

**MINUTES
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
JUNE 6, 2023**

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
M. Bronko
F. Dambowsky
C. Marenghi
J. Mizeski, virtual

G. Mudry, virtual, left 8:46 p.m.
D. Neth-Kunin
M. Smith
R. Vitale

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to the format

DEPARTMENT HEADS:

J. Stewart, Public Works Director
S. Jackson, Assessor, virtual
C. McAllister, Chief of Police
K. Hanks, Deputy Fire Chief, virtual

J. Kallipolites, IT Director
J. Goggin, Tax Collector
A. Bruce, Controller

OTHERS:

K. Kelley, NAC Chief, virtual
F. Santana, Zoning Commission, virtual
J. Higgins, Board of Finance Vice Chairman
G. Hale, Advanced Energy Efficiencies

E. Fitzpatrick, Borough Attorney
J. Lennon, DPW Foreman
A. Burkitt, AEE, virtual

2. Burgess Dorothy Neth-Kunin led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Dambowsky that the Board of Mayor and Burgesses approve the minutes of the regular meeting of **May 2, 2023** and the special meetings of **May 10, 2023** and **May 17, 2023**. Each member received copies for review.

The May 17, 2023 meeting minutes need to be revised to reflect that Burgess Jan J. Mizeski was not in attendance at the meeting.

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 **May**. Each member received copies for review.
5. Mayor’s Opening Comments
Mayor Hess said there will be a special meeting on June 20th. Kleinfelder will give a lengthy presentation on the downtown project. The project will consist of improvements to storm water drainage and the sanitary sewer system on the west side of town to fix the existing problems and to prepare for our downtown development project. There are streetscape improvements for Church Street and Maple Street that are extensive. Plans

Minutes – Board of Mayor and Burgesses
Regular Meeting – June 6, 2023

should be complete in July and hopefully going out to bid by summer. The Rubber Avenue Project plans are complete and is out to bid. The project is from Old Firehouse Road to North Hoadley Street. We received 6.5 million from the state in order to make Rubber Avenue safer. The modern roundabout will make it safer according to the CTDOT. Uniroyal industrial subdivision plans should be complete around July. Parcel B plans are slightly delayed; the state is behind schedule on the design for the new train platform and the train station. We received six million dollars to build Water Street, part of Rubber Avenue and a new road. These projects are in the early stages for the design. We need new waterlines, new sanitary sewer lines, new storm water, new electric, new gas and fiber. The Connecticut Water Company is already working downtown. It is all part of the plan.

6. Public Comment – None
7. NAC Chief Kyle Kelley gave the monthly update on the **Naugatuck Ambulance Corps (NAC)**. NAC participated in several community events: the Skate Park Opening, the Food Truck Wars and attended Tender Years Preschool by request. An ION Bank grant was received to replace two stair chairs. NAC is assisting Bethany with EMT coverage. There are eight new EMTs and several field-training officers have been promoted in the ranks. Chief Kelley thanked everyone for their support.
8. Mayor Hess discussed the implementation of a **Facade Improvement Program** that will be funded by the proceeds from the TIF (Transit Increment Financing) District. Initially it will be to improve properties in the TIF District, which are downtown, Rubber Avenue and Maple Street but it may be extended further. Attorney Fitzpatrick is working with staff to create a business plan for a façade improvement program. Normally it's a program to give property owners incentives to upgrade their exterior. Burgess Smith will be on the committee.
9. Mayor Hess said an inventory of all the sidewalks in Naugatuck is currently taking place. The list would be prioritized based on condition, safety and proximity to schools. It would cost \$22,000,000 to replace all the sidewalks in town today. \$200,000 has been set aside in the budget to start a pilot program the first year. It could take six to eight years to complete the sidewalk improvement program for the entire town. Borough Attorney Ned Fitzpatrick drafted a **New Sidewalk Ordinance** to replace the existing ordinance and to address problems with sidewalks. The list will determine the criteria for which sidewalks will be repaired or replaced first.
10. **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 a contract for “**Police Information Network – Annual Software Support and Maintenance** with LF-Designs LLC, 24 Phillips Lane, Darien, CT 06820 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.

