



BOARD OF ALDERMEN
CITY OF SHELTON
REGULAR FULL BOARD MEETING MINUTES
December 14, 2023
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 – Absent
Alderman Anthony Simonetti – Absent
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

I guess we are not going to have the roll call again? It is on the agenda, if you don't want to continue with it, you may just as well remove it. Lest none of us forget, this is the 11th anniversary of the Sandy Hook massacre. I learned a short while ago that Cyndee has retired, good for her. She is going to be missed. I see that all the bitching I have been doing over the past year has come to naught. The lights on the library are still in a state of disrepair as well as the fence across the street in the parking lot. The

road in Riverview Park has yet to be paved. I see you, Mayor Lauretti, have not issued any protection for the town against the frauditors I keep crying about. I will leave you with all of this.

All living things on earth share four fundamental and interrelated characteristics.

1. All life is cellular in structure.
2. All proteins and cells use basically the same 20 amino acid units.
3. All cells use basically the same nucleotides in their genes.
4. All cells use adenosine triphosphate as the molecule that energizes their life systems.

These four characteristics are, in effect, a definition of life. Each is a very complex phenomenon and that they should be common to every living thing on earth, from microbe to man, cannot be an accident. Such universality can only result from a common origin. It must mean that all living things have evolved from a single ancestral form and that ancestral form is probably very similar to the smallest and simplest organism of life on earth today. Happy holidays.

Mayor Lauretti: Anyone else wishing to address the board? Anyone else wishing to address the board? Anyone else wishing to address the board? Hearing none, we will close the public portion and move on with the regular scheduled agenda.

Alderman Anglace MOVED to add on to the agenda, item 8.14, WAIVER OF BID TO PURCHASE VULCAN STEAMER AND KETTLE AT SHELTON HIGH SCHOOL.

Seconded by Alderman McPherson.

No discussion.

A voice vote was taken and motion passed unanimously (6-0).

MINUTES FOR APPROVAL

1. MINUTES FOR APPROVAL

1.1 BOARD OF ALDERMEN REGULAR MEETING – NOVEMBER 9, 2023

1.2 SPECIAL ORGANIZATIONAL MEETING MINUTES – NOVEMBER 21, 2023

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

Alderman Anglace MOVED to waive the reading and approve the Board of Aldermen Regular Meeting Minutes of November 9, 2023 and the Special Organizational Meeting Minutes of November 21, 2023.

Seconded by Alderman McPherson.

No discussion.

A voice vote was taken and motion passed unanimously (6-0)

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 just one comment that I want to make. This week in the Shelton Herald there was an article about the Shelton School System and how the State logged student performance. It was about the implementation, I want to say three years ago now, on the Wit and Wisdom Program. You might remember in my budget presentation, it was a recommendation I made specifically to Wit and Wisdom that we fund that program and we did and here we are three years later getting accolades from, no other, but the State of Connecticut.

REPORT OF THE PRESIDENT

Alderman Anglace: Along the same lines, we have also discussed throughout the year with the Board of Education, talking more about results versus money. Student results.

Mayor Lauretti: We will have a lot of discussions about money, because I am not sure they are on a good trajectory right now, even after the last couple of years. There is new leadership up there, new organization and it does take time for things to change, but it has never been this bad in my 32 years. In any event, we will persist.

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 DECEMBER STATUTORY REFUNDS

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$2,542.48 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 (6-0).

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

8.2 FUNDING FOR SCAG STAND-ON WINDSTORM BLOWER – PARK & REC DEPT.

Alderman Anglace MOVED to appropriate an amount of \$10,437.18 for the purchase of a Scag Stand-On Windstorm Blower for the Parks & Recreation Department with funding to come from American Rescue Funds.

Seconded by Alderman Balamaci.

Discussion:

Alderman Anglace: Can you explain what that is and what it does?

Mayor Lauretti: They use that to blow off the fields, it is the easiest technique to clear the leaves off the fields, in the parks and in the beds as opposed to the backpack blowers.

