



BOARD OF ALDERMEN
FINANCE COMMITTEE MEETING
CITY OF SHELTON
TUESDAY, MARCH 24, 2026
SHELTON CITY HALL, 54 HILL STREET, SHELTON CT
MEETING MINUTES

Call to Order/Pledge of Allegiance

Alderman Simonetti called the regular Board of Aldermen Finance Committee to order at 5:30 p.m. in the auditorium at Shelton City Hall. All those present stood and pledged allegiance to the Flag of the United States of America.

Roll Call

Alderman John F. Anglace, Jr. – Present
Alderman Porter McKinnon – Absent
Alderman Anthony Simonetti – Present

Administration

Grace Zweig, Finance Director
Kellie Vazzano, Administrative Assistant

PUBLIC PORTION

There was no one from the public present to speak.

RIPTON BROADBAND PRESENTATION (CIVITAS)

Danica Collins
Michael Fox

Danica Collins: Thank you for your time. I am Director of Business Operations with Ripton Community Broadband which is part of the CIVITAS network so you will hear both terms. We are under Civitas. I am here today with Mike Fox who is the VP of the municipal partnerships and smart city strategy at Civitas Networks. We are here to present to you the framework of a potential revenue stream for the City. This stream could potentially generate an additional \$2.4 million in recurring annual revenue for Shelton. This is achieved by using municipal property to rent cell phone pole space to cell phone carriers. We will walk through this sequentially based on the sections in the handout that you have. I will introduce each section to keep us moving. If you have any questions, please feel free to stop us at any time. I will turn it over to Mike to get us started with some background.



Mobile Carrier Poles

March 2026



Sample pole design in Veteran's Park to show size.

Anatomy of a Pole



← Three available "slots" for Carrier equipment that they can lease

- Designed by Ripton to fit Carrier equipment
- Fiber connection enabled by Ripton
- Very low electrical power (less than a lightbulb)

→ 30 ft pole x 22 inches diameter;
Smaller than traditional wooden pole

→ No outside equipment or above ground wires will be visible

→ City of Shelton can define pole color

This will give you a little bit more detail about the poles themselves. I want you to understand the differences between the type of poles we are proposing that we use as to what you typically see with a cellular carrier which you probably see along the highways, 100' monopoles and they have a rack of antennas on the top with arms that stick out and the antennas are on the arms.

That is sometimes called a macro-site because it just basically blasts signal everywhere. There are limitations to that. There are some downfalls to it, but it is typically what has been done at the beginning of cellular and what they continue to do.

What we do is called more of a small cell which is kind of the size of a light pole in your town. It is only about 30' high and contains smaller antennas for the carriers and concentrates the signal more at a street level so that it can carry capacity for more people to use. 22" wide.

Alderman Simonetti: In looking at the top of it, there is nothing hanging. Everything is inside?

Michael Fox: All inside. What happens is, you don't have to push the signal too far so the antennas themselves are much smaller and the radio equipment is also much smaller because it is less power. Basically, everything fits inside the pole, so there is nothing outside.

Alderman Simonetti: How is the pole anchored to the ground.

Michael Fox: Typical anchor bolts like you would mount a flagpole. Concrete post.

Alderman Simonetti: Where does the power come from for them?

Michael Fox: Power comes from the street, but it takes less power than a typical old school light post would. Now light poles are made with LED lights so they draw less power. That is the typical power that is available on the street. These are fed with fiberoptic cable. What happens is, think of it as your phone that you use that is wireless basically just transmits to the pole. From the pole there are cables that run to the radio and then that is attached to fiberoptic cable. That fiberoptic cable goes out to the world. It is called central office stations and that is where all the phone calls are switched. If you and I were talking right now on our phones to each other or texting each other, it would go through all those miles and miles and miles of cable before it actually connects. You don't connect to each other like that, like walkie talkies used to do. I would like to think of that network of all those towers/poles together, that is kind of like your highway that all the information is running down. Your phone or computer which is hooked up through the internet without wires is also connected to that highway that carries all the traffic.

Alderman Simonetti: You said you would get the power from the street. Am I incorrect in saying you are going to get the power through the glass wires or copper wires?

Michael Fox: Copper wires for power. Glass is the fiber which carries the data, the information.

Alderman Simonetti: I thought when we first looked at this two years ago that there would be a plug somewhere on the bottom of the pole if someone needed it, a convenience outlet.

Michael Fox: We could do that. I don't know how you would regulate that. You could put a key lock with a plate so that only City people can use it.

Alderman Anglace: I came here tonight expecting a presentation be made to us. Anthony is asking questions that are of concern to him. I think we should listen to the presentation and then ask questions. I don't know what is a higher priority for us to know and I don't want to miss anything. I've read all this stuff and I will have questions, but I'm afraid we are going to lose the continuity of your presentation if we do the questions first. Would you consider changing the approach, Anthony?

Alderman Simonetti: Absolutely.

