugatuck.
17. **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
2019-01-0007509	OWENS, NATHAN D. +	100 CELENTANO DRIVE	NAUGATUCK, CT 06770	-606.90
2019-03-0057145	EAN HOLDINGS LLC	14002 E 21ST ST. STE. 1500	TULSA, OK 74134-1424	-172.02
2019-03-0057158	EAN HOLDINGS LLC	14002 E 21ST ST. STE. 1500	TULSA, OK 74134-1424	-122.62
2019-03-0062063	KELLER, LATTIFA L.	24 MANHAN ST APT. 4	WATERBURY, CT 06710	-450.46
2019-04-0082251	KELLER, LATTIFA L.	24 MANHAN ST APT. 4	WATERBURY, CT 06710	-130.05
2020-01-0002408	CULLEN, GAIL	66 SANDEE AVENUE	WATERBURY, CT 06706	-56.11
2020-03-0056881	EAN HOLDINGS LLC	8 ELLA GRASSO TURNPIKE	WINDSOR LOCKS, CT 06096	-490.23
2020-03-0061577	KELLER, LATTIFA L.	24 MANHAN ST. APT. 4	WATERBURY, CT 06710	-455.86
2020-04-0083143	KELLER, LATTIFA L	24 MANHAN ST. APT. 4	WATERBURY, CT 06710	-183.60
2020-04-0085997	UHLIAR, PAUL A.	219 WILLOW STREET	BRIDGEPORT, CT 06610	-213.75
2021-01-0005632	LAPERRIERE, DENNIS R. + SUSAN J.	17 GENERAL DALTON DRIVE	NAUGATUCK, CT 06770	-2,998.46