Alderman Durante: If I could make a comment from the Street Committee, they are very appreciative of this. It helps with the labor aspect of it as well.

A voice vote was taken and motion passed unanimously (6-0).

8.3 FUNDING FOR REPLACEMENT OF BOILER ROOM PUMP AT MOHEGAN SCHOOL

Alderman Anglace MOVED to appropriate an amount of \$7,059.46 for the replacement of the boiler room pump at Mohegan School with funding to come from American Rescue Funds.

Seconded by Alderman Durante.

No discussion.

A voice vote was taken and motion passed unanimously (6-0).

8.4 FUNDING FOR MINI-SPLIT A/C SYSTEM REPLACEMENT AT SUNNYSIDE SCHOOL

Alderman Anglace MOVED to appropriate an amount of \$3,774.98 for the replacement of a mini-split A/C System at Sunnyside School with funding to come from American Rescue Funds.

Seconded by Alderman McPherson.

Discussion: Alderman Anglace: What is a mini-split A/C system?

Mayor Lauretti: It is a small air conditioning unit that sits in the corner of a room up by the ceiling. It replaces the central air system.

A voice vote was taken and motion passed unanimously (6-0).

8.5 FUNDING FOR PINE ROCK PARK FIREHOUSE ROOF REPLACEMENT – LoCIP ELIGIBLE

Alderman Anglace MOVED to add the replacement of the Pine Rock Park Firehouse roof at 722 Long Hill Avenue to the Capital Improvement Plan in an amount of \$74,750 with funding to come from LoCIP.

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

Seconded by Alderman Balamaci.

No discussion:

A voice vote was taken and motion passed unanimously (6-0).

8.6 ENDORSEMENT & APPROPRIATION FOR COMMUNITY CONNECTIVITY GRANT PROGRAM

Alderman Anglace MOVED to endorse and approve the submission of the Community Connectivity Grant Program application in an amount of \$563,000 for the installation of 104 ADA curb ramps and replacement of sidewalk in downtown Shelton from Brook Street to Myrtle Street and surrounding area, and

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

Seconded by Alderman McPherson.

Discussion:

Alderman Balamaci: Is it limited just to the downtown area for the curb cuts?

Mayor Lauretti: Everything is specified. The locations were predetermined. The second ward aldermen will probably win in a landslide next election.

A voice vote was taken and motion passed unanimously (6-0).

8.7 SALE OF PORTION OF THE CITY RIGHT-OF-WAY ABUTTING 74 HARVARD AVENUE

Alderman Anglace MOVED per the favorable 8-24 from Planning & Zoning, to approve the sale of a portion of the City Right-of-Way totaling 764 square feet abutting 74 Harvard Avenue as referenced in Schedule A to Sarah Catlin Hartsburg for the sum of \$1,022.23.

Further authorize Mayor Mark A. Lauretti to sign any and all documents to effectuate such agreement.

Seconded by Alderman Balamaci.

Discussion:

Alderman Anglace: How is the price determined?

Kellie Vazzano: Earlier in 2023 the City approved the sale of 4858 square feet of City property located at 41 Myrtle Street at the Public Works Department for a price of \$6,500, the calculation determining a square foot price of \$1.338. Straight calculation based on the 764 square feet came out with the price for this piece of \$1022.23.

Mayor Lauretti: We used the same calculation as we did a year ago for another piece of property to be consistent. Explain to everybody, if they haven't seen this, where this piece is.

Kellie Vazzano: The piece specifically, where the house is, the City right-of-way cuts through the front part of the house and is over on Harvard Avenue, right off of Coram.

Mayor Lauretti: The road right-of-way?

Kellie Vazzano: Correct, the road right-of-way. It is not going to interfere with the roadway or impact any accessibility on the road, it is just to move the lot line over so her house is contained within her property lines.