Michael Fox: Let's talk about why we are putting the poles in in the first place. You need the poles for more coverage for demand from customers so you can get better coverage, not only to your cell phones but also to your homes. What we are putting in is what is called a fixed wireless network. Instead of trenching to your homes to put in fiberoptic cable, what we do instead is we run wireless, almost like little dishes that talk to each other from pole to pole, and that connects to a small device on the side of your home which gives you internet connectivity inside your home without having to spend thousands of dollars trenching to your home to put in fiberoptic cable. Basically what we are putting together, referring to the network, which is basically a collection of these poles that we would put throughout the town and in certain areas which would then feed your wireless connectivity to your devices, phones, iPad, etc. and also into your home so that you can use that internet connectivity from your home at a better price than what you are probably currently paying with whoever is your provider.

Danica Collins: The increased demand for more poles that are closer together is what, contextually?

Michael Fox: The point for more poles is for more use. The thing that is happening is this data demand that is happening now with people using more streaming services, for music, gaming for kids, AI, there is a lot more computing going on now that is sucking up a lot of data being pushed through. This will allow that high speed data to be carried easily throughout the town. Without the cost of having to dig and trench for all this fiber.

Danica Collins: Without degradation in quality or speed.

Michael Fox: The advantage to this is if we put the poles up, which is the reason I am the partnership guy, the Civitas approach is not to come in, pay you guys rent, put poles in and collect the money. Our founder, Jerry Kirshman, is very community oriented. He wants to do right by people and he feels like part of his thing in life is to help people communicate and bring that out to folks. The way he approaches this with Civitas is we are partnering with the towns so that you guys get revenue from this as well. What happens is, we pay to put this network in, we pay to put the poles in, we pay to put the fiber in, we pay for all the installation, the equipment and bring it up on air. Basically, you guys give us the right to do all of that. Without your permission to do it, we cannot put it in. We put it in and I understand the arrangement with Shelton is that

it is a 50/50 split on the revenue. Any revenue that comes in from that the township gets 50% of that. We have some quick numbers here that John Collins, our COO put together and to give you a rough idea of what he expects that would be. On a conservative side, for let's say 200 poles you would receive almost two and a half million dollars a year in revenue from the services there. That considers using just one of the cellular carriers that we had talked about. This is designed for up to three different carriers inside the pole. If there was only one carrier, than that is what you would see on the revenue. According to John that is a conservative estimate. The trick is, though, you want the carriers to come on to the pole; you don't want them putting up their own pole, for a lot of reasons. Right now, according to the FCC, any of those carriers can come in and put in an application and basically have 60 days to discuss it, but at the end of the day they have the right to put up a cellular tower or monopole, the big steel structures that go straight up. You have probably seen the lattice towers, they look like the old electrical towers. They even try to disguise some as trees. This would eliminate that and would also eliminate them saying they would put in their own poles all along the street. What we are asking for and what we wanted to discuss with you guys today is putting an ordinance in place that basically says you guys are going to dictate what you can put in and what you can't put in. If there is an ordinance in place, they just can't come in and do what they want. They can't put an application in for something other than what you guys have already approved.

Danica Collins: Without that local ordinance in place, carriers do have the undisputed right to put poles in public right-of-way and you wouldn't have a chance to shape it the way you would want to, according to the needs of the City. It would be more likely to be according to their own needs. I know there are instances where they do offer some concession on how it looks, but ultimately you would have to accept what they do for their own poles.

Michael Fox: Again, our approach is to work with the City and say what is going to work for your town. What is going to look right? What colors or how do you want this to be presented, how do you want it to look? You just talked about the electrical outlets – if you want electrical outlets in there, let's design it with an electrical outlet. Some people want them with call boxes for emergencies. We can put those in. Some towns talk about having closed circuit TV for security and there is availability to put those on. There is a lot you can do with the poles once we have them in, but the trick is to say okay Shelton is putting the poles in and that is going to be our network that we own and we will collect the revenue from. You are happy to come here and be part of that.

Alderman Anglace: Is there any State oversight on this installation? Any State regulations that we have to abide by?

Michael Fox: For these poles, not that I am aware of. I'm relatively new to the company and most of my experience has been with the larger cellular carriers, so some of this is relatively new to me. I will follow up and make sure there isn't. They have already done the design. Our engineering team has already looked at what needs to be done.

Alderman Anglace: I see all of these cellular towers up around town. There must be some oversight on the State part and you are talking about an ordinance. Maybe we would be in a position in not knowing and putting together an ordinance that maybe would be in conflict with what the State regulates.

Danica Collins: I need to double check this, but there is a State body – Connecticut Siting Council.

Michael Fox: Those are for large towers. Not at this level. In New Jersey they have zoning laws that have to be abided by for putting up large towers. This is a different level, so I think it is a different regulation.

Danica Collins: With this in mind, if you were to pass the ordinance, it does make everything more proactive instead of reactive. You are not reacting to a carrier putting in an application for their pole and then having to deal with that. You shape how you want the pole to be and they have to more or less abide by that.

Michael Fox: It is designed for them to use. It is not something they can't use. We specifically designed it for them to lease space inside of it.

Alderman Anglace: You are talking about an ordinance. I see somewhere in here you will put together a sample ordinance.

Kellie Vazzano: I have a copy of the sample ordinance. It is about 11 pages long and is quite extensive. If you decided tonight that this is going to move forward to the Board of Aldermen, we would review this with Corporation Counsel and take the time to have this ordinance comply obviously with State laws as well as our own ordinances and regulations and what would be required for the company and the City to move forward.

Michael Fox: Right. This is what we put together for you guys, specifically for Shelton. It is a template to start with, but anything you wanted to add to it as needed for more protection, etc. I am sure your attorneys would also have some input on it as well.