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2021-01-0007397	OBERNIER, SUSAN	73 LOCUST STREET	NAUGATUCK, CT 06770	-1,890.43
2021-01-0007750	ION BANK	1430 NEW HAVEN ROAD	NAUGATUCK, CT 06770	-3,305.97
2021-01-0008225	QUIELLO, CHRISTOPHER M.	320 SOUTH MAIN STREET	WALLINGFORD, CT 06492	-1,397.41
2016-01-0001594	CAREY, GEORGE J. +	70 SILVER RIDGE LANE	NAUGATUCK, CT 06770	-121.38
2017-01-0001594	CAREY, GEORGE J. +	70 SILVER RIDGE LANE	NAUGATUCK, CT 06770	-72.52
2018-01-0001623	CAREY, GEORGE J. +	70 SILVER RIDGE LANE	NAUGATUCK, CT 06770	-141.74
2019-01-0001647	CAREY, GEORGE J. +	70 SILVER RIDGE LANE	NAUGATUCK, CT 06770	-71.62
2019-03-0064295	MARIE, SUSANA	130 MANCHESTER AVENUE	WATERBURY, CT 06705	-1,349.91
2019-03-0064296	MARIE, SUSANA	130 MANCHESTER AVENUE	WATERBURY, CT 06705	-507.53
2020-01-0001658	CAREY, GEORGE + DIANE	70 SILVER RIDGE LANE	NAUGATUCK, CT 06770	-71.62
2020-03-0050360	AIRALA-PORREGA, JOSE F.	137 NORTH HOADLEY STREET	NAUGATUCK, CT 06770	-289.80
2020-03-0063147	LOZADA, MARIA E.	137 NORTH HOADLEY STREET	NAUGATUCK, CT 06770	-639.46
2020-03-0069160	RODRIGUEZ, ADRIENNE M.	207 WISTERIA DRIVE	NAUGATUCK, CT 06770	-20.79
2020-03-0069194	RODRIGUEZ, JOEL	207 WISTERIA DRIVE	NAUGATUCK, CT 06770	-13.95
2020-03-0069765	PAPROSKI, SAMUEL	56 EVENING STAR DR	NAUGATUCK, CT 06770	-297.11
2021-01-0001658	CAREY, GEORGE + DIANE	70 SILVER RIDGE LA	NAUGATUCK, CT 06770	-71.62
2021-01-0004630	FAIRWAY INDEPENDENT MORTGAGE	4750 S. BILTMORE LANE	MADISON, WI 53718	-2,554.87
2021-01-0010152	THOMPSON, MIGUEL H.	120 MELBOURNE COURT	NAUGATUCK, CT 06770	-143.24
2021-01-0010531	VERRASTRO, WILLIAM DORWIN +	8 MORNING DOVE ROAD	NAUGATUCK, CT 06770	-500.00
2021-01-0011009	ZAPPONE, NICHOLAS W. & NICOLE L.	1081 NEW HAVEN ROAD, UNIT 12F	NAUGATUCK, CT 06770	-95.50
2021-02-0040261	COMMUNITY SYSTEMS, INC.	295 ALVORD PARK ROAD	TORRINGTON, CT 06790	-83.70
2021-02-0040263	COMMUNITY SYSTEMS, INC.	295 ALVORD PARK ROAD	TORRINGTON, CT 06790	-92.89
2021-03-0050659	ALVARADO, ANGEL	77 QUINN STREET, APT. 3	NAUGATUCK, CT 06770	-66.54
2021-03-0050660	ALVARADO, ANGEL	77 QUINN STREET, APT. 3	NAUGATUCK, CT 06770	-65.24
2021-03-0051249	AUTORE, FRANK P., JR.	129 CRESTWOOD DRIVE	NAUGATUCK, CT 06770	-92.35
2021-03-0052334	BOBOC, DAVID R.	44 MULBERRY STREET	NAUGATUCK, CT 06770	-346.06
2021-03-0052820	BRETON, BRIAN R.	36 BRIDLE TRAIL DRIVE	NAUGATUCK, CT 06770	-82.13
2021-03-0053921	CARRIER, KEVEN J.	482 SPRING STREET	NAUGATUCK, CT 06770	-139.42
2021-03-0055386	CRUCIANI, SCOTT N.	85 DAMSON LANE	NAUGATUCK, CT 06770	-143.04
2021-03-0056324	DEROSA, BRIAN M.	45 COUNTRY HOLLOW ROAD	NAUGATUCK, CT 06770	-136.66
2021-03-0056404	DESROSIER, ROLAND J.	120 ROSEMARY ROAD	PROSPECT, CT 06712	-214.24
2021-03-0058393	FREW, IAN G.	135 ALLERTON ROAD	NAUGATUCK, CT 06770	-97.11
2021-03-0058682	GARCIA, PEREZ JULIO A.	197 HIGH STREET 1FL	NAUGATUCK, CT 06770	-34.41
2021-03-0059417	GRAS, FRANCIS C.	159 WEBB ROAD	NAUGATUCK, CT 06770	-62.81
2021-03-0060770	HOYT, LAURIE L.	30 CHARLENE DRIVE	NAUGATUCK, CT 06770	-166.35
2021-03-0061338	JANKOVSKY, BARBARA M.	496 CITY HILL ST	NAUGATUCK, CT 06770	-339.64
2021-03-0065341	MICHEL, LINDA M.	108 CLARK ROAD TRLR 34	NAUGATUCK, CT 06770	-123.51
2021-03-0068014	PERRY, MATTHEW E.	230 N MAIN STREET	NAUGATUCK, CT 06770	-70.44
2021-03-0069222	REILLY, LAURA A.	159 WALNUT STREET	NAUGATUCK, CT 06770	-10.10
2021-03-0070384	PAPROSKI, SAMUEL	56 EVENING STAR DRIVE	NAUGATUCK, CT 06770	-143.30
2021-03-0070830	SAVAGE, ALINA M.	75 NANCY LANE	NAUGATUCK, CT 06770	-32.04

