

**MINUTES
REGULAR MEETING
BOARD OF MAYOR AND BURGESSES
DECEMBER 5, 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 **7:14 p.m.** with the following in attendance:

BURGESSES:

R. Vitale R. Neth
M. Bronko D. Neth-Kunin
F. Dambowsky J. Rosenblatt
K. Gallo M. Smith
C. Marenghi

PRESS:

A. Yilma

RESIDENTS:

Unable to determine due to the format

DEPARTMENT HEADS:

J. Stewart, Public Works Director
D. Goewey, Director of Grants

J. Kallipolites, IT Director

OTHERS:

K. Kelley, NAC Chief, virtual
E. Fitzpatrick, Borough Attorney
K. Jarbath Smith, RiseUp for the Arts, virtual
J. Mizeski, Former Burgess, virtual

J. Lennon, DPW Foreman
F. Santana, Arts Commission
A. Jones, Arts Commission
M. Desmarais, NPD Dispatcher

2. Burgess Dorothy Neth-Kunin led in the Pledge of Allegiance to the flag.
3. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses approve the minutes of the regular meeting of **November 8, 2023**. Each member received a copy for review.
4. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses approve the monthly reports of **November**. Each member received copies for review.
5. Mayor’s Opening Comments – None
6. Public Comment – None
7. NAC Chief Kyle Kelley gave the monthly update on the **Naugatuck Ambulance Corps (NAC)**. He said they have been very active. NAC responded to over 400 calls last month. They provided ambulance and paramedic mutual aid forty-four times. He said Greyhawk Revenue that does the billing for Naugatuck and Beacon Falls is doing well. They are looking at options to increase coverage to the region.

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8. **Presentation by the Arts Commission/Downtown Mural Project.** Mayor Hess hired Kleinfelder Northeast and Richter & Cegan, Inc. to do the final design for the downtown renovation project. He said the walls along the train tracks are unsightly. He is talking to the Arts Commission about a mural project. Anthony Jones and Francis Santana from the Arts Commission discussed their plans for a mural project. Mr. Jones said he has been working on the idea of a mural project since April. The Arts Commission has been in discussions with the organization RiseUp for Arts, which creates public art projects. He said the Maple Street and Water Street area is a perfect spot because it is an entry point into town. Two main artists have been identified. Each artist will present their rendition of the mural based on the recommendations of the Arts Commission. It will cost \$25 per square foot, which covers the cost of paint and the artist. The overall project would cost \$28,500 with \$1,500 upfront for site work. Mr. Jones said this is state owned property so an encroachment application needs to be filed. Mayor Hess said funding for the project will come from the TIF funds. Katiana Jarbath Smith from RiseUp for Arts said a graffiti protective coating will be applied to the mural which makes it easier to remove graffiti if need be. The coating should last indefinitely. Several layers of sealant are applied. The state needs to approve the Polytab. Burgess Gallo, Burgess Neth-Kunin, Burgess Rosenblatt and Burgess Smith will work with the Arts Commission on the project.
9. Burgess Gallo and Burgess Rosenblatt discussed the **Trades School Implementation Project**. Burgess Rosenblatt said she attended the Building Trades Institute information session. It targeted high school and adult education students interested in trades such as welding, electrical, etc. Ten to twelve students were interested after the information session. The program will start on January 22nd from 12:30 p.m. to 2:30 p.m. It is a multi-course consisting of one hundred twenty hours until April. Two hundred dollars will be given to the student for taking the course. There is a possibility of an apprenticeship after graduation and they would be paid \$500 to start. The Trade Unions fund the course.
10. Mayor Hess said he is attempting to take **Litter/Blight/Dumping** issues to a higher level. Every month departments are addressing various issues. He said we are getting more and more aggressive on the issues.
11. Mayor Hess said we are continuing with the pilot program for the **Town Wide Sidewalk Improvements**. He said if we are successful with the CIF Grant, we will jump-start the program with the Nettleton Street Project/Scott Street.
12. Borough Attorney Edward Fitzpatrick said guidelines need to be adopted for the **Facade Improvement Program**. He removed from the draft that businesses could make internal improvements. The borough will use TIF money to reimburse or forgive half of the business owner's investment on their facade. The final form will be next for the borough board to approve.
13. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses confirm the appointment of the **Assistant Town Clerk and Assistant Registrar of Vital Statistics, Elisa Levesque**, 96 Village Circle, Naugatuck, CT 06770, term to run from January 2, 2024 to January 5, 2026.

