



BOARD OF ALDERMEN
CITY OF SHELTON
REGULAR FULL BOARD MEETING MINUTES
AUGUST 14, 2025
SHELTON CITY HALL, 54 HILL STREET, SHELTON, CT
Live Streamed at www.cityofshelton.org

Call to Order/Pledge of Allegiance

Mayor Lauretti called the regular Board of Aldermen meeting 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., President – Present
Alderman Eric McPherson, Vice President – Present
Alderman Cris Balamaci – Present
Alderman Lorenzo Durante – Present
Alderman Porter McKinnon – Present via Zoom
Alderman Anthony Simonetti – Present via Zoom
Alderman Bernie Simons – Present
Alderman Benjamin Perry – Present

Administration

Mayor Mark A. Lauretti
Fran Teodosio, Corporation Counsel – Present
Thomas Cotter, Assistant Corporation Counsel – Present
Kellie Vazzano, Administrative Assistant to the Mayor
Frances Freer, Administrative Assistant to the Mayor

PUBLIC PORTION

Mayor Lauretti asked if anyone wished to address the board.

Jerry Bloom
24 Fairfield Avenue, Shelton, CT

Last month on the agenda was funding for citywide road repairs. Once again, my pet project, the road down at Riverview Park remains unpaved. I started a petition and I wish to submit the first full page for the record.

WE RESIDENTS OF SHELTON, CT. PETITION MAYOR LAURETTI TO PAVE THE ROAD @ RIVERSIDE PARK.

<u>RTL</u>	<u>Raguel A</u>
<u>Nicole Paizka</u>	<u>Jessica Walsh</u>
<u>[Signature]</u>	<u>Alex Oragietti</u>
<u>Cathy Webb</u>	<u>Ashley Bystrop</u>
<u>[Signature]</u>	<u>[Signature]</u>
<u>Sen Zalk</u>	<u>William Turcotte</u>
<u>[Signature]</u>	<u>Carol Smith</u>
<u>McShane</u>	<u>[Signature]</u>
<u>[Signature]</u>	<u>[Signature]</u>
<u>Matthew Battaglin</u>	<u>[Signature]</u>
<u>Paige Shallow</u>	<u>Dawn B...</u>
<u>[Signature]</u>	<u>[Signature]</u>
<u>Am Th</u>	<u>Lucas Giordano</u>
<u>Officer</u>	<u>Carmine Orsini</u>

Also, there is no mention for funding for city road repairs last month for the brand new concrete stairway we have over here and the partially freshly paved parking lot at City Hall. I see on the agenda we have financial new business for the rehabilitation, the rehabilitation of the downtown Post Office parking lot. I walked that parking lot today and it looked pretty healthy today. The people that work at the Post Office are surprised that it needs to be rehabilitated. This goes in direct violation of that commonsense rule, if it is not broken, don't fix it.

Item number two – I brought up the issue of a vacant factory fire about 4-5 years ago and I recall Mayor Lauretti asked me to talk to the Fire Marshal. I did and he tells me he submitted the results to the Police Department. I am assuming it was a suspected arson, otherwise he wouldn't have referred it for a

criminal investigation. Has the Police Chief gotten back to you on that? No. It is now Merion Riverwalk on Canal Drive. Finally, the Immigration Nationality Act of 1996 (U.S.C. 1357, Section 287G), as of June 40 states nationwide have signed up. Thanks to the Big Beautiful Bill, ICE is now funded with all kinds of money. They are offering a \$50,000 sign up bonus. I would, if I could, but my health won't allow me to pass the physical I'm afraid. As of two days ago the National Guard has been ordered to assist ICE. The point I am trying to make is, put American citizens first. Politicians for some reason seem to think I have to be nice to the illegal aliens. They don't vote, they can't vote. It is just impeding President Trump's effort to mass deport these and it is only going to take longer. That's all I have.

Mayor Lauretti asked if there was anyone else wishing to address the Board. Hearing none, the Public Portion is closed.

MINUTES FOR APPROVAL

1. MINUTES FOR APPROVAL

1.1 BOARD OF ALDERMEN REGULAR MEETING – JULY 10, 2025

Minutes can be viewed on the city website: www.cityofshelton.org.