Minutes – Board of Mayor and Burgesses
Regular Meeting – June 6, 2023

11. Police Chief Colin McAllister is recommending the borough board approve an employee contract for Sheri Hatfield. The board will discuss the topic in executive session at the end of the meeting. Ms. Hatfield has been working with the police department as a social worker. Chief McAllister said she was very helpful in comforting the family with the murder of Baby Camilla. She sat with the family of a man who was critically injured while trying to stop thieves from stealing his hand tools. The chief said those are only two high profile examples. He said she works with the department on a daily basis answering calls and assisting residents with services they need. He asked to have Ms. Hatfield hired as a fulltime borough employee.
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 enter into a **Twenty (20) Year Solar Power Purchase Agreement** with Sunwealth LLC, 2067 Massachusetts Avenue, Suite 540, Cambridge, MA 02140 for the financing of “**Ground Mount Solar Array at the Naugatuck Police Department**” as recommend by Advanced Energy Efficiencies.
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 sign a contract for the “**Lease Program for Motor Vehicle and Other Equipment Acquisition**” with Skyline Financial Federal Credit Union, 3528 East Main Street, Waterbury, CT 06705 as recommended by Controller Allyson W. Bruce.

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14. Mayor Hess and Assessor Shelby Jackson discussed the **Senior Homeowner Local Tax Relief Program**. Residents that are in the existing state sponsored homeowner tax relief program will automatically be in this program as well. There are approximately three hundred people on the state program. Residents that are not on the existing program must apply for this program. Applicants must own real estate in Naugatuck and it has to be their primary residence. The applicant must have been a Naugatuck resident for the past five consecutive years prior to their application. They must be age 65 or older by December 31st the year preceding the application. Income eligibility is \$60,000 a couple and \$50,000 for a single person. There is only one benefit per household. No liens are associated with this program. If there is a municipal lien on the property, they are not eligible until the lien is satisfied. The tax benefit is provided as a tax credit in the amount of \$600 year one, \$300 year two and \$150 year three of the program. It gives some relief to the most vulnerable residents in Naugatuck.
- VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses implement a **Senior Homeowner Local Tax Relief Program** for a three year period as set forth in the document prepared by Assessor Shelby Jackson.

Minutes – Board of Mayor and Burgesses
Regular Meeting – June 6, 2023

15. Mayor Hess appointed **John F. DeBisschop, III**, 43 Fairchild Street, Naugatuck, CT 06770 as the **Municipal Veteran Representative to the CT Department of Veterans Affairs**.
16. Mayor Hess appointed the following members to the **Naugatuck Elderly Commission**, terms to expire June 1, 2024, as if read:

Nicolette O’Kelley 300 Meadow Street	Jessalyn Pito 300 Meadow Street	Amber Borges 16 Hillside Avenue
Kyle Lawlor 380 Church Street	TJ Palmieri 128 Church Street	
17. Mayor Hess reappointed the following members to the **Naugatuck Elderly Commission**, terms to expire June 1, 2024 as if read:

Kathryn Green 317 Field Street	Detective Aaron Borys 211 Spring Street	Joseph Bottacari 87 Church Street
Steven A. Zembruski 240 North Main Street	Ruth Kovach 53 Conrad Street, #20B	Gretchen Carlson 246 Rubber Avenue
Jose Reyes 257 Cherry Street, 1 st Floor	Fire Chief Paul Russell 41 Maple Street	
18. Mayor Hess reappointed **John Manuel Alves** (D), 42 Jarvis Street, Cheshire, CT 06410 as a regular member of the **Police Commission**, term to expire June 1, 2028.
19. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the reappointment of **Dr. Doyle A. Anderson** (D), 187 Auburn Street, Naugatuck, CT 06770 as an alternate member of the **Planning Commission**, term to expire June 1, 2027.
20. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the reappointment of **Dale L. Sweet** (R), 351 Union City Road, Naugatuck, CT 06770 as a regular member of the **Golf Course Commission**, term to expire June 1, 2026.
21. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the reappointment of **Robert Stabile** (D), 12 Casper Court, Naugatuck, CT 06770 as a regular member of the **Golf Course Commission**, term to expire June 1, 2026.

