



BOARD OF ALDERMEN
CITY OF SHELTON
REGULAR FULL BOARD MEETING MINUTES
JULY 10, 2025
SHELTON CITY HALL, 54 HILL STREET, SHELTON, CT
Live Streamed at www.cityofshelton.org

Call to Order/Pledge of Allegiance

Mayor Laretti 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 – Absent
Alderman Anthony Simonetti – Present
Alderman Bernie Simons – Present
Alderman Benjamin Perry – Present

Administration

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

PUBLIC PORTION

Mayor Laretti asked if anyone wished to address the board.

Jerry Bloom

24 Fairfield Avenue, Shelton, CT

Good afternoon. For the record, the City of Shelton heading, the date is July 18, 2023 addressed to me. Dear Mr. Bloom, At a recent Board of Aldermen meeting you spoke at the public portion and raised the issue of the road at the Riverside Park Playground being in disrepair. I wanted to let you know that I immediately went out to look at the road and I am in agreement with you. I have spoken with the Mayor as well as Highways & Bridges and have been assured that this issue is on a list of repairs and will be addressed. That was two years ago. I do see, however, in today's agenda, that funding for

citywide road repairs is on the agenda. I hope that includes Riverside Park. (Mayor Lauretti: It does not). It does not. I have a question for you, Mayor Lauretti, do you recall the fire about five years ago at the vacant factory downtown. I spoke with someone at the fire department today who told me that the investigation was handed over to you, Mayor Lauretti, because they just put out the fires. Since it was quite a while ago, I am wondering what are the findings of that apparent arson fire?

Mayor Lauretti: I don't handle fires or investigations, so you have to talk to the fire marshal. He is the proper authority for inspections and investigations.

Jerry Bloom: The Plumb Library has their new five year agenda out. I am very pleased, by the way, with you providing all their needs. You are taking good care of everybody, I noticed that.

Briefly, Tajikistan just voted to ban the burqa. Does anyone know where Tajikistan is? It is on the other side of the world. We have people in this City who are walking around wearing burqas. I don't know if they are male or female. I find it alarming and I wish you would pass an ordinance to ban it. Please.

I also mentioned last month the Immigration Nationality Act of 1996 (8 U.S.C. 1157, Section 287g) which will allow all police departments to team up and assist ICE. I don't know if you are aware, but the City and the State is overrun with illegal aliens. You go into any of the markets, you rarely hear the English language spoken and they commit a great deal of the crimes. So please team up with ICE. You can call them at the Department of Homeland Security at the Bridgeport office, 203-579-3822.

Finally, I see that you haven't an interest in the Ivy Brook Greenway, however you are interested in purchasing that strip of land on Bridgeport Avenue from the State. I hope that you don't turn it into an additional strip mall for Bridgeport Avenue. Turn it into something like open space, another park. However, if you turn around and sell it for development and give contracts to your good boy Bob Scinto, that could create questions. Good day. Thank you for standing me up yesterday.

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

Alderman Anglace MOVED to add on to the agenda Item 9.2, RELOCATION OF THE EARLY VOTING SITE.

Seconded by Alderman McPherson.

A voice vote was taken and motion passed unanimously (7-0).

MINUTES FOR APPROVAL

1. MINUTES FOR APPROVAL

1.1 BOARD OF ALDERMEN REGULAR MEETING – JUNE 12, 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 June 12, 2025.

Seconded by Alderman Simonetti

No Discussion.

A voice vote was taken and motion passed unanimously (7-0).

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: I have no report.

REPORT OF THE PRESIDENT

Alderman Anglace: I have a disjointed report. I am stating this as a matter of record. Oliver Terrace. We have had several fires on Oliver Terrace. Oliver Terrace is in the 3rd Ward. The land is still percolating. People are getting sick over it because it smells and there is a stench and they are disgusted. I understand that there are two bills that were sent for fire services and they have not paid them which is one thing. The other thing is, I'm not sure who it is, but maybe the fire marshal or zoning enforcement officer, need to get on it because it is percolating again and the owners are doing nothing to correct the situation. I am hoping we can get some action on that.

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 JULY STATUTORY REFUNDS

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$2,918.36 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 Balamaci.

No discussion.

A voice vote was taken and motion passed unanimously (7-0).

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

8.2 U.S. POSTAL SERVICE LEASE AGREEMENT FOR PROPERTY LOCATED AT 41 CHURCH STREET

Alderman Anglace MOVED to approve the Lease Agreement between the City of Shelton and the United States Postal Service for premises located at 41 Church Street.