Alderman Anglace MOVED to waive the reading and approve the minutes of the Regular Board of Aldermen Meeting Minutes of July 10, 2025.

Seconded by Alderman McPherson.

A voice vote was taken and motion passed unanimously (8-0)

5.1 FINANCE COMMITTEE

5.1.1 NO ITEMS

5.2 PUBLIC HEALTH & SAFETY COMMITTEE

5.2.1 NO ITEMS

5.3 STREET COMMITTEE

5.3.1 NO ITEMS

REPORT OF THE MAYOR

Mayor Lauretti: No report.

REPORT OF THE PRESIDENT

Alderman Anglace: I have no report at this time.

6– LEGISLATIVE – OLD

6.1 ITEMS FROM PUBLIC HEARING

6.1 A.NO ITEMS

7 – FINANCIAL BUSINESS – OLD

7.1 NO ITEMS

8 – FINANCIAL BUSINESS – NEW

8.1 AUGUST STATUTORY REFUNDS

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$545.38 be approved and that the Finance Director be directed to make payments in accordance with the certified list received from the Tax Collector with funds to come from the Statutory Refunds Account 001-0000-311.13.00.

Seconded by Alderman McPherson.

No discussion.

A voice vote was taken and motion passed unanimously (8-0).

(Supporting documentation from the Tax Collector is on file with the BOA Clerk or Town Clerk's Office

8.2 DOWNTOWN SHELTON ADA IMPROVEMENTS

Alderman Anglace MOVED to authorize the City of Shelton to enter into agreement with Laydon Industries, LLC. For Downtown Shelton ADA Improvement project in an amount of \$538,226 with funding to come from the Community Connectivity Grant.

Further, authorize Mayor Mark A. Lauretti to award the contract and to sign all documents and effectuate said agreement.

Seconded by Alderman McPherson.

No discussion.

A voice vote was taken and motion passed unanimously (8-0).

8.3 ASSESSOR'S MOTOR VEHICLE REGISTRATION INVESTIGATION PROGRAM

Alderman Anglace MOVED to approve an agreement between the City of Shelton and Fischer Investigations, LLC-DBA Capital Tax Recovery for Assessor's Motor Vehicle Registration Investigation Program services to assist with motor vehicle registration compliance.

Further, authorize Mayor Mark A. Lauretti to sign all documents and effectuate said agreement.

Seconded by Alderman Balamaci.

Discussion: The Mayor asked Mr. Gaffney to come to the podium to give the Board a quick synopsis.

William Gaffney, Tax Collector

Good evening. Alderwoman Balamaci came to me about this program that is going on throughout the State of Connecticut and has been going on for years. We hire a company, Capital Tax Recovery who goes out every evening and every afternoon and photographs cars and plates and I also am the assessor in Bridgeport one day a week, and we just hired this company also there to start this program. It is overwhelming there, in only a couple of months they have picked up about 25,000 cars. They are not all out of state or unregistered, but by that number, probably half. Once they collect, they review, find out where they are supposed to be located, they process the paperwork, it comes to me once they decide after 3-4 months and reviewing their data after inspecting three times – in other words going on and reexamining whether those cars are actually there for 3-4 months – and we then add them to the Grand List. Once it is added to the Grand List they are then billed. The company is paid 40% of the tax collected and \$50 a car. That seems to be the standard amount for the work that is entailed. It costs us nothing to do this other than share the fee with them and it is money that we would never see. In subsequent years they do not get any collection on those cars and we would get 100% collection of the tax. That is basically the program.

Alderman Balamaci: I would like to add that we started researching in 2023. It has been in the works for a while. Thank you for all you did as there was a lot of research on my end, your end and your connections which were all helpful.

A voice vote was taken and motion passed unanimously (8-0).

8.4 ADOPTION OF CITY FLAG AND FUNDING FOR PURCHASE OF FLAGS

Alderman Anglace MOVED, per the citywide survey results, to approve a City flag and adopt Shelton Flag #2 from the survey that was posted on the City of Shelton website.

Further, appropriate amount of \$2,959.95 to order flags and clips with funding to come from Contingency General Account #001-9900-900.99-00.

Seconded by Alderman Balamaci.