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14. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses confirm the appointment of the **Assistant Registrar of Vital Statistics, Kayla Rios**, 145 Round Hill Road, Naugatuck, CT 06770, term to run from January 2, 2024 to January 5, 2026.
15. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses confirm the appointments of the following **Subregistrars of Vital Statistics**, terms to run concurrently with the Town Clerk and Registrar of Vital Statistics, January 2, 2024 to January 5, 2026, as directed by law; as if read:

Steven P. Zembruski
Naugatuck Valley Memorial Funeral Home
240 North Main Street
Naugatuck, CT 06770

John W. Ford
Alderson Funeral Home
201 Meadow Street
Naugatuck, CT 06770

James A. Mengacci
Buckmiller Thurston Mengacci Funeral Home
82 Fairview Avenue
Naugatuck, CT 06770

Daniel J. Ford
Alderson Funeral Home
201 Meadow Street
Naugatuck, CT 06770

16. Motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses approve the following resolution for the **Community Investment Fund Round 4 Application**, as if read:

WHEREAS, C.G.S. Section 32-285a, as amended, authorizes the State of Connecticut's Community Investment Fund to award grants to eligible applicants for eligible projects, and

WHEREAS, the CIF grant program provides a unique opportunity for Naugatuck, a Public Investment Community and Alliance District, to further projects that promote economic or community development and enable consistent and fair treatment to all, especially underserved individuals, and

WHEREAS, one such transformative project includes the Rubber Avenue Corridor Revitalization Project, home of several current or former large brownfield sites, with Rubber Avenue acting as the direct major arterial connector roadway between the targeted Borough neighborhoods, and

WHEREAS, this project's emphasis on land use patterns, infrastructure upgrades to promote connectivity to the newly renovated \$81M Naugatuck High School, and emphasis on resilience and state of good repair will unleash quality of life outcomes, increase access to commercial jobs, and promote equity for historically disadvantaged, and environmental justice communities, and

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WHEREAS, pursuant to the Borough of Naugatuck’s Code of Ordinances, the legislative power and authority of the Borough is vested in the Mayor and Board of Burgesses,

NOW, THEREFORE, BE IT RESOLVED THAT THE MAYOR AND THE BOARD OF BURGESSES OF THE BOROUGH OF NAUGATUCK HEREBY:

Approve the completion and filing of a Round #4 CIF Grant Application for an amount not to exceed **eight million dollars (\$8,000,000)**.

If awarded CIF Round #4 grant funding, the Borough of Naugatuck will commit \$400,000 in Tax Incremental Financing funding to this project.

This project will leverage millions of dollars in this corridor, including USEPA RLF NVCOG Funding, LOTCIP funding, and more.

ROLL CALL VOTE:

FOR

Mayor N.W. Hess

R. Vitale

M. Bronko

F. Dambowsky

K. Gallo

C. Marenghi

R. Neth

D. Neth-Kunin

J. Rosenblatt

M. Smith

OPPOSE

None

ABSTAIN

None

Motion carried 10-0-0

17. Motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses approve the following **DECD Resolution for the Community Investment Fund Round 4 Application**, as if read:

WHEREAS, pursuant to C.G.S. Section 32-285a the Connecticut Department of Economic and Community Development is authorized to extend financial assistance for economic development projects; and

WHEREAS, it is desirable and in the public interest that the Borough of Naugatuck make an application to the State for no greater than **\$8,000,000** in order to undertake the Rubber Avenue Corridor Revitalization Project and to execute an assistance agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE Board of Mayor and Burgesses

1. That it is cognizant of the conditions and prerequisites for the state financial assistance imposed by C.G.S. Section 32-285a
2. That the filing of an application for State financial assistance by Borough of Naugatuck in an amount not to exceed **\$8,000,000** is hereby approved and that N. Warren “Pete” Hess, III is directed to execute and file such application with the Connecticut Department of Economic and Community Development, to provide such additional information, to execute such other documents as may be required, to execute an Assistance Agreement with the State of Connecticut for State financial assistance if

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such an agreement is offered, to execute any amendments, decisions, and revisions thereto, and to act as the authorized representative of Borough of Naugatuck.

