



BOARD OF ALDERMEN
CITY OF SHELTON
REGULAR FULL BOARD MEETING MINUTES
DECEMBER 11, 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 Bernard Simons, Vice President – Present via Zoom
Alderman Lorenzo Durante – Present
Alderman Porter McKinnon – Present
Alderman Anthony Simonetti – Present (arrived at 5:40)
Alderman Benjamin Perry – Present via Zoom
Alderman Bryan Lizotte – Present
Alderman Michael Duncan – Present

Administration

Mayor Mark A. Lauretti – Present
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

PROCLAMATION FOR FORMER ALDERMAN ERIC MCPHERSON

This will be done at the next regularly scheduled meeting.

PUBLIC PORTION

Mayor Lauretti asked if anyone wished to address the board.

Jerry Bloom

24 Fairfield Avenue, Shelton, CT

Good afternoon. Riverside Park road is still unpaved, going on three years. I have been asking you to do this going on three years now. Perhaps next year. Also, as I mentioned last month, please do not have Santa Claus riding on the fire truck, cruising through town with lights and sirens on.

Since Mayor Lauretti will not sign up with the Department of Homeland Security with the Immigration and Nationality Act of 1996, specifically Section 287G, the taxpayers will continue to pay the salaries of our police department. Whereas, if you would sign up with the DHS, they would pay it for us and save a million, two million a year. Maybe you could sock that away onto a new project. Better yet, lower our taxes. That's a thought. Also, we have some major construction projects going on here in town and have now for some years. The illegal aliens are working them, which is a crime. They are taking jobs away from American citizens. That's another reason to sign up. I don't know if you noticed that we have two food vendors parked in the parking lot adjacent to Big Y. One flies a Mexican flag on his truck and the other a Jamaican flag on his truck. Also, the illegal aliens continue to suck up SNAP and Welfare at the expense of taxpayers who also cover their healthcare and education. Illegal aliens also are the primary cause of the housing crisis since the supply cannot keep up with the demand. Of course, the daily horror stories we hear nationwide every day that are committed by illegal aliens, not to mention that they pose a national security threat. This is not something that is brand new. We have been watching this evolve now for years. You, Mayor Lauretti, because you failed to sign up with DHS to do something about it, you are complicit in these issues. The bottom line, the liberals and democrats who worship DEI are complicit in all of this with the issues I have just mentioned. It comes down to if you are not part of the solution, you are part of the problem. Thank you.

David Eldridge
17 Seneca Road, Shelton, CT

I am here to speak about 2 Mohawk Drive. I drove by there this morning. It is no secret. It is a big issue with the residents there about the 40 apartments, reduced to 30 on less than a three-quarter acre lot. This morning when I went by they cleared the lot which they are entitled to do as far as taking trees down. Once they start digging stumps up and doing excavation, they need erosion protection. I did call Inland Wetlands and Zoning and he informed me that he went out there three times today and he says it is an unusual situation because of where the hill meets Mohawk and Longhill Avenue which runs off into River Road. That does not stop them from putting some type of erosion material ahead of that close to the road to prevent any silt, dirt, or debris rolling into the road as they are taking that hump out of the road. It does not stop them from putting the silt fence in further back when that excavation is done. He is talking about a small section of that where there is an unusual situation. There should be some type of a cease and desist order put on there until they figure out how to not have any debris and silt run into this three way intersection. Once that silt and sand gets into those roads before the stop sign into the River Road it can cause another traffic hazard because of the braking power from the vehicles able to stop. If you can maybe look into that John, Alderman Duncan, and see what can be done as soon as possible and put a cease and desist order until they get the proper silt erosion fabrication up. I wish you all a Merry Christmas and Happy New Year. God Bless America.

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 – NOVEMBER 13, 2025
- 1.2 BOARD OF ALDERMEN SPECIAL MEETING – NOVEMBER 18, 2025
- 1.3 BOARD OF ALDERMEN SPECIAL MEETING – DECEMBER 2, 2025
- 1.4 BOARD OF ALDERMEN SPECIAL PUBLIC HEARING – DECEMBER 2, 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 November 13, 2025, Board of Aldermen Special Meeting Minutes of November 18, 2025, Board of Aldermen Special Meeting Minutes of December 2, 2025 and the Board of Aldermen Special Public Hearing Minutes of December 2, 2025.

Seconded by Alderman McKinnon.

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 want to pick up on what Dave said. I think the way this 2 Mohawk Drive started off is a disaster. I think what we have to do is take a look at it, put our heads together. We can talk with Dominic Thomas, who is the attorney representing them, but it just goes right back into the same mode. This was a special incident this morning and Ron Baia was on top of it. Just hold it up, just like he said. Get your ducks in order.