Any questions on what we have talked about so far?

Alderman Anglace: I would think the ordinance would focus on how this is going to benefit the people of Shelton, how are we helping them. I would imagine the need is growing, the data is multiplying and the speed at which people operate is they want it to be faster, but is slowing down.

Michael Fox: It is slowing down primarily because it is congested. Like trying to get a lot of water through a small hose. We need a bigger hose. When you had to go over the old Tappan Zee Bridge and tried to go over it during rush hour. There weren't enough lanes. The new bridge is twice as big and a different situation.

Alderman Anglace: The object here as I see it, but maybe the Mayor sees it different, I think the first issue we would have is that we are doing something that benefits the people in the town. If you can demonstrate how it is going to help them, that is part of the process and selling what we are doing. The revenue stream is not the object behind this whole thing here, but from what I understand did that come along afterwards?

Grace Zweig: The revenue stream does help the taxpayers. It will reduce the amount.

Alderman Simonetti: Each pole/slot generates a total of \$250/month for space, \$2000 for fiber connection. Are you fiber connecting buildings to it?

Michael Fox: I had the same question. The \$250/month for slot – there are three slots available at the top. It is assumed one slot is being used, so \$250/month for that slot. Then they have to pay \$2000/month for them to connect to the fiber. We will have the fiber in, it is already there and we are already paying for it because we are paying for the fiber connections for the entire network. Their portion of that is \$2000 to connect to the world.

Alderman Simonetti: What is the \$4.8 million? On how many poles?

Michael Fox: He is assuming, again, 200 poles. I didn't see the design so I don't know exactly how much space that covers, but I am going to assume the City central area out to the outlying areas probably through the mostly more populated areas or spaces where you have events or need the coverage. He is saying 200 poles. He is saying for each of those he is assuming one carrier at \$250 and then the connecting for each carrier is \$2000 each. Then he did the \$2000 x 12 months x the 200 poles is \$4.8. So, my first question was, where did \$250/month go because it is not in his formula. John said there are costs associated to the pole, upkeep and operations of the pole, so he is just assuming, as a wash, again to keep a conservative estimate, that the \$250 is being used to maintain the network. So, he comes up with \$4.8. Again, it is a shared revenue arrangement with Shelton and you guys get 50% of that, so that is how you get the \$2.4.

Alderman Simonetti: You have this diagram of people standing under it and getting connected to it. Would this also be if they are in their home that they can get internet?

Michael Fox: I can't put a pole in the street here and expect that your house is five blocks away and you are getting internet inside. We have to be closer to your house. To be in the house, you need a box on the house, a small box that connects to the side of your house that brings the internet inside. Your internet provide brings a cable into your house from the pole outside and then they connect it to another box that gives you the internet inside your house.

Grace Zweig: Who would be paying for the box that you put on the house?

Michael Fox: I don't know. Let's call it \$50/month for your service to your home. That includes the equipment, installation, everything.

Danica Collins: That's the Ripton Community Broadband model. In terms of any equipment spend up front for poles themselves, our intent is for Shelton to not have upfront costs.

Michael Fox: To answer your question about what are the people getting, the people are getting better and faster service to their homes and to the areas that they are using in the community and they are getting it at what we would like to hope is a better price than they are being offered currently. Every day I see another ad for somebody saying, we will give you internet for \$15/month. As you know, there is the small print, \$15/month for two months and then it's \$75 after that. Our plan was to be \$50/month as long as we are here. Once we put the equipment in, once the initial investment is in with the equipment, there is not really any other cost. If we have to put poles in, then it is more poles, but that infrastructure of the fiber and poles, I'll have to go down another street and put some more poles in to carry another ten people, then we could do that.

Alderman Simonetti: We have some areas where we have some vandalism from time to time. We would like to put a camera there but have nowhere to hook it up. Can we hook up a camera to go back to the police station?

Michael Fox: The thing that excites me most about this whole thing – we talked to another town recently that has a bridge they are having a problem with and we were talking to them about specifically running poles to that area so we can monitor that bridge with sensors for the water level. We can monitor environments, wind, temperature, etc., we can do the cameras. There is so much you can do with it once it is set up.

Alderman Simonetti: What other cities have you set this up.

Michael Fox: Honestly, you guys are really our first city we are doing. The company is pretty new. We are industry professionals, most of us from the cellular industry. Jerry had this idea and I think it is a great idea. A couple of us came on board.

Alderman Simonetti: What is the timeframe from signature to ... we are talking about downtown first and maybe up Bridgeport Avenue because it has a lot of businesses. How would the businesses use it?

Michael Fox: With business, it is the same thing where you are going to get your internet from Ripton instead of from someone else and you will get a better price, 1 gig up and down. We have it in Shelton now and it is been great. We are having very good results with it. Speed is great, reliability has been really good.

Danica Collins: We are on Howe Avenue and Hill Street as well. We have community outreach and things we do at the store. A business owner would use it in much the same way a consumer would with different needs. Point of Sale, that kind of thing.

Alderman Simonetti: Would there be any cost to the City going down the road.

Michael Fox: No. That is our piece. Our piece is putting in the poles and putting in the network. You don't have any investment. This was an arrangement that was made with you guys before. You already have a contract with us.

