



BOARD OF ALDERMEN
CITY OF SHELTON
REGULAR FULL BOARD MEETING MINUTES
APRIL 11, 2024
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 via phone
Alderman Porter McKinnon – Present via phone
Alderman Anthony Simonetti – Present
Alderman Bernie Simons – Present
Alderman Benjamin Perry – Present

Administration

Mayor Mark A. Lauretti
Fran Teodosio, Corporation Counsel
Thomas Cotter, Assistant Corporation Counsel
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 going to skip the roll call again. I am looking over the furniture that Shelton purchased for \$35,000 from Stamford a couple of months ago and it is collecting dust. I don't know what you have planned for it but you are not doing anything with it.

I saw something today in Shelton I have never seen before and I have lived here for over 20 years. I saw a discarded 1 cc IV needle on the ground sidewalk. Never saw that before. Once again, Riverview Park needs paving. I assume no deadline has been set so I doubt if it will ever get done. There is an issue

here in town where we all want more. However, people want more land than they have and this is an issue which I hope you can all resolve. A neighbor of mine has placed “No Parking” signs on his lawn in front of his house claiming it is private property and will have any vehicles parked there towed away. I came down to City Hall yesterday and spoke to Mr. Rosetti and a whole bunch of people and actually had to confer with the police on this and Attorney Teodosio I spoke with as well. We are uncertain as to the boundaries in front of these homes that people claim is theirs. I was told a land surveyor would have to do this, but this is not the only incident. A couple of homes have similar signs in front of their house. Typically, it is not a big deal but ... It would be good if they could resolve this with ascertaining whose property is what because the property I parked on to me was an easement, a telephone pole, a fire hydrant, certainly appeared to be “town property” to me.

By the way, the frauditors are at it again. Chille DeCastro is in jail in Nevada. I know this is not a town issue, but I keep bringing it up and will keep saying it will only be a matter of time before they come here and create a scene, controversy and try to sue the town. Mayor Lauretti has chosen not to issue an executive order as Schenectady, New York did last year with effect, and Long Island Audit knew this, Sean Paul Reyes by the way, and went there to get arrested and posted this on his YouTube channel. Crime pays on YouTube if you have a channel. No one seems to be doing much about it.

One final thing then, new legislative news. You want to prohibit pot stores. I don’t know why, it is all around us. Just think of the revenue we would bring in with taxes which is another thing, I understand you are raising taxes? You intend to raise taxes? Wow, \$35 grand for furniture just sitting here and you want to raise taxes. I am opposed to the ordinance prohibiting cannabis establishments. It shouldn’t really be an issue as the State has embraced it. Just think of the revenue you could bring in from the taxes on this and may not have to raise taxes after all. Thank you.

Brian Essenter
256 Fan Hill Road, Monroe, CT

Good evening, Mayor Lauretti and Aldermen and thank you guys for your time tonight. I am a resident of Monroe, but I am a business owner. I spoke at the Planning & Zoning meeting a couple of weeks ago about the cannabis prohibition that you are looking to do. My concern is, we are a manufacturing company, we are not retail sales, we are not cultivation. The original agenda for the Planning & Zoning meeting was to prohibit retail sales. That turned into prohibiting all cannabis establishments, which this is looking to do as well. We are not anybody that is looking to sell retail or anything like that. We are not growing anything. We would simply be manufacturing, which, to my understanding, is something that this town is interested in and based on. I just wanted to make sure that we keep that clear and at the front of our mind when we are thinking about this. I don’t think that was quite as clear at the Planning & Zoning meeting as to what our intensions are and what type of business we are looking to provide. We would be providing jobs, there would be tax revenue and everything that would be coming from that which is not quite the same as what would be super significant, but it would be local jobs and

such that would be in the town as well. I just wanted to make sure that everybody is aware of that before we make any votes tonight on eliminating everything and businesses that are not going to be very in your face, advertising everything that the town is concerned with. Thank you for your time.

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

MINUTES FOR APPROVAL

1. MINUTES FOR APPROVAL

1.1 BOARD OF ALDERMEN REGULAR MEETING – MARCH 14, 2024

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

Alderman Anglace MOVED to waive the reading and approve the minutes of the March 14, 2024 Board of Aldermen meeting. Seconded by Alderman Simonetti. No Discussion.

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

No report

REPORT OF THE PRESIDENT

No report.

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 APRIL STATUTORY REFUNDS

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$5,093.84 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 Simonetti. No Discussion.

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

8.2 WAIVER OF BID FOR PURCHASE OF FLEXTRAX CAMERA FOR SEWER DEPARTMENT

Alderman Anglace MOVED per the recommendation of the Finance Director to waive the bidding process for the purchase of a Flextrax Camera for the Sewer Department.

Seconded by Alderman Simonetti.