ROLL CALL VOTE:

FOR

Mayor N.W. Hess
R. Vitale
M. Bronko
F. Dambowsky
K. Gallo

C. Marenghi
R. Neth
D. Neth-Kunin
J. Rosenblatt
M. Smith

OPPOSE

None

ABSTAIN

None

Motion carried 10-0-0

18. Mayor Hess said the borough applied for and received three million dollars for the Uniroyal Project. It requires the borough to use the three million dollars for this project and to do our match, which will be with TIF funds. The money can only be used for the following, a fulfillment center, for recycling, warehousing, logistics or other light industrial or commercial use. We will not sell anything for a period of ten years unless it is for a use listed. The mayor said the board needs to adopt a **CIF/Lanxess Assistance Agreement**.

VOTED: Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses authorize Mayor Hess to sign an **Assistance Agreement between the State of Connecticut DECD and the Borough of Naugatuck**.

19. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses authorize Mayor Hess to execute an amendment to the lease agreement with the **Bank of America for the use of the drive through window and ATM at 275 Church Street** as recommended by Borough Attorney Edward Fitzpatrick.

20. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses authorize Mayor Hess to execute a letter agreement and amendment to the lease agreement with the **Bank of America for the use of the drive through window and ATM at 275 Church Street** and that the Borough of Naugatuck will provide electricity to the **Bank of America (ATM Premises)** as recommended by Borough Attorney Edward Fitzpatrick.

21. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses 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
2018-01-0003471	FIFTY FOUR GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-2,049.22
2018-01-0003628	FIFTY FOUR GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-2,989.98
2018-03-0061728	JOHNSTON, MARY G.	1013 WEID DR. APT. 12F	NAUGATUCK, CT 06770	-135.00