Discussion:

Alderman Anglace: I would like to comment. A thank you goes to the alderman and Joe Ciccone for their time. What is exceptional about this program is the fact that the people of Shelton were involved. The people of Shelton decided whether or not to have a flag and the people of Shelton decided which flag to have. It was a very successful program and it goes forward with full consent and approval from the people of Shelton.

Alderman McPherson: The process started when Joe contacted the Mayor and met with the Mayor and administrative assistant, Kellie Vazzano. The Mayor had asked the aldermen, President Anglace and myself and then Alderman Simonetti and Alderman McKinnon to work with Joe. It was quite a lengthy process. I believe it was over a year and a half. Joe went to the schools, to the Historical Society, Library, and did a lot of research and a lot of designs. You can see the amount of people that voted and the percentage that said yes we could have it and then the choosing of the design. It was an interesting process. I certainly learned a lot about what it takes to do a flag. Thank you, Joe, for all of your hard work, research and everything as well as the other committee members and the support of the Board and Mayor.

Alderman Simonetti: I want to thank Eric and Joe. I want to say that Alderman McKinnon, we took about 6 hours of his time and his printer. We had probably over 75 different designs one afternoon. We really put a lot of time into it and everybody was happy to do it and I think it came out well. Thanks to everybody, especially Joe, for being patient with us and the way the City and municipality moves.

Alderman McPherson: The plan is to unveil it for Shelton Day.

Mayor Lauretti: Joe, thanks, without your persistence we wouldn't be at this point.

A voice vote was taken and motion passed unanimously (8-0).

8.5 FUNDING FOR THE REHABILITATION OF THE DOWNTOWN POST OFFICE PARKING LOT

Alderman Anglace MOVED, per the recommendation of the Finance Director, to waive the bidding process for the rehabilitation of the downtown post office parking lot with funding in an amount not to exceed \$130,000 to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman McPherson.

Discussion:

Mayor Lauretti: We passed out for your viewing, a rendering of the improvements that are being made. Basically, it is going to be a major facelift with resurfacing, some handicap ramps put in place, widening of the sidewalk. There will be directional arrows for traffic patterns and the lining of the lot will also be very prevalent which will help get people to stay in the lane and maybe add a few more parking spaces.

Alderman Anglace: Could we consider in the planning process addressing the issue of the possibility of people parking in that parking lot for extended periods of time. It is not fair to the downtown businesses for people staying there for more than 2, 3, 4 days at a time. Some people park their automobile in there and leave it there for a week. All that has to be verified, of course, if it is true or not. I am asking to consider that during the planning process.

A voice vote was taken and motion passed unanimously (8-0).

8.6 FUNDING FOR SHELTON STUDENT TRANSPORTATION SERVICES VEHICLES – WAIVER OF BIDS

Alderman Anglace MOVED, per the recommendation of the Finance Director, to waive the bidding process for the purchase of a used 2022 Nissan Rogue SUV, a used 2025 Nissan Kicks Hatchback and used 2022 Nissan Rogue SUV for Shelton Student Transportation Services with funding in an amount of \$68,062 to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman McPherson.

Discussion:

Alderman Simonetti: Are these funds in addition to what we have given to the Board of Education?

Mayor Lauretti: No, they are not.

A voice vote was taken and motion passed unanimously (8-0).

8.7 FUNDING FOR SHS BOYS AND GIRLS SOCCER TEAM UNIFORMS

Alderman Anglace MOVED to appropriate an amount of \$12,689.16 for the purchase of SHS Boys & Girls Soccer Team uniforms with funding in an amount of \$12,689.16 to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman Balamaci.

Discussion:

Alderman Anglace: Can you explain, this is not something we do every year, so why are we doing it at this time?

Mayor Lauretti: We don't do it on a year to year basis because it is not necessary. This is an item that probably should last them ten years if kept properly. Normally they take this stuff out of their budget. I did get a request from the coaches of the soccer teams to try to help out and they do some fundraising to contribute towards it. As you know, I have always felt that as long as they are pitching in, we can pitch in a little bit more. There is really no angst associated with that. I think it is an inadvertent way of supporting the youth programs through the school system. When you do things like this on a regular basis, don't think that people don't recognize it because they do.

A voice vote was taken and motion passed unanimously (8-0).