Alderman Anglace: We met back in 6/27/2024 and you gave us a presentation. We had a motion on the floor then to approve the agreement by and between the City of Shelton and Civitas Networks for installation, operation and maintenance of a city-wide broadband communications network. It is two years ago and I have seen no agreement.

Michael Fox: I have a copy. We can get that for you.

Alderman Anglace: I think this was essentially approval to proceed to a contract, a proposed contract. Essentially we could be sitting here two years later making the same kind of a proposal to authorize the Mayor to sign any documents, or authorize for him to negotiate. Are we further along now?

Michael Fox: Again, we have an agreement with you guys and we are looking to put the investment in. It would protect you guys and us if we implement an ordinance to make sure that someone can't come in and basically do what they want and prevent us and you from managing what is happening in the City as far as your poles.

Alderman Simonetti: The printout from that night states Alderman McKinnon asked what other cities around here do you have your services in. John Collins at the time stated that you were engaged with several, but have not deployed yet. This is quite a new business model. It does leverage revenues from the mobile network operators to be able to subsidize the program.

Michael Fox: Correct. Again, I am here three weeks and I am talking with different municipalities in Connecticut, New York and different parts of the northeast here to engage with more municipalities.

Alderman Anglace: From our meeting two years ago, events were brought up where the police have the surveillance is possible. Internet coverage for special city events is possible. Those are all benefits to the community.

Alderman Simonetti: Lower internet costs you say.

Danica Collins: Yes, lower internet costs and especially over time because our rate does not increase after 2-3 years.

Kellie Vazzano: John, you are correct. They have provided the service already off of that model that they are doing. We have had events down on Canal Street where the vendors have been able to use Wi-Fi that was opened up to them to be able to use their Point of Sale services. The Farmers Market also uses it.

Danica Collins: We have our fixed radio-antenna on top of our roof in the building we are in that transmits signal to a mobile antenna that we bring to the event. A temporary thing.

Michael Fox: What is important to understand, and the reason we are here today is to talk about the ordinance because the primary revenue is coming in from the other carriers. If you set up the ordinance that basically says this is our network here in Shelton, this is what you have to fit into, that basically disallows them to put up whatever they want with no benefit to Shelton.

Alderman Simonetti: If a major carrier came today, they could go to the Siting Committee and say they wanted to put up a pole somewhere. Your ordinance would say, nope, you can't do that and they wouldn't be able to.

Michael Fox: Right. If someone put in an application tomorrow and the ordinance does not get put into place for another month, they made it under the wire. It can't be retroactive. We need to get this in place as soon as possible, otherwise we are doing this work for nothing.

Kellie Vazzano: I have proposed language for an ordinance. The ordinance they gave us also has procedure in it that we don't need to have eleven pages.

Alderman Simonetti: What about for the school system?

Michael Fox: One thing we talked about with one of the other towns was tracking the buses.

Alderman Simonetti: There is a tracking system on our buses already and our vehicle as well.

Danica Collins: Improving connectivity at schools encompasses that.

Alderman Simonetti: Does the extra income come to you?

Michael Fox: Every user is income to all of us.

Alderman Simonetti: So, we are only getting income from the poles themselves?

Michael Fox: Let me not answer that. I don't know the answer. I don't want to misrepresent it.

Kellie Vazzano: I think I understand the question John had. In June 2024 there were approvals put in. You authorized the Mayor to negotiate. This is almost an add on to an additional service that may have been touched upon in that meeting, but now various representations are being made as to how we now need to affect this, this next leg of it. If you look in your proposal there was an ordinance and also a discussion regarding the integration of IT services. That was not fully discussed in 2024 and the proposal for the poles was also not fully developed at that time.

Alderman Simonetti: If I remember, the last discussion with the Mayor was that this system could back up our computer systems here?

Kellie Vazzano: Integration of the IT. Essentially what we are doing is next steps of what we need to do. A.) This concept and what we are interested in doing. B.) What the City would need to do with the Board of Aldermen that they would have to put into place. The ordinance and agreeing to moving this forward and the integration of the IT as denoted in your handout.

Alderman Anglace: When he talked about benefit to the school system, has anybody talked with the school system about it?

Kellie Vazzano: I know when we had talked about this, the school system runs an entirely different secure network because of the children and what is involved there. At that point in time, again we could readdress this, but we did not think that they would participate in what we were doing.

Alderman Anglace: The only interest they might have is for public events such as the football field, soccer field.

Danica Collins: Yes. That is something we can discuss connectivity in when we get out there. That is a major issue here as well in the fields.

Kellie Vazzano: Another benefit would be if this expands connectivity throughout the City that should there ever be a need for remote learning, etc. it would help the residents with connectivity. Affordability and accessibility.

Alderman Anglace: With no local history and no one we can talk to to get their results/feelings, we don't know what we are doing here. My thought is if you are asking us to approve this favorably for the Board of Aldermen to approve the ordinance and we haven't even seen the ordinance or talked about it, I think we are a little premature and I am reluctant to do that.

Michael Fox: We gave you an ordinance to look at that you can take it to your attorneys to review and give feedback on. You are not going to approve it tonight.

Alderman Anglace: It has taken us two years to get from the beginning to where we are now. In the beginning we authorized the Mayor to proceed to determine where we are going with this

and if it makes sense. There is some progress in that respect. What is the urgency to take this to the next Board of Aldermen meeting without approval. I am not comfortable doing that.