Mayor Lauretti: That she has had for umpteen years probably.

Alderman Anglace: So, we are following the same procedure to sell City property that we did the last time that was established by the aldermen as pointed out in the procedure.

Kellie Vazzano: Correct Mr. President.

Mayor Lauretti: That format could change going forward, depending on property values.

Kellie Vazzano: Correct. This property is proximate in area to where the other sale was done.

A voice vote was taken and motion passed unanimously (6-0).

8.8 193 HOWE AVENUE, SIDEWALK REIMBURSEMENT REQUEST

Alderman Anglace MOVED to approve a reimbursement of \$1,800 made payable to Scott Haverl, 5 Point Beach Drive, Milford, CT 06460, for the repair of a sidewalk at 193 Howe Avenue, per Ordinance #877 (Section 14-9 of the Code of Ordinances) with funding to come from the Sidewalk Reimbursement Account #001-3600-713.80-43.

Seconded by Alderman McPherson.

Discussion:

Mayor Lauretti: You may recall the discussion we had last month about this subject. I think we should probably take another look at the Ordinance.

Alderman McPherson: Mayor, there is a separate line item in the budget for this. None of this comes under the Engineer's budget.

Mayor Lauretti: Why is that?

Alderman McPherson: It is just the way it has been for as long as I can remember.

Mayor Lauretti: There are two places in the budget that you can get sidewalk repair. One is done through the Ordinance which the City Engineer oversees and then there is one in Public Works. I'm not going to belabor the point that I made last month, I just think it is something that probably, come into the winter months, is something to review to see if it is really necessary. I'm not suggesting that it shouldn't go before the Street Committee, because I do think it should go before the Street Committee, but I think it probably should stop there.

To Jerry Bloom's point about roll call on the agenda. We don't need a roll call. When you start the meeting and everything is done verbatim, there is a calculation of who is here and who is not here.

A voice vote was taken and motion passed unanimously (6-0).

8.9 FUNDING FOR ENVIRONMENTAL LAND USE RESTRICTIONS SURVEY PROPOSAL

Alderman Anglace MOVED to appropriate an amount of \$2,550 for DeCarlo & Doll to prepare an updated A-2 survey for the Environmental Land Use Restrictions for submission to the CT DEEP for the Shelton Farmer's Market and Veteran's Memorial Park with funding to come from Contingency General Account #001-9900-900.99-00.

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

Seconded by Alderman Simons.

Discussion:

Alderman Anglace: Who is DeCarlo & Doll? Engineering?

Mayor Lauretti: Yes. This is a requirement. As you know, with all these properties, we are done with State and Federal money in terms of clean up, so this is the last step in the documentation for the State that goes on the land title.

A voice vote was taken and motion passed unanimously (6-0).

8.10 WAIVER OF BID FOR REPAIR OF DRAINAGE CULVERT ON VILLAGE DRIVE

Alderman Anglace MOVED, per the recommendation of the Finance Director, to waive the bidding process for the repair of the drainage culvert leading to the headwall in the slope adjacent to 78 Village Drive.

Seconded by Alderman Balamaci.

Discussion:

Mayor Lauretti: The bid waiver is because the work has been done already. It is impossible to bid it at this point. I would say that I did not agree with the Department Head's approach here and that will change next time. The same thing will apply to the next motion.

A voice vote was taken and motion passed unanimously (6-0).

8.11 WAIVER OF BID FOR MILLING AND PAVING OF MALTBY & WOOSTER STREETS

Alderman Anglace MOVED, per the recommendation of the Finance Director, to waive the bidding process for the milling and paving of Maltby and Wooster Streets.

Seconded by Alderman McPherson.

Discussion:

Alderman Anglace: I just question, maybe you can explain to clarify, the work was done on Maltby and Wooster. Wasn't it when they had the water problem, the water company came in and repaved that?