8.8 FUNDING FOR REFINISHING OF MOHEGAN SCHOOL GYM FLOOR

Alderman Anglace MOVED to appropriate an amount of \$48,711 for the refinishing of Mohegan Elementary School's gymnasium floor with funding to come from aldermanic bonding pursuant to Section 7.16 of the city Charter.

Seconded by Alderman Simonetti.

Discussion:

Alderman McPherson: The description for the repair is as follows: It was refurbished in 2000 and is original to the building. The floor was damaged due to a water leak from the drinking fountain and needs to be refinished with partial repairs near the gym teacher's office. This is a critical project.

Mayor Lauretti: These are the things I have learned over the years to force the Board of Education's hand to make sure that they get done. When you give them a general appropriation in the budget, once they tell you something at budget time before you approve the budget is one thing, but what they do with it once they get it is another. This is a way of assuring that these projects are going to get done. These are necessary projects, especially the replacement of a roof. We are two years now waiting to replace the roof at Mohegan School, over two years to do the soccer field and three years for the Score Board at the Football Field. They would rather complain about how bad we treat them as opposed to doing what they are supposed to be doing. This is the reason why we have these items on the agenda.

A voice vote was taken and motion passed unanimously (8-0).

8.9 FUNDING FOR REPEATER & RADIOS FOR SHELTON PUBLIC SCHOOL DISTRICT COMMUNICATION/SECURITY SYSTEM

Alderman Anglace MOVED to appropriate an amount of \$50,963.08 for the purchase of a repeater and radios for the Shelton Public School District's communication/security system with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman Simonetti.

Discussion:

Alderman Balamaci: I just want to highlight what John Calhoun says on his worksheet, funding will come from security account, not facilities. What is he referencing there?

Mayor Lauretti: I don't know what he is talking about, it is coming from aldermanic bonding.

A voice vote was taken and motion passed unanimously (8-0).

8.10 FUNDING FOR NEW SECURITY ACCESS CONTROL SYSTEM AT PERRY HILL SCHOOL

Alderman Anglace MOVED to appropriate an amount of \$29,537.00 for a new security access control system at Perry Hill School with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman McPherson.

Discussion:

Mayor Lauretti: The only point I would make is when we renovated the school, maybe 15 years since we opened that school, there was a new program in there then.

A voice vote was taken and motion passed unanimously (8-0).

8.11 FUNDING FOR REHABILITATION OF OUTDOOR CONCRETE STEPS & RAILING LOCATED ON PROSPECT ST. SIDE OF CITY HALL – LoCIP ELIGIBLE

Alderman Anglace MOVED to add the rehabilitation of the outdoor concrete steps and railing located on the Prospect Street side of City Hall to the Capital Improvement Plan with funding in an amount of \$7,440 to come from LoCIP.

Seconded by Alderman McPherson.

Discussion:

Mayor Lauretti: For the benefit of everyone here, this was a joint effort between a private contractor that did the concrete work and the City Public Works Department that did all the excavation and demo and is doing the enhancements to the parking lot and landscaping. This was the time of the year to do this and we did it on a weekend because there is too much traffic during the week.

A voice vote was taken and motion passed unanimously (8-0).

8.12 FUNDING FOR REHABILITATION OF ADA ACCESSIBLE WALKWAY FROM PROSPECT ST. TO CITY HALL– LoCIP ELIGIBLE

Alderman Anglace MOVED to add the rehabilitation of an ADA accessible walkway from Prospect Street to City Hall to the Capital Improvement Plan with funding in an amount of \$7,158.93 to come from LoCIP.

Seconded by Alderman Balamaci.

No discussion.

A voice vote was taken and motion passed unanimously (8-0).

9 – LEGISLATIVE – NEW

9.1 ITEMS TO PUBLIC HEARING

9.1 A AMENDMENT TO ORDINANCE #104 ECONOMIC DEVELOPMENT COMMISSION (CODE OF ORDINANCES – ARTICLE VI. SEC. 12-91 TO 12-94)

Public hearing scheduled for August 26th.