Mayor Lauretti: Sediment and erosion control is a function of Planning and Zoning and is generally a condition of approval. If it is not a condition of approval then maybe the Planning and Zoning Commission has to reconvene on this topic. The other point I would tell you is that Zoning Enforcement has the authority to shut the job down. If they were down there today, they either deemed that it wasn't appropriate or maybe tomorrow that will change. They have done an awful lot of work down there. I know the people don't like it. Unfortunately, it was a court mandated settlement and we have to live with it. That is the world we live in today. If people are dissatisfied of what is going on locally, they need to call their State Representatives and State Senators. I mean statewide. This is an issue that is not going to go away any time soon with these affordable housing applications and they are problematic. You can talk about what we are going to do, but we can't do anything. It is in the hands of the Planning and Zoning administrator and Zoning officials.

Alderman Anglace: There are some things we can do. We can keep the pressure on. There is absolutely no reason for them to shut down our streets and impact the living conditions for the people who have lived there in peace and quiet for years. I understand it is a construction job and it is going to take time and so forth. For God's sake, you know what you are up against. Reach out and let us know what is going on. I asked them for a report of what they were going to be doing so we can anticipate what may become of the problems and I have not gotten anything yet. Every time I call it is this one, that one, and it is not getting any better. We have to keep our nose to the stone and keep pounding away and see what impact we can have on them. I think they look like a bunch of rag-baggers to be honest. Nothing seems to be planned, it just happens with no notice to anybody as to what is going on. It is a special site, it is different. It is not like the Botti site where it is a big site. Everything here is congested.

6- LEGISLATIVE – OLD

6.1 ITEMS FROM PUBLIC HEARING

6.1 A. AMENDMENT TO ORDINANCE #712 – HEARING PROCEDURE FOR MUNICIPAL CITATIONS

Alderman Anglace MOVED to approve the Amendment to Ordinance #712 Hearing Procedure for Municipal Citations which is included by reference:

Further, move that this ordinance be published in summary form with a full copy available for review in the office of the City Town Clerk.

AMENDMENT TO ORDINANCE #712

HEARING PROCEDURE FOR MUNICIPAL CITATIONS

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF SHELTON:

That Ordinance #712 entitled Amendment to Hearing Procedures for Municipal Citations is hereby changed to read as follows:

“The hearing officer(s) shall receive compensation in the amount of \$200.00 per diem for a full day of hearings.”

Public Hearing was held on December 2, 2025.

Seconded by Alderman McKinnon.

Discussion:

Mayor Laretti: The amendment to the ordinance is also stated at the bottom of this motion. Just know that the changes that were made were really about the Hearing Officer that receives compensation in the amount of \$200 per diem for a full day of hearings.

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

7 – FINANCIAL BUSINESS – OLD

7.1 NO ITEMS

8 – FINANCIAL BUSINESS – NEW

8.1 DECEMBER STATUTORY REFUNDS

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$20,142.27 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 McKinnon.

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 FUNDING FOR TWO FIRE TRUCKS – ADOPTION OF NEWTOWN SAVINGS BANK RESOLUTION

Alderman Anglace MOVED to ADOPT the following resolution as presented with the proposal letter as part of the document and as authorized at the July 7, 2022 Board of Aldermen Special Meeting for the purchase of two fire trucks:

1. That the Borrower be and it hereby is authorized to borrow no more than the sum of one million eight hundred seventy-seven thousand and 00/100 – \$1,877,000 Dollars (the “Loan”) from Newtown Savings Bank (the “Bank”) pursuant to a financing commitment letter from the Bank to the Borrower dated December 11, 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:

Mayor Lauretti: For the benefit of the public, this is a five year note in the amount of \$1,877,000 for the purchase of two fire trucks. We ordered them three years ago.

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

8.3 FUNDING FOR MOHEGAN SCHOOL ROOF – ADOPTION OF NEWTOWN SAVINGS BANK RESOLUTION

Alderman Anglace MOVED to ADOPT the following resolution as presented with the proposal letter as part of the document and as authorized at the March 13, 2025 Board of Aldermen Regular Meeting for the funding of the Mohegan School Roof:

1. That the Borrower be and it hereby is authorized to borrow no more than the sum of one million three hundred seventy-three thousand and 00/100 – \$1,373,000 Dollars (the “Loan”) from Newtown Savings Bank (the “Bank”) pursuant to a financing commitment letter from the Bank to the Borrower dated December 11, 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. Laretti, 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:

Mayor Lauretti: As this Board knows, this was a roof that we put on Mohegan School that was completed, I would say, back in September. The final cost was \$1,524,346.63 (per Attorney Teodosio). That does not reflect the reimbursement that we get from the State of Connecticut.