Alderman Simonetti: In reading the suggested motion, I do not see anything regarding an ordinance. I think the idea is to bring it to the Board so they can discuss it, John.

Alderman Anglace: Why does it have to go with our recommendation. We are in the process of discussing it ourselves. We don't know enough about it to recommend it.

Alderman Simonetti: The general information that we have already, no cost to the City, it will bring in revenue, it will be helpful for people who are in the City.

Alderman Anglace: What we can recommend is that we continue to proceed with the authorization that we gave two years ago to get to the point where we see the ordinance, we understand it and we get a better feel for it.

Michael Fox: We are asking you to review the ordinance that we are submitting tonight. You haven't seen it before. We are submitting it tonight saying here is a draft ordinance that we put together. The reason it is important to put in place is because you need to secure the potential rent that you would be getting from the carriers. Without the ordinance in place, they can put up their own tower with no revenue to the town.

Alderman Anglace: I understand that, I agree if we are going to enter into an agreement to proceed with this project, then you need some direction and assurance that someone else won't come in and pull rug out from under us with all the work that you have put into this.

Alderman Simonetti: We have already had a problem with the Siting Committee, putting these unipoles right on top of people's property which brought the property values down horribly. I would hate to see more of those large poles around. Not that I am 100% sure that these are going to be accepted easily at 22", I thought they were thinner than that. I know they need space inside for equipment and lines, etc.

Michael Fox: Also, I am not an expert on ordinances, but it is my understanding that you could always revise it or even cancel it if you felt that it is not helping you.

Alderman Simonetti: You want us to guarantee that you are the only game in town.

Danica Collins: You are not legally bound to us as a vendor in this ordinance.

Kellie Vazzano: John we can also, if you are comfortable, proceed to have us present the ordinance. It does have to go to Public Hearing, so the Board of Aldermen would have an opportunity and we could most likely put it on the agenda for the Public Hearing. Certainly not

an 11 page ordinance that goes into a lot of procedural aspects that we don't typically have in our ordinances.

Alderman Anglace: I think that is exactly what I am saying. What we put in place two years ago we want to continue to work on. You are at the point now where you have proposed an ordinance and it has been looked at. It has to come back to us, we would like to see it and discuss it. Once we submit the ordinance at a Board of Aldermen meeting it has to go to Public Hearing. That is where we can chat with the aldermen so they have an idea of what it contains and then we hold the Public Hearing where the public comes in and has a chance to speak on it. We find out from the public the good parts and bad parts. They might say all poles have to be approved by Planning & Zoning, but right now I see some of the things they have approved and I wouldn't like one of those in front of my house. They want a say in the matter.

Michael Fox: This is why we are encouraging you to put an ordinance in place, so you do have a say and that a carrier cannot come in and do what he wants. You can dictate basically, with us, we have to design it of course, but here is what we are proposing and work it so that anyone who basically wants to put in wireless cellular phone service in the City would have to go on the poles instead of putting their own up. It is revenue to us, but it is revenue to you as well.

Alderman Anglace: What I am saying is, I think we have something in place already and this would signify that we have an interest in this project. We think it has a value to people in many respects which has been pointed out. It has value to me as a homeowner. In certain areas it will help me with my day to day stuff. It is my decision whether or not I want a pole. The only downside I can see is too many poles in too many places would be like a bunch of trees, a forest full of poles.

Kellie Vazzano: What is the distance between the poles?

Michael Fox: It varies with the terrain, but let's say a general number, 250 feet. It could be further. You need what is called line of sight. You need to be able to see the next pole. About a football field.

Kellie Vazzano: 250 feet does not seem far enough.

Alderman Simonetti: In looking at the original, Alderman Anglace MOVED to approve the agreement between the City of Shelton and Civitas network for installation, operation and maintenance of a city-wide broadband communication network. Further authorize Mayor Mark A. Lauretti to sign any document to effectuate the agreement. The agreement is subject to final negotiation and approval by the Mayor and Corporation Counsel. Seconded by Alderman Balamaci. In the end we voted 8 to 0 to go forward.

Alderman Anglace: I think we are in the same position we were two years ago. We think it has merit. We think it has value for our people. We think it has value to our City. We would like to continue the progress. I think we might be a little premature in trying to come to an agreement

because I haven't seen an agreement. I understand what you are telling me, everything sounds good.

Kellie Vazzano: I don't think at this point that we even need to contemplate the agreement. We are about 16 days until our next Board of Aldermen meeting. If the ordinance can be proposed for review with ample time for you to review it prior to the meeting, that we at least endeavor to get it on the agenda and then set it down for Public Hearing and get the ordinance in place as we are being told that is more of where the urgency is. That is also part of continuing of what we have done in 2024. We are not asking, at this point, for any agreements for this to be signed regarding this aspect of it. But let us try to get the ordinance to move forward if you are comfortable with it. You can always table it at the Board of Aldermen meeting. To keep it here at Finance and not getting it to the Board of Aldermen is going to push them out two months. I appreciate the urgency they are representing, that could be detrimental to the City doing it. I think the ordinance is a separate part.

Alderman Simonetti: At the time we first heard this there were no numbers, there was no money. Now we have a more definitive amount.