Minutes – Board of Mayor and Burgesses
Regular Meeting – June 6, 2023

22. **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 **Woodward & Curran, Inc.** to perform **Environmental Consulting Services for the Naugatuck Industrial Park – Phase III** in the amount of **\$337,000**.
23. **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 **Woodward and Curran, Inc.** to perform **Groundwater Extraction System Support and Reporting Services for the Naugatuck Industrial Park – Phase III** in the amount of **\$28,800**.
24. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the bids for contract FY24-B045 for **“General Construction Equipment, Roof Repairs, Labor and Material Rates”** to the following vendors **as per bid** as recommended by Public Works Director James Stewart, as if read:

Campbell Foundry Company
P.O. Box 515
14 Massimo Drive
North Haven, CT 06473

Stone Construction Co, Inc.
P.O. Box 428
168 Main Street South
Southbury, CT 06488

G. L. Capasso, Inc.
34 Lloyd Street
New Haven, CT 06513

G & L Excavating, Inc.
P.O. Box 429
Naugatuck, CT 06770

HTS Construction Co., Inc.
P.O. Box 1879
Naugatuck, CT 06770

KTL Trucking LLC
355 Wooster Street
Naugatuck, CT 06770

Nature’s Harvest Mulch LLC
P.O. Box 1879
Naugatuck, CT 06770

Naugatuck Garage Door, Inc.
203 Margaret Circle
Naugatuck, CT 06770

Tom Lawlor & Sons Construction LLC
101 Salem Road
Prospect, CT 06712

F. J. Turner Company, Inc.
P.O. Box 20741
Raleigh, NC 27619

Tusk Masonry & Tile LLC
15 Chandler Drive
Prospect, CT 06712

W.R. Grieger Excavation Co., Inc.
189 Fairwood Road
Bethany, CT 06524

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Minutes – Board of Mayor and Burgesses
Regular Meeting – June 6, 2023

25. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the bids for contract FY24-B046 for **“Turf Maintenance Materials”** to the following vendors **as per bid** as recommended by Public Works Director James Stewart, as if read:

SiteOne Landscape Supply
1385 East 36th Street
Cleveland, OH 44114

Tom Irwin, Inc.
13 A Street
Woburn, MA 01813

Harrell’s LLC
P.O. Box 807
Lakeland, FL 33802

The Cardinals, Inc.
166 River Road
Unionville, CT 06085

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26. **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-B049 for **“Hauling and Recycling Services”** to include Nature’s Harvest Mulch LLC, P.O. Box 1879, Naugatuck, CT 06770 **as per bid** as recommended by Public Works Director James Stewart.

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27. **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 DiGennaro Service LLC, 107 Amity Road, Bethany, CT 06524 as recommended by Public Works Director James Stewart.

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28. **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-B053 for **“Town Hall First Floor Modifications for Relocating Tax Department”** to Olympus Construction, A Division of Cattaruzza LLC, 491 New Haven Avenue, Milford, CT 06460 in the amount of **\$172,000** as recommended by Public Works Director James Stewart.

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Minutes – Board of Mayor and Burgesses – Regular Meeting – June 6, 2023

29. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses **waive** the bids and approve the following consortiums and state and federal contract awards to continue to provide goods and/or services for **Fiscal Year 2023/2024** and to authorize Mayor Hess to execute all contracts and related documents as recommended by Controller Allyson W. Bruce; as if read:

CONSORTIUMS:

OMNIA PARTNERS (www.omniapartners.com)

SOURCEWELL (sourcewell.org, Formerly NJPA- National Joint Powers Alliance)

HGAC – Houston Galveston Area Council (www.h-gac.com)

WCSA – Western States Contracting Alliance Connecticut State Contracts as issued by the Department of Administrative Services (www.naspovaluepoint.org/faq/what-is-wsca/)

CRCOG – Capital Region Council of Governments (crcog.org)