• ARTICLE VI. - ECONOMIC DEVELOPMENT COMMISSION

Footnotes:

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Charter reference- Economic development commission, ~~§ 5.2.5.~~ **(5.2.4)**

- **Sec. 12-91. - Created.**

The provisions of section 7-136 of the general statutes as amended, are adopted and there is hereby created an economic development commission.

(Ord. No. ~~102~~ **(104)**, 8-25-69)

- **Sec. 12-92. - Members.**

The economic development commission shall consist of five (5) members who shall be appointed by the mayor.

(Ord. No. ~~102~~ **(104)**, 8-25-69)

- **Sec. 12-93. - Terms.**

The initial terms of the economic development commission members shall be as follows:

One (1) for one (1) year;

One (1) for two (2) years;

One (1) for three (3) years;

One (1) for four (4) years;

One (1) for five (5) years;

Thereafter each new member shall serve for a term of five (5) years.

(Ord. No. ~~102~~ **(104)**, 8-25-69)

- **Sec. 12-94. - Rights, powers, and duties.**

The rights, powers and duties of the economic development commission shall be as established by section ~~1-136~~ **7-136 and 8-188** of the general statutes.

(Ord. No. ~~102~~ (104),, 8-25-69)

Sec. 8-188. Designation of development agency. Any municipality which has a planning commission is authorized, by vote of its legislative body, to designate the economic development commission or the redevelopment agency of such municipality or a nonprofit development corporation as its development agency and exercise through such agency the powers granted under this chapter, except that the Quinipiac Valley Development Corporation, organized and existing by virtue of the provisions of number 625 of the special acts of 1957, may be designated as a development agency, for the purposes of this chapter, to act as such within the geographical area specified in section 2 of said special act. Any municipality may, with the approval of the commissioner, designate a separate economic development commission, redevelopment agency or nonprofit development corporation as its development agency for each development project undertaken by the municipality pursuant to this chapter.

Mayor Lauretti: I have here tonight Sheila O'Malley who is the new President of the Shelton Economic Development Commission who is here to explain why we are asking for these changes.

Sheila O'Malley

Good evening Mayor Lauretti, President Anglace and members of the Board of Aldermen. I am here because this Board a long time ago created the Shelton Economic Development Corporation and limited it is scope to the City of Shelton. What we are asking tonight is for this Board's approval to expand the scope of the Shelton Economic Development Corporation to do some regional activities, specifically with the City of Ansonia. Before you consider a vote, I just want to say it is a testament to Mayor Lauretti, to this Board and the remarkable success you had in Shelton that other communities want to emulate, they want to be a part of and they certainly need help in the Valley and we are hoping to help Ansonia out. They have a number of Brownfields and the SEDC has a long history of success with Brownfields and economic development. I am asking for your approval to expand the scope of SEDC.

Mayor Lauretti: To take it a step further, the City of Ansonia has a 68 acre parcel known as the Ansonia Copper and Brass site that has been laying vacant for many years, not any different to any other Brownfields site on the east coast of the United States, our community included. They have received close to \$40 million in State and Federal grants to do a cleanup and to do infrastructure changes and they are seeking our assistance. The SEDC Charter does not allow them to do work outside the City, but I have to tell you that over the last 20-25 years we have been very involved in other projects outside of our borders, namely the SETS Program which we were the administrator of for 20 years, 15 years, (Sheila O'Malley – over 20) something like that. I just realized after talking to Fran Teodosio about whether we had the authority to do that, he said we had to modify the Charter for the SEDC. That is basically what we are asking so we can be the administrator on behalf of the City of Ansonia for a major project that they are trying to undertake over there. I think she is absolutely right, it is a feather in our cap and other communities want to seek our assistance in the economic development arena because we have certainly proven ourselves as being a proficient leader.

Attorney Teodosio: Mr. Mayor, it is the Shelton Economic Development Commission, not Corporation that we are amending the ordinance.

10 - EXECUTIVE SESSION

10.A REQUEST TO MOVE TO EXECUTIVE SESSION

10.1 NO ITEMS

ADJOURNMENT

Alderman McPherson MOVED to adjourn the Board of Aldermen Meeting.

Seconded by Alderman Simons.

A voice vote was taken and the motion passed unanimously (8-0). Meeting adjourned at 6:05 pm.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen

DATE APPROVED _____ BY: _____
Mayor Mark A. Lauretti