Alderman Anglace: The money is not the primary concern. From my perspective you are not dangling a carrot in front of me, \$2.4 million. That can go away as fast as it comes.

Michael Fox: But with all due respect, if the revenue isn't coming in then we can't afford to put the network in.

Danica Collins: It is the key piece.

Michael Fox: It is protecting you guys financially but also aesthetically for your town.

Alderman Anglace: I am looking for a way to move this forward and I think Kellie has the right approach. What do you think an appropriate motion would be to move it forward so that we can get the ordinance? That is what we are moving forward, the ordinance. We can then put that in front of the full Board and let everybody tear it apart. And then it can go to Public Hearing.

Grace Zweig: I have one concern. From what I am hearing is, you are going to be collecting all the revenue from the carriers, correct? What visibility will the City have?

Michael Fox: This is a partnership. Again, I don't know what the arrangement was. I am told it is a 50/50 revenue share. There would be no reason for you to not see what the numbers were if it was a partnership. It is out of my element.

Danica Collins: It is something I can confirm and get proper verbiage for.

Alderman Simonetti: You are saying that the \$2.4 is predicated on one carrier on a pole. So, if there are two or more carriers, there would be more revenue.

Michael Fox: It is built for three carriers. That is why this is a very conservative estimate as you would have \$6000 coming in for each pole instead of just \$2000. A carrier is your mobile telephone provider.

Kellie Vazzano: If you want to take it compartmentally, first would be to move to recommend that the Full Board to accept a proposed ordinance regarding the deployment of small wireless facilities in a public right-of-way in Shelton. If you can present it that you are moving it to present it to the Board of Aldermen. You have the proposed ordinance and if all in agreement you can set it for Public Hearing.

Alderman Anglace: If we recommend an ordinance to go to the Full Board and the Board does not change it as it is recommended/proposed it will go to public hearing and we can change it afterwards.

Kellie Vazzano: I believe one of the motions tonight would be in order to move forward with what we have done in 2024 as well as what is being proposed tonight is to get the ordinance on the agenda which Corporation Counsel and I will work on to provide an ordinance in advance of the meeting for review in acceptable form and in congruence with what the City has typically provided in ordinance form. In addition, if you are so indulgent tonight to review the proposal regarding the transition of the City of Shelton's IT department. That again is up to you, but they have not touched on that part yet. Going back to the poles and agreement, I do think we are a little bit premature on that because we don't have an actual agreement as to where they would be, how this would work, the amount and locations. We would need to see the exact location of the proposed networking. I don't have specific addresses, locations, where on City property and then we have to go through the approval processes that are required by Planning & Zoning and the Building Department, if there would be any 8-24 referrals required, so that part we are still working on. This is premature and I don't know the answers to this.

Michael Fox: We would work in concert with you on that. We have engineers who will design it and you are always going to go back and revise what the engineers want specifically.

Danica Collins: Which does lead us into the unification of Shelton's IT with Ripton/Civitas which I do think we should touch on. It becomes a necessary part of all of this. With this arrangement we would unify the IT resources under Ripton/Civitas. Dan Bednarsky, current IT Director of Shelton, would transfer into Ripton which keeps that clear separation between municipal activities and what Ripton/Civitas is doing. The reason that we are recommending this is because of the intellectual property, design work, all this key information that we would need share is classified as confidential, which is hard to share under the public umbrella. With this arrangement this we are recommending the necessary information can be shared.

Alderman Simonetti: So, you would be providing a back up service to the City as far as IT goes?

Danica Collins: Yes, continuity. We would support his capacity and give him resources to continue his functions with the City. That would not change.

Alderman Simonetti: That would have to be in the actual document, I would think.

Michael Fox: We would put that together. It is paramount that he still supports the City the way he has been supporting the City. It is just a matter of confidentiality and intellectual property that for us to be sharing that

Danica Collins: Which we also need to do to build the whole plan.

Alderman Anglace: The Finance Committee can recommend that we send a proposed ordinance...

Kellie Vazzano: Deployment of small wireless facility to public right-of-way is what they entitled it. It does not have to bear that exact title, but this is more so than just Wi-Fi.

Alderman Anglace: We will present the ordinance that they submitted to the Full Board and will give the Board a chance to look at it and if they want to make any adjustments to it and then will set it up for public hearing which will bring in public comment sometime between the next Board of Aldermen meeting which is the second Thursday in April and the second Thursday in May.

Alderman Simonetti: Can we in our motion tonight say we are sending a proposed ordinance to our legal team and the Mayor for review and update.

Kellie Vazzano: That would be part and parcel going to the Board of Aldermen. You can state in an ordinance in a form to be presented to the Board of Aldermen after legal counsel reviews.

Alderman Anglace: It is going without our recommendation because we haven't vetted it, we haven't seen it. We can present it, chat about it and if we want to make any adjustments to it, we can be in a position to make the adjustments and then send that document as adjusted for public hearing.

Kellie Vazzano: You can accept the adjustments at the Board of Aldermen meeting and send it as amended.

Alderman Anglace: This would give us a chance to review it.

Kellie Vazzano: You will have what you need in advance of your meeting. If you continue to discuss the integration of IT, I will provide you with a proper motion to move forward.