NCPA – National Cooperative Purchasing Alliance (www.ncpa.us)

CCOP –CT Consortium of Cooperative Purchase (www.crec.org/coop/)

CREC - Capitol Region Education Council (www.crec.org)

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30. Motion by Burgess Dambowsky and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the following vendors to continue to provide goods and/or services for **Fiscal Year 2023/2024** and to authorize Mayor Hess to execute all contracts and related documents as recommended by Controller Allyson W. Bruce; as if read:

APPROVED VENDORS:

Alarm Masters, Inc., P.O. Box 396, Naugatuck, CT 06770

Allegiance Trucks – Bridgeport, 1001 Wordin Avenue, Bridgeport, CT 06605

Arden Building Company LLC dba MJ Daly LLC, 110 Mattatuck Heights Road, Waterbury, CT 06705

Atlantic Tactical, 763 Corporate Circle, New Cumberland, PA 17070

Bethel Power Equipment, 6 Francis J Clark Circle, Bethel, CT 06801

C & C Hydraulics, Inc., 116 Wolcott Road, Terryville CT 06786

C. N. Wood of Connecticut LLC, 25A Bernhard Road, New Haven, CT 06513

Minutes – Board of Mayor and Burgesses – Regular Meeting – June 6, 2023

CT Signcraft, Inc., 47 Cherry Street, Naugatuck, CT 06770
DC Group, Inc., 1977 West River Road, Minneapolis, MN 55411
DiSanto Construction, 73 Farmstead Lane, Naugatuck, CT 06770
Ed's Hardware, 560 Rubber Avenue, Naugatuck, CT 06770
Fleetpride, Inc., P.O. Box 847118, Dallas, TX 75284
Glass Plus, 576 Rubber Avenue, Naugatuck, CT 06770
Gowans Knight Co., Inc., 49 Knight Street, Watertown, CT 06795
Hines Bros, Inc., P.O. Box 406, Southbury, CT 06488
Independent Elevator Co., 84 Zeya Drive, Coventry, CT 06238
Interstate Batteries of Connecticut, P.O. Box 715, Killingworth, CT 06419
J & M Golf, Inc., 319 Industrial Drive, Griffith, IN 46319
Lighting Services, Inc., 150 Brookside Road, Waterbury, CT 06708
Lisa Beauchamp dba Integrated Facilities Services LLC, 297 Peter Road, Southbury, CT 06488
Lock, Stock and Barrel, 770 Amity Road, Bethany, CT 06524
Luso Cleaning Service, P.O. Box 324, Naugatuck, CT 06770
Magna Steel Sales, Inc., 2 Alliance Circle, Beacon Falls, CT 06403
Maine Oxy, 22 Albiston Way, Auburn, ME 04210
Mayflower Medalist, Inc. dba Golf Max, 535 East 42nd Street, Patterson, NJ 07513
Naugatuck Construction LLC, 61 Olive Street, Naugatuck, CT 06770
Newman Traffic Signs, 1606 6 Avenue SW, Jamestown, ND 58402
Roger Cleveland Golf Co., Inc., 5601 Skylab Road, Huntington Beach, CA 92647
Safety Marking, Inc., 255 Hancock Avenue, Bridgeport, CT 06605
Sanitary Equipment Co., Inc., 25 Industry Drive, West Haven, CT 06516
Schmidt's and Serafines, Inc., 464 Chase Avenue, Waterbury, CT 06704
St. Pierre of Connecticut, 509 Wolcott Hill Road, Wethersfield, CT 06109
Superior Products Distributors, P.O. Box 57, Milldale, CT 06467
Target Enterprises, Inc., 277 Old Branch Road, Thomaston, CT 06787
The Jack Farrelly Company, 176 Chase River Road, Waterbury, CT 06704
Tilcon Connecticut, Inc. 301 Hartford Avenue, Newington, CT 06131
Tom's Firearms LLC, 4 Arch Street, Naugatuck, CT 06770
Triborough Emergency Vehicle Services, 170 Water Street, Unit 2034, Naugatuck, CT 06770
Tri-County Contractors, Inc., 154 Wayside Avenue, West Springfield, MA 01089
Tri-State Equipment Rebuilding, 50 Bala Ridge Road, Oxford, CT 06478
TruGreen Chemlawn, Inc., 89 Old Forge Road, Rocky Hill, CT 06067
Turf Products, Department 950, P.O. Box 4110, Woburn MA 01888

