

**MINUTES
SPECIAL MEETING
BOARD OF MAYOR AND BURGESSES
SEPTEMBER 26, 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 special meeting to order at **7:00 p.m.** with the following in attendance:

BURGESSES:

R. Neth

M. Bronko, virtual, arr. 7:13 p.m.

F. Dambowsky

C. Marenghi

J. Mizeski, virtual

G. Mudry, absent

D. Neth-Kunin

M. Smith

R. Vitale

DEPARTMENT HEADS:

E. Cornacchia, Assistant Controller

OTHERS:

L. Wehry, IT Assistant

2. Burgess Smith led in the Pledge of Allegiance to the flag.
3. Motion by Deputy Mayor Neth and seconded by Burgess Neth-Kunin that the Board of Mayor and Burgesses adopt the following resolution regarding an **Interim Treasurer**, as if read:

WHEREAS, Judith E. Anderson was serving her current term as Treasurer for the Borough of Naugatuck, Connecticut (the “Borough”); and

WHEREAS, no Deputy Treasurer was appointed by Ms. Anderson during her time as Treasurer; and

WHEREAS, Ms. Anderson suddenly and recently passed away, creating a vacancy in the Borough’s Treasurer Position; and

WHEREAS, pursuant to CGS section 9-220, such vacancy shall be filled at the next election, and until such vacancy is so filled, it shall be filled by the selectmen of the municipality; and

WHEREAS, section 3.2 of the Borough’s Charter provides that the Borough shall be the successor to all rights of the Town of Naugatuck; and

WHEREAS, the Board of Mayor and Burgesses is the legislative body of the Borough; and

WHEREAS, the Mayor of the Borough, N. Warren Hess, III (the “Mayor”), has recommended and approved the appointment of Eileen A. Cornacchia, as Treasurer to fill the remainder of the term previously held by Judith E. Anderson, from September 26, 2023 to November 7, 2023, and has recommended to the Board of Mayor and Burgesses that it call a special meeting to appoint Eileen A. Cornacchia as Treasurer.

Minutes – Board of Mayor and Burgesses
Special Meeting – September 26, 2023

NOW THEREFORE, IT IS HEREBY RESOLVED, that upon the recommendation of the Mayor, the Board of Mayor and Burgesses appoints Eileen A. Cornacchia, as Treasurer to serve the remainder of the term vacated by the death of Judith E. Anderson.

ROLL CALL VOTE:

FOR

Mayor N.W. Hess
R. Neth
F. Dambowsky
C. Marengi

J. Mizeski
D. Neth-Kunin
M. Smith
R. Vitale

OPPOSE

None

ABSTAIN

None

Motion carried 8-0-0

Mayor N. Warren “Pete” Hess swore into office Eileen A. Cornacchia as Treasurer.

4. Mayor Hess said the board voted at the last meeting to proceed with a **Condemnation Action** on **30 Church Street and 0 Church Street** and gave them thirty days to negotiate. The borough has to go before the Planning Commission on Monday evening. The mayor would like to extend the negotiation period for another fifteen days. He said there is a need to have access from Rubber Avenue to the back of the properties on Church Street for fire protection and the borough will be using the property for parking. He said those two reasons are necessary to establish a need to proceed with eminent domain. It is a safety issue.

Motion by Deputy Mayor Neth and seconded by Burgess Mizeski that the Board of Mayor and Burgesses extend the negotiation period on the **30 Church Street Condemnation Action** for fifteen days.

Burgess Bronko was not present for the vote.

Burgess Bronko arrived 7:13 p.m.

5. Mayor Hess said the current policy on the Fund Balance is that we have to be between 8% and 12% with a target rate of 12%. He would like to modify the **Policy on the Fund Balance** to increase the target rate to 15%. In order for the borough to become AAA rated as part of the bonding process, we need to be at 15%. We previously raised the percentage rate from 8% to 12%. The mayor would like to raise it again to 10% and 15% or 12% and 15%. The board thought 10% to 15 % was best. We would not be able to go below 10%.

VOTED: Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Neth-Kunin that the Board of Mayor and Burgesses modify the **Borough of Naugatuck Policy on the Fund Balance** to a rate that cannot go below 10% with a target rate of 15%.

6. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Neth-Kunin that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a Memorandum of Agreement concerning the **Reconnecting Communities Grant Application**.

Minutes – Board of Mayor and Burgesses
Special Meeting – September 26, 2023

7. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Neth-Kunin to recess to Executive Session at **7:20 p.m.** for discussion on the following: **Real Estate** (Parcels A & B, Naugatuck Industrial Park Section III – Old Tire Lot, Breen Field/Rotary Field, Peter Paul/Hershey Property), **Contracts** (Sharing Information/Merchant Fuel Cell Anaerobic Digester and Broadband Project) and **Pending Litigation**. No one was invited into executive session.

Mayor Hess reconvened the meeting at **8:00 p.m.**

8. The following motion emanated from Executive Session.

Motion by Deputy Mayor Neth and seconded by Burgess Neth-Kunin that the Board of Mayor and Burgesses authorize Mayor Hess to enter into a preliminary agreement with **Johnson Controls Incorporated (JCI)** to provide information to Johnson Controls to enable them to determine whether it is feasible to provide a Merchant Fuel Cell Design Built Contract to the borough, an Anaerobic Digester Design Built Agreement with the borough, as well as Smarter City Services to the borough on terms acceptable to the Borough of Naugatuck. JCI shall use the information to prepare a preliminary report outlining proposed solutions to the Borough of Naugatuck for evaluation and approval by the Borough of Naugatuck.

Burgess Smith opposed.

9. **VOTED:** Unanimously on a motion by Deputy Mayor Neth and seconded by Burgess Neth-Kunin to adjourn the special meeting at **8:03 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