Michael Fox: With Dan, as we talked about, we would help support him administratively and maybe relieve some of those activities that he does for you guys now that somebody in our office could do so that he could focus on the IT technical piece of that.

Danica Collins: Dedicated resource, reducing the risk around reliance on a single point of failure. Dan is pretty central to IT and the operations, so what we are hoping to support is if he gets sick or if God forbid anything happens to him, that there would still be IT continuity. This is what we are trying to achieve here with this integration. With the addition of his knowledge and expertise around the IT fabric of the City, the stakeholders, infrastructure, is very important to the whole plan execution and planning.

Alderman Simonetti: Would each building have to have a pole in front of it?

Michael Fox: That is an engineer question for sure. I will try to answer as best as I can. If you have a building that we could put equipment on, you wouldn't necessarily need the pole.

Danica Collins: To my knowledge, these types of plans do tend to be complex and they have to be done in concert with someone who knows the infrastructures. It is hard to say exactly what buildings they would be on at this moment.

Michael Fox: Aren't you guys connected to the building right next door without a pole? From the store to the multi-unit dwelling?

Alderman Simonetti: There is no pole. Building to building? Something on your building and something on their building.

Danica Collins: It is the same building. We are on Riverwalk Place. We would be responsible for getting the poles up and running, but having Dan as a part of that is pretty important.

Alderman Simonetti: So, you haven't put a pole in anywhere?

Danica Collins: Not here yet.

Alderman Simonetti: In other cities?

Danica Collins: It is been done, just not by us.

Alderman Simonetti: You know the pole will work?

Michael Fox: It is a pretty standard configuration. There are poles along the Jersey Shore that carry one carrier along the Boardwalk.

Alderman Simonetti: Do they shear off if there is an accident? If a car hits them?

Michael Fox: That's a good question. I don't know.

Alderman Anglace: One thing I think we have to note for the record is that we have not discussed the City and Ripton integration which is down the road somewhere.

Kellie Vazzano: If I understand correctly, Dan Bednarsky, our current IT Director, would leave the employ of the City, would be employed by their entity and we would then on a consultant type basis engage the services – IT would be outsourced which happens in other municipalities – so that there would be redundancy, backup and would provide more of an infrastructure for our IT because it would be more than one person, your department would consist of more than just Dan.

Alderman Simonetti: We would still have to have someone inside? A full person?

Michael Fox: I don't see the need for that personally.

Kellie Vazzano: What I also understood is that Dan would have a presence here, he would still have an office here and because of the proximity of location, he would be very accessible. It would be seamless. There would be no real gap in what is currently happening and what is proposed to be happening.

Michael Fox: Considering the fact that he would have to be focusing on this as well, that is why he needs assistance to help with some of the standard IT tasks like computers not booting up, etc. and we would have support for that.

Danica Collins: Yes, extending his capacity.

Alderman Simonetti: So, if someone on the 2nd floor says, Dan, my computer is dying, he would be in the building to go up there?

Kellie Vazzano: As represented to me, he would be or they would deploy another person from their IT department that would handle it in the same timeframe.

Michael Fox: Right, but under Dan's supervision.

Alderman Simonetti: I don't want them to have to wait three days for them to get upstairs with Dan sitting right over here.

Kellie Vazzano: Obviously there would be a consultancy agreement that would be established that we would set forth what our requirements are. Turn around, response time, the hours of operation because our police department may need help in the middle of the night. We would have to be comfortable and I presume that would come back to the Board of Aldermen and

potentially even Finance if you want to preview it first, what typical consultancy agreements are and what our requirements are. We are a unique City and what we would require.

Alderman Anglace: Here we are two years later being asked to move to the next step.

Michael Fox: This isn't moving to a next step. This is basically protecting work we have all done already. The integration with Dan allows us to now go ahead and implement and design a full network. In order to do that, we kind of need to lock down the financing for it and putting the ordinance in place gives us that opportunity to be protected.

Kellie Vazzano: When you came to the last Board of Aldermen meeting I asked for an update as to where you are now, what you have done in the last two years. I think you glossed over that pretty quickly and shot right to the proposal. We talk all the time, we are in constant communication between certain department and Ripton/Civitas, but what has been done? This is what John keeps bringing up, I believe, that you want to know where we have gotten from 2024 and now almost two years later, 2026, what has been done.

Danica Collins: In that time we have established our wireless presence, first of all. We have our first location, a retail location which is Ripton Community Broadband office at 356 Howe Avenue that opened last year in September. Since then, we have opened up our network roll out so that customers can get connected to our internet at 1 gig, very, very fast. In that time, we have also partnered with the City for the 4th of July celebration in which we used our wireless network to install completely confident people counting sensors which counted the patterns of people entering, exiting and during a weather event because it rained that day and also with the entertainment. There was a concert there and how much that pulled people in. All of these data points were able to be collected by us and insights that created a valuable report to the City and we did all of this at no cost to you. We also, as Kellie mentioned, provided free vendor Wi-Fi to Shelton Day – I know that is not put on by the City, I think it is the Rotary, but they are still an integral part of the City. We provided that free vendor Wi-Fi very fast. It was very, very highly used that day, many, many gigs of data and they used it for their point of sale devices and there was a lot evidence that they had experience with it.