Minutes – Board of Mayor and Burgesses – Regular Meeting – June 6, 2023

United Concrete Products, Inc., 173 Church Street, Yalesville, CT 06492

USA Mechanical & Energy Services LLC, 15-D International Drive, East Granby CT 06026

Valley Floor Covering, 562 Rubber Avenue, Naugatuck, CT 06770

Vantage Custom Classics, Inc., 100 Vantage Drive, P.O. Box 60, Avenel, NJ 07001

Zyber Group LLC dba HJ Bushka & Sons Lumber & Millwork, 25 Great Hill Road, Naugatuck, CT 06770

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Deputy Mayor Neth abstained.

31. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses refer to the Joint Boards of Mayor and Burgesses and Board of Finance a transfer request of **\$100,000** from the **General Fund** to the **Contingency Fund FY 2023** as recommended by Controller Allyson W. Bruce.
32. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses approve the following list of uncollected taxes to be transferred to the **Suspense List** in the amount of **\$354,035.08** effective June 30, 2023 as recommended by Tax Collector James Goggin, as if read:

2018 Grand List	Amount
Motor Vehicle	210,382.94
Motor Vehicle Supplement	44,322.70
Personal Property	99,329.44
Grand Total	354,035.08

33. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses abate the taxes for the following properties as recommended by Tax Collector James Goggin, as if read:

Parcel ID	Address	Tax Amount to be Abated	Reason
001-9000	36 Hillview Street	\$3,912.64	House sold at auction all tax bills relieved
019-5933	139 Lewis Street 03	\$4,218.80	Mobile homes pursuant to CGS 21-80
042-7905	117 Lewis Street	\$5,033.92	Mobile homes pursuant to CGS 21-80
011-2604	31 Shadduck Road	\$8,131.33	Mobile homes pursuant to CGS 21-80
030-3101	108 Clark Road 109	\$5,462.30	Mobile homes pursuant to CGS 21-80
028-1702	3 Shadduck Road	\$3,269.24	Mobile homes pursuant to CGS 21-80
064-2200	275 Church Street	\$40,479.48	Borough owned property
	Total	\$70,507.71	

Minutes – Board of Mayor and Burgesses
Regular Meeting – June 6, 2023

34. **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
2013-03-0012284	KHRAPAVA, IRYNA	700 BOULEVARD EAST	WEEHAWKEN, NJ 07086	-365.30
2019-03-0063660	LOURENCO, EDUARDO A.	182 AUBURN STREET	NAUGATUCK, CT 06770	-26.95
2021-01-0010004	ROCKET MORTGAGE	1050 WOODWARD AVENUE	DETROIT, MI 48226	-1,386.66
2021-03-0052718	BRADSHAW, KATHY A.	374 RUBBER AVENUE	NAUGATUCK, CT 06770	-32.46
2021-03-0056290	DEOLIVEIRA-GEVAERD, SILMARA	652 ORONOKE ROAD	WATERBURY, CT 06708	-112.96
2021-03-0056291	DEOLIVEIRA-GEVAERD, SILMARA	652 ORONOKE ROAD	WATERBURY, CT 06708	-435.62
2021-03-0056292	DEOLIVEIRA-GEVAERD, SILMARA	652 ORONOKE ROAD	WATERBURY, CT 06708	-360.64
2021-03-0056293	DEOLIVEIRA-GEVAERD, SILMARA	652 ORONOKE ROAD	WATERBURY, CT 06708	-250.60
2021-03-0072610	SWANSON, ALYCE M.	32 SIMSBERRY ROAD	NAUGATUCK, CT 06770	-74.17
2021-03-0072801	TAVARES, AMERICO JR.	14 MAY AVENUE	NAUGATUCK, CT 06770	-357.38
2021-04-0084660	TOYOTA LEASE TRUST	1650 S PRICE RD. STE. 200	CHANDLER, AZ 85286	-498.10
			TOTAL	-3,900.84

35. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses refer to the Joint Boards of Mayor and Burgesses and Board of Finance a transfer request of **\$100,000** from the **General Fund** to the **Five Year Capital Account FY 2023** as recommended by Controller Allyson W. Bruce.