Attorney Teodosio: The reimbursement would be \$587,940. So, the cost comes to be \$936,406.63 if the State of Connecticut allows the additional costs that were submitted afterwards.

Mayor Lauretti: Does everybody understand that? There is an approximate 38% reimbursement rate from the State of Connecticut on these school projects. That is what Shelton's reimbursement rate is. The roof cost \$1.5 million and we upfronted the money, as you know, and we will pay probably \$900,000.

I want to note that Alderman Bernie Simons was Chairman of the Public Improvement Building Committee and spearheaded this along with Jason Neves on the Board of Education and got this thing done. This project sat for approximately a year and a half, close to two years, until they took ownership of it and got it over the goal line.

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

8.4 FUNDING FOR PURCHASE OF FOUR USED PROPANE BUSES – WAIVER OF BID

Alderman Anglace MOVED, per the recommendation of the Finance Director, to waive the bidding process for the purchase of four (4) used propane Bluebird School buses in an amount of \$6,600 with funding to come from Contingency General Account #001-9900-900.99-00.

Seconded by Alderman Simonetti.

Discussion:

Mayor Lauretti: For discussion purposes, I do not believe that this dollar amount purchase reaches the threshold for a bid waiver, so a bid waiver is not necessary. It is part of the motion, but for your own edification just understand that.

Alderman McKinnon: How do we get four buses for \$6,600? That's crazy.

Mayor Lauretti: We sat here last month and bought five buses for close to \$11,000 that were probably better than the buses we have in service right now in terms of mileage. I will say that our buses are very well maintained and we spent a lot of money on maintenance over the years. This will help us ease the maintenance costs because we have more buses. When we started out we had 60 buses. We had 60 bus routes. Going on 12 years later I think we have 53 or 54 bus routes and close to over 70 buses because last year we bought eight new ones. We just bought 10 more.

Alderman Simonetti: I think one of the questions that didn't get answered that was asked was that these were propane buses that were used by the City of New Haven at one time and nobody seems to want them and they are in very good condition. They were on short runs and don't have mileage.

Alderman McKinnon: That's \$1800 a bus.

Mayor Lauretti: When there is no market, the prices get real good.

Alderman McKinnon: This is great and it should be announced to the City that this is what we are doing.

Alderman Anglace: I want to make a comment. It bears repeating that at one time the bus program was run by the Board of Education in the not too distant past. The way the funding went was something like this. They negotiated and it went out for bid and lo and behold they picked a low bidder that that low bidder took everything. The last contract I remember was that this company was going to run the bus program. It cost us \$5 million for the buses over five years. At the end of that five years the Board of Education made the decision that the buses would belong to the guy that ran them. The company ran them had no stake in them, no money up front. That guy took the used buses after five years and sold them for \$2,500,000 and put the money in his pocket. The Mayor said let's think about this. Let us run the bus program day and night. \$5 million over five years and we gave that \$2.5 million away.

Mayor Lauretti: We actually didn't do that. They did that in years gone by. When we bought the buses for \$5.5 million and it came time to renew the operator's contract, we said no. They were going up by \$1.2 million per year for three years. We said no. We told the Board of Education you can get the contract with them, but the City owns the buses and they are not driving our buses. That's the long and short of it. We ended up in court and we prevailed and here we are today. Stabilizing costs. When I say publicly to the Board of Education, they have to learn how to manage their money, that is a classic example. Learn how to manage your money. I am not going to get on the Board of Education soap box right now, stay tuned.

Alderman Anglace: The general public at that time was bitching and moaning – the buses aren't here on time and all kinds of complaints. The bus program right now runs like clockwork. We own the buses, we run the program and we provide the service. There has not been a complaint. The complaints would come from the parents. The parents now know where the bus is, when it is going to arrive. It is a great program.

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

9 – LEGISLATIVE – NEW

9.1 ITEMS TO PUBLIC HEARING

9.1 NO ITEMS

10 - EXECUTIVE SESSION

10.A REQUEST TO MOVE TO EXECUTIVE SESSION

10.1 NO ITEMS

ADJOURNMENT

Alderman Anglace MOVED to adjourn the Board of Aldermen Meeting.

Seconded by Alderman Durante.

A voice vote was taken and the motion passed unanimously (8-0). Meeting adjourned at 5:55 pm.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen

DATE APPROVED _____

BY: _____
Mayor Mark A. Laretti