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2021-03-0071052	SCHULTZ, JAMES A.	99 GORMAN STREET	NAUGATUCK, CT 06770	-6.00
2021-03-0071691	SINGLEY, KATHLEEN E.	34 WOODSIDE DRIVE	NAUGATUCK, CT 06770	-103.05
2021-03-0071796	SMEGELSKI, THOMAS A	932 MAY STREET	NAUGATUCK, CT 06770	-64.27
2021-03-0072168	SPINA, JOSEPH M. 3 RD	182 MEADOW STREET, FL 2	NAUGATUCK, CT 06770	-170.63
2021-03-0072178	SPINO, ROBERT	276 CITY HILL STREET EXT	NAUGATUCK, CT 06770	-87.00
2021-03-0072179	SPINO, ROBERT	276 CITY HILL STREET EXT	NAUGATUCK, CT 06770	-76.93
2021-03-0072180	SPINO, ROBERT	276 CITY HILL STREET EXT	NAUGATUCK, CT 06770	-200.28
2021-03-0072181	SPINO, ROBERT	276 CITY HILL STREET EXT	NAUGATUCK, CT 06770	-275.75
2021-03-0073370	TOYOTA LEASE TRUST	P.O. BOX 23590	NASHVILLE, TN 37202	-150.00
2021-03-0073404	TOYOTA LEASE TRUST	3200 WEST RAY ROAD	CHANDLER, AZ 85226	-555.08
2021-03-0074260	VW CREDIT LEASING LTD	1401 FRANKLIN BOULEVARD	LIBERTYVILLE, IL 60048	-39.06
2021-03-0075223	ZEITER, AMAL F.	24 WESTOVER DRIVE	NAUGATUCK, CT 06770	-56.51
2021-04-0084236	SCAPELLATO, ANTONIO	118 BLUEBIRD DRIVE	NAUGATUCK, CT 06770	-19.48
			TOTAL	-23,782.55

18. Public Comment – Agenda Items – None

19. Mayor and Burgess Comments/Sub-Committee Reports

Burgess Smith said the high school will be hosting the NVL Track Championships on May 20th at 9 a.m. The track parents will be selling food as a fundraiser. Twelve schools will be attending. The coaching staff would like to acquire a second pit.

Burgess Neth-Kunin said the Planning Commission discussed a Chipotle Restaurant coming to Naugatuck. Peter J. Foley Little League Opening Day is on April 16th and Union City Little league Opening Day is on April 22nd.

Burgess Marengi wished everyone a Happy Ramadan, a Happy Passover and a Happy Easter.

Burgess Vitale asked everyone to keep Burgess Mizeski in their thoughts and prayers. His father passed away recently.

Burgess Dambowsky said April is Autism Awareness month as well as Child Abuse Prevention month.

Mayor Hess said the Black Student Union is holding a fundraiser on Thursday night to help pay for their trip to the Civil Rights Trail in Georgia and Alabama.

20. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko to recess to Executive Session at **8:26 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 Parking, Tax Incremental Financing District, Church Street, Maple Street, VNA Building, Riverview Mobile Home Estates, 0 Gunntown Road), **Contracts** (Smart City/Broadband), **Collective Bargaining** (Fire Union, Street Union, Chapter 89 Union, Chapter 90 Union), **Personnel** (Fire Marshal) and **Pending Litigation** (BON vs Queiros) inviting in Human Resources Director John Lawlor.

Mayor Hess reconvened the meeting at **9:20 p.m.**

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21. 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 sign an employment agreement with **Fire Marshal Edwin Dalton** that terminates on June 30, 2026 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 authorize Mayor Hess to enter into a real estate contract to sell property at **0 Gunntown Road** which is a remnant parcel owned by the borough 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 authorize Mayor Hess to enter into an agreement to settle the case **Borough of Naugatuck vs. Querios** as recommended by the judge and our attorney as discussed in executive session.

22. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko to adjourn the regular meeting at **9:22 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