36. Public Comment – Agenda Items

A resident spoke about the need for a sidewalk on her street because students walk to the high school.

Burgess Mudry left the meeting at 9:00 p.m.

37. Mayor and Burgess Comments/Sub-Committee Reports

Burgess Mizeski said the Fair Rent Commission held their first meeting. It is a good group of people. There will be state training at the next meeting.

Burgess Marengi said it was a terrific month. There was the opening of the skate park, the food truck festival, the duck race and the Memorial Day Parade. There is a lot to be proud of in our town.

Mayor Hess said the 5:15 a.m. ceremony on Memorial Day represents the true meaning of the day. A beautiful and moving ceremony.

Burgess Dambowsky said the actual ceremony is the most important part of Memorial Day. He gets upset when people wish a “happy” Memorial Day.

Burgess Vitale gave Assistant Chief Seaman credit for compiling a training booklet.

Burgess Smith said the high school boys and girls track team won the NVL Championships.

Minutes – Board of Mayor and Burgesses
Regular Meeting – June 6, 2023

Burgess Bronko likes the addition to town hall for the tax office. He has concerns for the safety of the town hall parking lot.

Mayor Hess said the town hall parking lot esthetically does not look good but it is not a safety issue as long as we keep maintaining it.

38. Motion by Deputy Mayor Neth and seconded by Burgess Bronko to recess to Executive Session at **9:05 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, Church Street Parking Study, Tax Incremental Financing District, Church Street, Maple Street, Former VNA Building, Former Recycling Center – Rubber Avenue, 30 Church Street, 0 Church Street), **Collective Bargaining** (Fire Union, Street Union, Chapter 89 Union, Chapter 90 Union, Police Dispatchers Union), **Personnel** (Police Social Worker), **Contract Negotiations** (West Hill Condominiums) and **Pending Litigation**. No one was invited into executive session.

Burgess Mudry and Burgess Smith were not present for the vote.

Mayor Hess reconvened the meeting at **10:04 p.m.**

39. Motion by Deputy Mayor Neth and seconded by Burgess Bronko that the Board of Mayor and Burgesses select **Corvus Capital Partners as the preferred developer for Breen Field** pursuant to the Borough of Naugatuck Request for Proposals for Breen Field dated January 4, 2023.

Burgess Mudry was not present for the vote.

For the record:

Mayor Hess: “The selection committee unanimously chose Corvus and is very happy with their proposal for what will most likely become the largest taxpayer in Naugatuck . . . the large tax generating building that will look nice and take a non-producing piece of property and make it a big producer.”

40. The following motions 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 to **sell 0 Elm Street** which is the approximately six acre parcel on Elm Street to **International Supply**, which can build a lumber company on the site, for the sum of **\$300,000**.

Burgess Mudry was not present for the vote.

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 **Stacey Ferrari** to **sell the Former Recycling Center** for the sum of **\$100,000** on the condition that she proves to our satisfaction that she is ready, willing and able to construct the 15,000 square foot building.

Burgess Mudry was not present for the vote.

Minutes – Board of Mayor and Burgesses
Regular Meeting – June 6, 2023

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 **Future Scholars, Inc.** to **sell 600 Rubber Avenue/Genesis Academy** for the sum of **\$450,000** with the closing to take place no later than June 15, 2024 and in the interim, commencing on June 15, 2023, we rent the premises to Future Scholars for **\$2,750 a month.**
Burgess Mudry was not present for the vote.

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 **Sheri Hatfield** for the position as a Police Social Worker as discussed in executive session.
Burgess Mudry was not present for the vote.

41. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Smith to adjourn the regular meeting at **10:15 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