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2019-01-0003448	FIFTY FOUR GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-2,070.92
2019-01-0003609	FORTY FIVE GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-3,021.62
2019-01-0005605	LAWLOR, KEVIN + JODI	355 WOOSTER STREET	NAUGATUCK, CT 06770	-143.26
2019-01-0006976	MULLIGAN, JOAN L.	30-6 ROUND TREE DR.	NAUGATUCK, CT 06770	-501.38
2019-03-0061588	JOHNSTON, MARY G.	1013 WEID DR. APT. 12F	NAUGATUCK, CT 06770	-135.00
2019-04-0081844	HANLEY, JENNIFER L	150 TAWNY THRUSH ROAD	NAUGATUCK, CT 06770	-135.00
2020-01-0003468	FIFTY FOUR GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-2,070.92
2020-01-0003627	FORTY FIVE GREAT HILL RD LLC	P.O. BOX 1910	WATERBURY, CT 06722	-3,021.62
2020-01-0005701	LAWLOR, KEVIN	355 WOOSTER STREET	NAUGATUCK, CT 06770	-143.26
2020-03-0056209	DIAZ, JOSE L	57 FRANCES DRIVE	SEYMOUR, CT 06483	-190.13
2020-03-0056210	DIAZ, JOSE L	57 FRANCIS DRIVE	SEYMOUR, CT 06483	-622.58
2020-03-0059528	HANLEY, JENNIFER L.	150 TAWN THRUSH ROAD	NAUGATUCK, CT 06770	-117.60
2020-03-0061119	JOHNSTON, MARY G.	1013 WEID DR., APT. 12F	NAUGATUCK, CT 06770	-135.00
2020-03-0074719	FLEMING, ROMY A.	53 CONRAD ST., APT. 14E	NAUGATUCK, CT 06770	-57.22
2020-04-0081793	DOZIER, DISHAWN A., JR	48 DOUGLAS AVENUE	WATERBURY, CT 06708	-342.54
2021-01-0005701	LAWLOR, KEVIN	355 WOOSTER STREET	NAUGATUCK, CT 06770	-143.26
2021-01-0007084	MULLIGAN, JOAN L.	30-6 ROUND TREE DRIVE	NAUGATUCK, CT 06770	-501.38
2021-03-0051228	AUDI, MASSIMO	36 GRAHAM RIDGE ROAD	NAUGATUCK, CT 06770	-126.45
2021-03-0059918	HANLEY, JENNIFER L.	150 TAWNY THRUSH ROAD	NAUGATUCK, CT 06770	-97.39
2021-03-0061589	JOHNSTON, MARY G.	1013 WEID DR., APT. 12F	NAUGATUCK, CT 06770	-97.38
2021-04-0084664	TOYOTA LEASE TRUST	20 COMMERCE WAY	WOBURN, MA 01801	-346.83
2022-01-0003284	ESCALEIRA, JERRY + MARIA	57 CITY BROOK ROAD	NAUGATUCK, CT 06770	-268.50
2022-01-0004151	GOSS, JAMES M. + LINDA D.	17 SHEFFIELD LANE	NAUGATUCK, CT 06770	-128.00
2022-01-0005860	LIGUORI, LUIGI A., JR	1075 RUBBER AVENUE	NAUGATUCK, CT 06770	-44.76
2022-01-0006122	LYONS, MATHEW G.	49 SHADDUCK ROAD	NAUGATUCK, CT 06770	-740.97
2022-01-0006754	JANET, BLYTHE	100 DREISER LOOP	BRONX, NY 10475	-137.06
2022-01-0007678	PALOSKI, PAUL S., SR + GREGORY S.	85 BEACON MANOR ROAD	NAUGATUCK, CT 06770	-30.00
2022-03-0050106	ACAR LEASING LTD	4001 EMBARCADERO DR.	ARLINGTON, TX 76014	-149.42
2022-03-0050351	AIRALA-PORREGA, JOSE F.	137 N HOADLEY STREET	NAUGATUCK, CT 06770	-76.64
2022-03-0054942	COLONIAL CUSTOM BUILDERS LLC	60 OLIVIA LANE	NAUGATUCK, CT 06770	-20.00
2022-03-0055790	DAIMLER TRUST	14372 HERITAGE PARKWAY	FORT WORTH, TX 76177	-134.16
2022-03-0056557	DESOUZA, MARCELO	30 ASH ROAD	NAUGATUCK, CT 06770	-10.10
2022-03-0057510	EDWARDS, ROSA	37 LANTERN PARK DR., UNIT 3	NAUGATUCK, CT 06770	-17.30
2022-03-0060233	HANLEY, JENNIFER L.	150 TAWN THRUSH ROAD	NAUGATUCK, CT 06770	-106.31
2022-03-0060953	HONDA LEASE TRUST	11675 GREAT OAKS WAY STE. 200	ALPHARETTA, GA 30022	-282.76
2022-03-0060997	HONDA LEASE TRUST	11675 GREAT OAKS WAY STE. 200	ALPHARETTA, GA 30022	-88.78
2022-03-0061491	INGRAHAM, KAREN	156 HORTON HILL ROAD	NAUGATUCK, CT 06770	-143.44
2022-03-0061934	JOHNSTON, MARY G.	1013 WEID DR., APT. 12F	NAUGATUCK, CT 06770	-97.38
2022-03-0062095	JP MORGAN CHASE BANK NA	700 KANSAS LN. LA4 4041	MONROE, LA 71203	-307.72
2022-03-0062708	KOONZ, LAWRENCE V.	209 SPENCER STREET	NAUGATUCK, CT 06770	-76.61
2022-03-0063742	LITKE ,THOMAS A.	53 CONRAD ST. APT. 4F	NAUGATUCK, CT 06770	-23.05