Discussion:

Alderman Anglace: It seems to me that the value of this Flextrax camera totals up to \$84,550. I did a little extra looking at it. It appears that it was proposed as a sole source, which it really isn't a sole source, but the problem is with service as the service is by geographic area and there are only about six providers in the country. That is the thing that seems to be driving the request for the waiver. When these cameras are needed and the service is needed, you would need somebody that could get here so you can get into the pipes and find out what is wrong and clear it up. It seems like it may be a high amount, \$84,000, but it seems like it has merit.

Mayor Lauretti: I wouldn't disagree with any of that.

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

8.3 RESCISSION OF ITEM 8.5 FROM 12/14/2023 BOARD OF ALDERMEN MEETING AND REAPPROPRIATION OF FUNDING FOR PINE ROCK PARK FIREHOUSE ROOF REPLACEMENT.

Alderman Anglace MOVED to rescind Item 8.5 "Funding for Pine Rock Park Firehouse Roof Replacement" passed at the December 14, 2023 meeting.

Further, move to add the Pine Rock Park Firehouse Roof Replacement to the Capital Improvement Plan in an amount of \$49,000 with funding to come from LoCIP and \$25,750 from American Rescue Plan Act.

Seconded by Alderman Simonetti.

No discussion.

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

8.4 OVER-EXPENDITURE FOR REGISTRAR OF VOTER’S OFFICE – APRIL 2, 2024 PRIMARY AND EARLY VOTING.

Alderman Anglace MOVED pursuant to Charter Section 7-10(b), to approve the over-expenditure of the following Registrar of Voter’s accounts for the April 2, 2024 primary and early voting expenses through the end of fiscal year 2023-2024.

Account Number	Account Name
0500-413.30-07	Printing & Advertising -- Ballots, memory cards, posters, post cards for primary
0500-413.10-02	Part Time Employees for primary and election prep and adding an additional voter to system
0500-413.60-27	ELECTION EQUIPMENT
0500-413.80-41	Commissary
0500-413.80-41	Poll Workers
0500.413.40-05	Postage

Seconded by Alderman Simonetti.

Discussion:

Alderman Simonetti: I think this was a complete waste of time and taxpayers’ money. Voting should be just on one day and it does not have to have this. We had almost no one turn out. We had five or six people tied up because of it including the Registrar of Voters. Very poorly thought out by our State Legislators.

Alderman Anglace: Actually, I don't think it was the State Legislators that thought it out. That was the problem. They turned it over to the Secretary of State and it is her responsibility. She didn't think it out. None of them thought it out.

Mayor Lauretti: There are some states that allow you to waive the primaries if there is no contention. Unfortunately, Connecticut is not one of those states.

Alderman Simonetti: We are going to have more of this same thing coming for November where you can vote ahead of the day of the election.

Alderman Anglace: The over-expenditure authorization is warranted.

Alderman Simonetti: Absolutely. We have to pay the people for what they do. I don't have a problem with that, I'm talking about the process.

Alderman Balamaci: Did Pete provide any figures for the over-expenditures yet?

Mayor Lauretti: He did not that I am aware of, but he should have them.

Alderman Anglace: What we have normally done with this, we authorize the over-expenditure of the account. We don't authorize a dollar amount. At the end of the year, with year-end transfers we make the adjustments that need to be made. These accounts may vary in other respects dollar-wise.

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

8.5 FUNDING FOR SPECIAL EDUCATION SCHOOL

Alderman Anglace MOVED to appropriate an amount of \$65,000 for renovations to the Perry Hill portable classrooms for Special Education program use with funding to come from the American Rescue Plan Act funds.

Seconded by Alderman Balamaci.

Discussion:

Alderman Anglace: This is a very positive step forward and it will result in some savings. How much, we are not sure, but it is a step in the right direction and has the full cooperation of the Mayor and Superintendent of Schools to make it happen.

Alderman Simonetti: The \$65,000, is that just to rehab, repaint it and get it cleaned up? What is it going to be used for?

Mayor Lauretti: The portable classrooms went through a rehabilitation a few years back when we leased that property for a daycare that obviously failed and didn't work. We put a new roof on it, we repaired the bathrooms. A lot of it is security and tying into the Perry Hill School. I will say that I am a little disappointed that it took them a whole year to get to this point. We talked to them last year about doing this. In fact I talked to the Superintendent again about the possibility of expanding this type of an operation probably to where the Central Offices are and relocate the Central Office. As some of you know, we had a Special Education school in this City for years that was the envy of the State. Some years we would generate anywhere from \$1.5 to \$2 million in revenue from other students that came from other towns. More now than ever we need to get back to that model. Hopefully I can get them moving in that direction.

Alderman Anglace: The Special Ed programs that they are going to be putting in and using must be on a school campus, an existing school campus. You can't put it where the administrative offices are, they have looked into that.