Mayor Lauretti: Gas and water lines were replaced in this area. They did a full curb to curb paving. There was a portion of the road that was not included in the upgrades of gas and water. So, to make the road complete the Superintendent of Highways paved the other portion which did make some sense. His approach to it in my view was just wrong. Again, the work has been done and it is impossible to bid it at this point.

A voice vote was taken and motion passed unanimously (6-0).

8.12 APPROVAL OF GRANT APPLICATION – CT SECRETARY OF STATE REGARDING VOTING

Alderman Anglace MOVED to approve the submission and acceptance of a \$10,500 grant provided by the Connecticut Secretary of State for costs related to implementing and conducting early voting with funds being utilized at the discretion of the Mayor within the confines of the grant requirements.

Further authorize Mayor Mark A. Lauretti to sign any and all documents to effectuate such agreement.

Seconded by Alderman Simons.

Discussion:

Alderman Anglace: If there is any such thing, this looks like it is free money from the State to carry out something that has to be done and we normally pay for.

A voice vote was taken and motion passed unanimously (6-0).

8.13 ADOPTION OF NEWTOWN SAVINGS BANK RESOLUTION

Alderman Anglace MOVED to adopt the following resolution with the proposal letter as part of the document:

1. That the Borrower be and it hereby is authorized to borrow the sum of five million two hundred eighty-five thousand and 00/100 - \$5,285,000) – Dollars (the “Loan”) from Newtown Savings Bank (the “Bank”) pursuant to a financing commitment letter from the Bank to the Borrower dated November 29, 2023, 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 McPherson.

Discussion:

Mayor Lauretti: This is for the aldermanic bonding. As you all know, there is a section in the Charter that requires us to do this. It does require us to do this on a yearly basis. We have gotten away from that practice in the last four years and that is going to change and we will be back on schedule. This is the same resolution that was approved two years ago and this is what the bank requires.

Attorney Teodosio: One point, Mayor. The commitment letter from the bank talks about an option that the City has with regard to the amount of money. The motion, because it is the old motion, has a specific amount, so I would suggest that one word be changed in the motion and that is "up to" the amount rather than "the" amount.

Mayor Lauretti: There is no dollar amount in the resolution.

Attorney Teodosio: There is.

Mayor Lauretti: Oh yes, I am sorry, there is. I think that would be appropriate. We will amend the motion to the effect that the dollar amount, five million, two hundred eighty-five thousand be up to that dollar amount.

Alderman Anglace: Moved to amend the motion as stated by the Mayor above.

Amended motion should read as follows:

1. That the Borrower be and it hereby is authorized to borrow up to the sum of five million two hundred eighty- five thousand and 00/100 - \$5,285,000) – Dollars (the “Loan”) from Newtown Savings Bank (the “Bank”) pursuant to a financing commitment letter from the Bank to the Borrower dated November 29, 2023, as may be amended, and to grant such collateral securing the Loan as may be required by Bank; and it is

Seconded by Alderman McPherson.

A voice vote was taken and the amended motion passed unanimously (6-0).

Mayor Lauretti: We are back to the original motion as amended. On the proposal letter you will see that the terms that are laid out, it is up to five years, a fixed rate, so it won’t change for five years. It is a lot higher than the last time we did this, but so is everything else. It is still pretty competitive. He did a public solicitation. I think there were four lending institutions that bid on it. The rest of it is subject to boilerplate literature.

Alderman Anglace: It is the same as the last resolution.

Attorney Teodosio: That is correct.

Alderman Anglace: Same bank as the last time.

A voice vote was taken and the original motion passed unanimously (6-0).

8.14 WAIVER OF BID FOR PURCHASE OF VULCAN STEAMER AND KETTLE AT SHELTON HIGH SCHOOL
Alderman Anglace MOVED, per the recommendations of the Finance Director to waive the bidding process for the purchase and installation of a used Vulcan Steamer and Kettle at Shelton High School.

Seconded by Alderman Balamaci.

Discussion:

Alderman Anglace: What is a Vulcan Steamer and Kettle?