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

Seconded by Alderman Simonetti.

Discussion:

Alderman Anglace: Fantastic agreement. It wasn't the one used before, but the details are wonderful.

A voice vote was taken and motion passed unanimously (7-0).

8.3 ADOPTION OF NEWTOWN SAVINGS BANK RESOLUTION

Alderman Anglace MOVED to RESCIND Motion 3. Adoption of Webster Bank Resolution passed at the May 22, 2025 BOA Special meeting and,

Further move to ADOPT the following resolution as presented with the proposal letter as part of the document:

1. That the Borrower be and it hereby is authorized to borrow the sum of one million nine hundred forty-four thousand and 00/100 - \$1,944,000) – Dollars (the “Loan”) from Newtown Savings Bank (the “Bank”) pursuant to a financing commitment letter from the Bank to the Borrower dated April 30, 2025, as may be amended, and to grant such collateral securing the Loan as may be required by Bank; and it is

2. Further resolved, that the borrower be and it hereby is authorized to execute and deliver all such instruments, documents or agreements as Bank shall reasonably require in order to enable Bank to make said Loan to the Borrower: and it is

3. That the Bank be and hereby is designated a depository of the funds of this Borrower, and the Mayor is authorized to negotiate the terms of and to execute and deliver for and on behalf of the Borrower, each of the instruments, documents and agreements as may be necessary to consummate the Loan and/or as may be necessary or convenient to carry out any of the foregoing resolutions, is hereby authorized to sign, for and on behalf of this Borrower, any and all checks, drafts and other orders with respect to any funds at any time(s) to the credit of this Borrower with the Bank, and/or against any account(s) of this Borrower maintained at any time(s) with the Bank, inclusive of any such checks, drafts and other orders in favor of any of the above designated officer(s) and/or other persons(s), and that the Bank be and hereby is authorized: (a) to pay the same to the debit of any account(s) of this Borrower then maintained with it; (b) to receive for deposit to the credit of this Borrower, and/or for collection for the account of this Borrower, any and all checks, drafts, notes and other instruments for the payment of money, whether or not endorsed by this Borrower, which may be submitted to it for such deposits and/or collection, it being understood that each such item shall be deemed to have been unqualifiedly endorsed by this Borrower, and (c) to receive, as the act of this Borrower, any and all stop-payment instructions (inclusive of any relative agreement) with respect to any such checks, drafts, and other orders as aforesaid and reconciliation(s) of account when given by any one or more of the officer(s) and/or other person(s) as hereinbefore designated.

4. That Mark A. Lauretti, Mayor, is hereby authorized, for and on behalf of this Borrower, to transact any and all other business with or through the Bank which at any time(s) may be deemed by the said officer(s) and/or other person(s) transacting the same to be advisable, including, without limited the generality of the foregoing authority to: (a) discount and/or negotiate notes, drafts and other commercial paper; (b) apply for letters or other forms of credit; (c) borrow money, with or without security; (d) assign, transfer, pledge or otherwise hypothecate any property of the Borrower; (e) purchase, exchange, sell, or otherwise deal in or with any stocks, bonds and other securities; (f) execute and deliver automated customer services and other agreements relative to performance of various computer services, and (g) in reference to any of the business or transactions referred to in this subdivision make, enter into,

execute and deliver to the Bank such negotiable or non-negotiable instruments, indemnity, guaranty and other agreements, obligations as may be deemed by the officer(s) and/or other person(s) so acting to be necessary or desirable.

5. That any and all withdrawals of money and/or other transactions heretofore had in behalf of this Borrower with the Bank are hereby ratified, confirmed and approved, and that the Bank (and any interested third party) may rely upon the authority conferred by this entire resolution unless, and except to the extent that, this resolution shall be revoked or modified by a subsequent resolution of this Board, and until a certified copy of such subsequent resolution has been received by the Bank.

6. That the Bank be promptly notified in writing of any change of any holder or holders of such offices, and that, until so notified and receipt acknowledged by it in writing, the Bank shall be indemnified and saved harmless from any loss suffered or liability incurred by it in continuing to act in pursuance of these resolutions after such change without such notice.

Seconded by Alderman Simonetti.

Discussion:

Alderman Anglace: There are a number of items. The question that I had, the Newtown Savings Bank offer was 4% fixed. Maybe you can explain, the amendment to adopt the Webster Bank resolution which is 3.68%.