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2022-03-0064401	MAIETTO, ELIZABETH A.	153 MORNING MIST ROAD	NAUGATUCK, CT 06770	-207.52
2022-03-0067655	ONOFREO, MICHAEL J.	101 PONDVIEW DRIVE	NAUGATUCK, CT 06770	-578.76
2022-03-0067656	ONOFREO, MICHAEL J.	101 PONDVIEW DRIVE	NAUGATUCK, CT 06770	-945.24
2022-03-0067963	PALUMBO, JOSEPH V. 3 RD	25239 CASCADE ROAD	CASCADE, MD 21719	-94.98
2022-03-0074016	TOYOTA LEASE TRUST	3200 WEST RAY ROAD	NASHVILLE, TN 37202	-713.02
2022-03-0074024	TOYOTA LEASE TRUST	20 COMMERCE WAY	WOBURN, MA 01801	-582.34
2022-03-0074062	TOYOTA LEASE TRUST	1650 S. PRICE ROAD	CHANDLER, AZ 85286	-748.01
2022-03-0074067	TOYOTA LEASE TRUST	1650 S. PRICE ROAD	CHANDLER, AZ 85286	-304.12
2022-03-0074072	TOYOTA LEASE TRUST	3200 WEST RAY ROAD	NASHVILLE, TN 37202	-759.30
2022-03-0074077	TOYOTA LEASE TRUST	20 COMMERCE WAY	WOBURN, MA 01801	-158.60
2022-03-0074092	TOYOTA LEASE TRUST	1650 S. PRICE ROAD	CHANDLER, AZ 85286	-237.80
2022-03-0074112	TOYOTA LEASE TRUST	P.O. BOX 23590	NASHVILLE, TN 37202	-91.56
2022-03-0074671	VCFS AUTO LEASING CO.	1800 VOLVO PLACE	MAHWAH, NJ 07430	-803.06
2022-03-0074972	VW CREDIT LEASING LTD	1401 FRANKLIN BLVD.	LIBERTYVILLE, IL 60048	-262.66
			TOTAL	-28,564.87

22. Public Comment – Agenda Items – None

23. Mayor and Burgess Comments/Sub-Committee Reports

Burgess Dambowsky announced the Franklin Johnson Award will be given to Kevin McSherry this year on December 21st.

Burgess Neth thanked the mayor for a fantastic tree lighting ceremony. It was a great season for the Naugy Greyhounds.

Deputy Mayor Vitale said the Senior Center will be holding their holiday gathering on Thursday. There will be a Pet Photos with Santa Event on Thursday at the Bank of America building.

Burgess Rosenblatt said she is excited about all the projects in town.

Burgess Bronko said the Christmas tree on the gazebo was always decorated red/white/blue in honor of our service members. He asked if the lights could be changed.

Burgess Marengi congratulated the high school football team. He congratulated all involved with the tree lighting ceremony. He is concerned with the overgrown weeds on two transformers toward the Route 8 Exit 27 ramp by Linden Park. It looks terrible.

24. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses add to the agenda discussion/possible action regarding **Burgess Liaison** appointments.

25. Mayor Hess told the burgesses to submit their **Burgess Liaison** requests to Borough Clerk Nancy DiMeo. He will make the appointments at our next monthly meeting.

26. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt to recess to Executive Session at **8:46 p.m.** for discussion on the following: **Real Estate** (Parcels A, B, C, Y & Z, Naugatuck Industrial Park Section III, Bank of America Microbrewery, Acquisition of Land for Downtown Parking, 30 Church Street, Tax

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Incremental Financing District, Church Street, Maple Street, Peter Paul/Hershey Property, Financing of Lot #3 in Industrial Park on Great Hill Road, Parcel #0748952, Sale of Remnant Parcel – Parcel C Former Uniroyal/Lanxess Site, 238 Water Street, Laurel Park Landfill/Solar Project, Amazon Project), **Collective Bargaining** (Chapter 89 Union, Police Dispatchers Union) and **Pending Litigation**. No one was invited into executive session.

Mayor Hess reconvened the meeting at **10:02 p.m.**

27. The following motions emanated from Executive Session.

VOTED: Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize Mayor Hess to conclude the sale of **Lot 3 in the Old Industrial Park on Great Hill Road Parcel 0748952** as discussed in executive session including the financing of the transaction.

VOTED: Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt that the Board of Mayor and Burgesses authorize Mayor Hess to sell a **sliver remnant parcel of land consisting of 1,985 square feet** as discussed in executive session to Celestino A. Rebelo.

VOTED: Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Neth that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a Collective Bargaining Agreement with **UPSEU, Local 424 Unit 15B, Naugatuck Police 911 Dispatchers** for a four year term from July 1, 2022 to June 30, 2026 as discussed in executive session.

28. **VOTED:** Unanimously on a motion by Deputy Mayor Vitale and seconded by Burgess Rosenblatt to adjourn the regular meeting at **10:06 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