Mayor Lauretti: This is a piece of cooking equipment that is used in cafeterias and commercial kitchens that has to produce volume. I got a call from the Superintendent about three weeks ago that the one at Shelton High School had failed and they wanted to have it repaired for like \$50-60,000. Then they got a

price for a new one for \$90,000. I asked him to meet me up there along with the maintenance director. He did and we went through it. I asked the question of how old is this equipment. He said it was the original piece that was put in the school which makes it 45 years old. So, I said to him, with all due respect, it does not make any sense to fix anything that is 45 years old. What had happened was the tank had rotted out. The control system on it was also 45 years old and they don't make parts for that anymore. I said to him the best approach is to see if there is a used piece of equipment out there and lo and behold, there was. I haven't quite agreed with this price of \$17,500. I got quotes that were much lower on used pieces of equipment that were coming out of office complexes in Stamford and Hartford and we are still working that number down. We should waive the bids because you can bid it, but if you bid it new you are going to have a big number. Like we did for the cars that we bought on auction, you can't bid those things because you have to go down there and put a price in and if you don't respond to that price if it is accepted, someone else will step in in your place. You have to be able to pull the trigger. That is why I think it is important that we waive the bidding process.

Alderman Anglace: Ultimately, will they come back to us for the \$17,500 or whatever the price is? Will we be paying for that?

Mayor Lauretti: I'm not sure about that yet either. That might be on them.

A voice vote was taken and motion passed unanimously (6-0).

9 – LEGISLATIVE – NEW

9.1 ITEMS TO PUBLIC HEARING

9.1 NO ITEMS

10 - EXECUTIVE SESSION

10.A. REQUEST TO MOVE TO EXECUTIVE SESSION

Mayor Lauretti: At this time, I am going to entertain a motion to go into Executive Session and ask that Corporation Counsel and Assistant Corporation Counsel join us as well as the Administrative Assistants.

Alderman Anglace MOVED to go into Executive Session.

Seconded by Alderman McPherson.

MOVED to go into Executive Session at 6:00 pm.

A voice vote was taken and motion passed unanimously (6-0)

Mayor Lauretti: At this time I will entertain a motion to end Executive Session.

Alderman Anglace MOVED to end Executive Session.

Seconded by Alderman McPherson.

Executive Session ended at 6:15 pm.

A voice vote was taken and motion passed unanimously (6-0).

Mayor Lauretti: Let the record reflect that were no votes taken in the Executive Session.

10.1 DEPTULA WORKER'S COMPENSATION

Mayor Lauretti: I would recommend to the Board a motion to approve the recommendation of the Assistant Corporation Counsel.

Alderman Anglace MOVED to approve the recommendation of the Assistant Corporation Counsel.

Seconded by Alderman Balamaci.

No discussion.

A voice vote was taken and motion passed unanimously (6-0).

10.2 MIKO WORKER'S COMPENSATION

No Discussion.

10.3 REED VS. CITY OF SHELTON

Attorney Teodosio: Move to accept the settlement proposal as presented to the Board of Aldermen by Corporation Counsel.

Alderman Anglace MOVED to accept the settlement as above.

Seconded by Alderman Balamaci.

No discussion.

A voice vote was taken and motion passed unanimously (6-0).

10.4 TAX APPEAL SETTLEMENT

Attorney Teodosio: Move to accept settlement of Superior Court Case Docket # HHB-CV22-6073658-S, HHB-CV22-6074994-S, and Superior Court Case Docket # AAN-CV23-6050896-S as presented by Corporation Counsel to the Board of Aldermen.

Alderman Anglace MOVED to accept the settlement as stated above.

Seconded Alderman Simons.

No discussion.

A voice vote was taken and motion passed unanimously (6-0).

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 (6-0). Meeting adjourned at 6:20 pm.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen

DATE APPROVED _____ BY: _____
Mayor Mark A. Lauretti