Alderman Simonetti: So, the vendors come down to our Veterans Memorial Park. They can hook up to your system to get their money through the credit cards through that system. It does benefit people coming into the City that way. You are already connected to one of the apartment buildings. This has been going on for at least a year.

Danica Collins: It has. Our system alleviates what Mike said about congestion. We offer extra bandwidth so that people, when they are trying to collect payment on their phones or online, it goes through. What a lot of folks experience when they are taking phone payments on either Wi-Fi or data, without the proper strength of signal it does not go through and they lose the sale which is not ideal. Because our system is there at the Farmer's Market, it is at Veterans Memorial Park.

Alderman Simonetti: This is a free service or is it something you do with them and will do in the future?

Danica Collins: We tend to approach and have approached other organizations that have events at the park to create this for them as well in ways that benefit them specifically. That area is really big and sometime signals don't come out, but want to strengthen it and make it available for everybody. Right now, it is available at the Farmer's Market and that area readily.

Alderman Simonetti: It is available to the Farmer's Market because it is on your building on Howe Avenue. You don't have anything on the Farmer's Market.

Danica Collins: We have some small receiving equipment on the Market building, but we do not have a major antenna the way we have on top of our building. It is a line of sight signal.

Michael Fox: That is another opportunity. In my town we had a ball field where we had no service at all and it was a public safety issue. There was a proposal to put a tower up in the town but they didn't want it, it was near a school, so they had no emergency service there.

Alderman Anglace: That is what I am thinking about with the high school football field.

Michael Fox: That is a space that you need, that would be very helpful, that would be a priority with our design.

Alderman Simonetti: The Mayor recognizes that for some of our emergency services we have some dead areas and I don't know if this would help in those dead areas. Police, Fire, Emergency, etc.

Michael Fox: Keep in mind, on our own we are providing Wi-Fi service. We would have to have one of the carriers integrated into the poles in order to get cellular service. So, it is just Wi-Fi connectivity.

Danica Collins: We would improve the connectivity, the signal would be stronger.

Michael Fox: This is an ordinance that you would be putting in for your City. We are complying with that.

Kellie Vazzano: This is for the ability to make that decision. Not that this ordinance is specifically written for Ripton. The ordinance is in very long form which, again as I said earlier, provides a lot of procedural aspects which I think probably would be better suited under one of our regulations.

Alderman Anglace: We are going to make that motion and that ordinance will be reviewed by counsel and we will be provided with the ordinance.

Kellie Vazzano: Yes, with the agenda packet for the Board of Aldermen meeting just as we have done with any ordinances.

I am offering the proposed motion for consideration.

MOVE to send an ordinance regarding small wireless facilities in public right of ways to the Board of Aldermen for review, discussion, and to set for public hearing.

Alderman Anglace MOVED to accept the ordinance as read by Kellie Vazzano. Seconded by Alderman Simonetti.

A voice vote was taken and motion passed unanimously.

Alderman Simonetti: Do we need any other motion concerning any other aspect?

Kellie Vazzano: You could recommend or a proposal be presented to the Board of Aldermen for the transition of the IT Department.

Alderman Anglace: We don't know what we are recommending.

Kellie Vazzano: You are absolutely correct. You don't have specific language or information. You could recommend a furtherance of the City's ... We will continue those discussions with more specific information and ultimately a consultant agreement.

Alderman Simonetti: What about waiver for the RFP?

Kellie Vazzano: In speaking with Theresa, we believe, and Grace please chime in, that we would be able to waive the RFP process regarding consulting services for this type of service for the IT.

Grace Zweig: Yes.

Alderman Anglace: This is pretty much what we are looking at the contract to get into is a proprietary contract. Nobody else can come in, so why would we go out for bids.

Grace Zweig: We could submit a request of waiver to the Board of Aldermen.

Alderman Anglace: There is also no reason to authorize the Mayor to sign anything at this point.

Kellie Vazzano offered the following motion.

Further MOVE to develop the transition of the City of Shelton's IT Department to Civitas/Ripton Broadband, and

Further move to waive the RFP process.

Alderman Anglace MOVED to accept the above motion as stated. Seconded by Alderman Simonetti.

A voice vote was taken and motion passed unanimously.

Alderman Simonetti: Is there anything else you want to show us this evening? Let me ask a question, how many people in the company at this time?

Danica Collins: Five (5) in Ripton only.

Michael Fox: There is probably another seven (7) at Civitas.

Alderman Simonetti: Ripton is for Shelton. Civitas is Civitas.

Michael Fox: Ripton is a solely owned subsidiary.

Alderman Simonetti: From Go, what is the timeline to start putting up the poles?

Michael Fox: We have to do the design, we have to review it with you guys. We have to see how everybody is feeling about what. If there are any special requirements that may delay things. I don't want to give a timeline until we have a design and can say here is what we think it is going to be.

Alderman Simonetti: You are doing the maintenance on the poles. Is there a way to attach things to the poles after they are up?

Michael Fox: Yea. If you want to put a camera in and it is an after the fact thing, it is not going to be inside. It will be outside. I am envisioning it is inside with a glass bowl. If after the fact that is fine, but you cannot expect it to be inside the pole.

ADJOURNMENT

Alderman Anglace Moved to adjourn; Alderman Simonetti seconded. A voice vote was taken and passed unanimously. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Donna Fonda

Donna Fonda, Acting Clerk
Board of Aldermen