Mayor Lauretti: When the solicitation took place a few months back, those were the quotes that were given. We went to Webster because they were the lowest, but Webster had an issue with us paying legal fees to the tune of \$20,000 and we told them we weren't doing that, so the next lowest bidder was Newtown Savings Bank. That is the reason we are rescinding and approving the new resolution.

Alderman Anglace: So, the new interest rate then goes up from 3.68% to 4%.

Mayor Lauretti: Correct.

A voice vote was taken and motion passed unanimously (7-0).

8.4 FUNDING FOR LOTCIP PREPARATION SERVICES – EXTENSION OF CONSTITUTION BOULEVARD

Alderman Anglace MOVED to appropriate an amount of \$7,000 for the payment of DeCarlo & Doll, Inc. Invoice dated 04/25/2025 for the preparation of LOTCIP applications for Phase 2 and 3 of the extension of Constitution Boulevard with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman Simonetti.

Discussion:

Mayor Lauretti: For discussion purposes, the \$7,000 is for the preparation of the application submitted through the Naugatuck Valley COG so we get additional funding through the State of Connecticut for the extension of the road and the completion of Phase 2.

Alderman Anglace: What does LOTCIP mean?

Kellie Vazzano: Local Transportation Capital Improvement Plan.

A voice vote was taken and motion passed unanimously (7-0).

8.5 PURCHASE OF LAND FROM STATE OF CONNECTICUT

Alderman Anglace MOVED, per a favorable 8-24 referral from Planning & Zoning, to authorize the purchase of State property located at S.R. 714 Bridgeport Avenue near the intersection with Long Hill Cross Roads. The property is the outlined shaded area identified as "Release Area" equaling approximately 2.54+/- Acres on the attached map entitled "Town of Shelton Map Showing Land Released to --- by The State of Connecticut Department of Transportation BRIDGEPORT – SHELTON ROAD, scale 1" = 80' dated DECEMBER 2024 prepared by Scott A. Hill, P.E." in an amount of \$221,000 with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Further authorize Mayor Mark A. Lauretti to execute any and all documents to effectuate the same.

Seconded by Alderman Simonetti.

Discussion:

Alderman Anglace: Why would we want to purchase this land?

Mayor Lauretti: It puts us in total control of what goes on at that site. It will help us expedite what goes on there and gives us a lot of leverage. It will probably be before you for a sale back within the next couple of months, but it will have the right outcome, I can assure you of that. The only other comment I would make is, you probably would know that this is 2.5 acres for \$221,000. We just bought a half-acre for \$875,000 from the State of Connecticut that has a 30' high rock wall.

A voice vote was taken and motion passed unanimously (7-0).

8.6 FUNDING FOR CITYWIDE ROAD REPAIRS

Alderman Anglace MOVED to appropriate an amount of \$416,644.95 for citywide road repairs with funding to come from 2024-2025 fiscal year aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman Balamaci.

Discussion:

Mayor Lauretti: The only thing I would say here is there will be another request coming forward in about another month. Riverview Park will probably come in as a separate request. I didn't want to lump it in with the road project. Technically it is a driveway road access that is used by the public. Our main roads really have priority right now. We will do a separate appropriation along with an appropriation for the parking lot downtown by the Post Office that badly needs some sprucing up. We have a parking layout that was done many years ago, but some of the asphalt has fallen into disrepair. Unless you want to hire a landscape architect to redo the parking lot ... We need to do something with the parking lot. Some of you may recall that a few years back we appropriated money to do the parking lots at Shelton High School which is much bigger than the ones downtown and that was done inhouse with Public Works and I thought they did a pretty good job. That was my thought, we would allow them to do the same thing down there which should cut our expenses greatly. The goal is to get that in a condition that produces a good outcome. There is some landscaping by way of planters and things like that which I will welcome input for.

A voice vote was taken and motion passed unanimously (7-0).

9 – LEGISLATIVE – NEW

9.1 ITEMS TO PUBLIC HEARING

9.1 NO ITEMS

9.2 RELOCATION OF EARLY VOTING SITE

Alderman Anglace MOVED, per the request of the Registrar of Voters Office, to relocate the early voting site for all future primaries, referendums and elections from City Hall, Room 104 to the Shelton Farmer's Market at 100 Canal Street to take effect on August 1, 2025.

Seconded by Alderman McPherson.

No discussion.

A voice vote was taken and motion passed unanimously (7-0).

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 (7-0). Meeting adjourned at 5:50 pm.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen

DATE APPROVED _____ BY: _____
Mayor Mark A. Lauretti