Mayor Lauretti: Let me correct you, as I corrected him. I am not going to let this go un-noted. They could create a school there. They can move the Central Offices out of there and create a new school with mainstream programs along with Special Education. I have been pushing this thing for a couple of years now.

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

8.6 WAIVER OF BID FOR PURCHASE OF 2013 FORD TRUCK FOR HIGHWAYS & BRIDGES DEPARTMENT

Alderman Anglace MOVED, per the recommendation of the Finance Director, to waive the bidding process for the purchase of a used 2013 Ford F250 Truck for Highways & Bridges.

Seconded by Alderman Simonetti.

Discussion:

Mayor Lauretti: As you know, we have done this before. We are buying these vehicles off of the Administrative Services of the United States Government. We will have to send someone down to Maryland to pick it up, but the last time we did this we bought three vehicles and they are working out very well. They may be 5, 6 or 10 years old with low miles and in very good condition. The last time we bought a 2016 Ford Explorer that had 8000 miles on it. Up until this point this has proven to be very good for us.

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

9 – LEGISLATIVE – NEW

9.1 ITEMS TO PUBLIC HEARING

PUBLIC HEARING TO BE HELD ON APRIL 23, 2024

9.1 A. Proposed Ordinance Prohibiting All Types of Cannabis Establishments and Retail Sales of Cannabis or Cannabis-Related Products Within the Jurisdiction/Boundaries of the City of Shelton

1. Authority

This ordinance is adopted pursuant to the Connecticut General Statutes section 7-148 (c) (7) (a) (ii), 7-148 (c) (7) (h), and 7-148 (c) (10) (a), as amended by public act 21-1, section 148 (June 2021) Special session, which authorizes municipalities to regulate activities deemed harmful to public health.

This statute permits municipalities to prevent cannabis establishments within their jurisdictions by identifying such uses as a “prohibited use” in their local zoning regulations or land use ordinances.

Section 148 (b) of said law provides that any municipality may, by amendment to such municipality’s zoning regulations or by local ordinance, prohibit the establishment of a cannabis establishment.

2. Definitions The following definitions shall apply to this article:

Cannabis establishment: A producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer (i.e., licensed to sell both recreational cannabis and medical marijuana) of products containing cannabis, or a manufacturer, packager, delivery service, or transporter of products containing cannabis, including cannabis-infused food and beverage products.

Cannabis producer: An individual or business that possesses a state or municipal license to grow, harvest, dry, trim, cure, and package cannabis.

Cannabis cultivator: An individual or business that produces cannabis flowers.

Cannabis micro-cultivator: An individual or business that produces cannabis flowers in a limited-sized grow space.

Cannabis food and beverage manufacturer: An individual or business that produces cannabis-infused food and beverages.

Cannabis product manufacturer: An individual or business that participates in any aspect of the cannabis extraction and infusion processes, including processing, repairing, holding, storing, packaging or labeling of cannabis products.

Cannabis manufacturing: Also includes any processing, preparing, holding, or storing of components or ingredients.

Cannabis product packager: An individual or business that focuses on assisting the proper and accurate packaging of cannabis products into pre-weighed containers and pre-rolled joints.

Cannabis dispensary facility: Regulated locations in which a person can purchase cannabis and cannabis-related items for medical or recreational use.

Cannabis retailer: An individual or business that sells, supplies, or offers recreational cannabis products for sale directly to customers.

Cannabis hybrid retailer: An individual or business that sells, supplies, or offers recreational cannabis or medical marijuana products for sale to customers.

Cannabis delivery service or transporter: Any number of companies or individuals that are involved in the distribution of cannabis by way of delivery either through mail-order or hand-delivery.

3. Cannabis-related land use prohibition:

- (a) Shall be deemed unlawful for any building, structure, or land anywhere within the boundaries of the City of Shelton to be used as a cannabis-establishment, cannabis producer, cannabis dispensary facility, cannabis cultivator, cannabis micro-cultivator, cannabis retailer, cannabis hybrid retailer, cannabis food and beverage manufacturer, cannabis product manufacturer, or cannabis product packager. The regulations in this section also include grocery stores, convenience stores, package stores, delicatessens, and smoke shops. Such products include cannabis, marijuana cigarettes, cigars, pipes, vaping devices/substances, and edible and liquid substances.
- (b) Fines: Fines for first-time violations shall be \$100. Fines for repeat violations shall be \$250. Each day in operation or each day in sale, whichever is greater, shall constitute a separate offense. Unpaid fines shall accrue interest of up to, but no more than 18% a year, and may result in liens being placed on the property of said violators.

- (c) The prohibition and fine in sections (a) and (b) shall not apply to any fully lawful cultivation, processing, manufacturing or sale of hemp and hemp products by an individual or entity including as applicable, licensure, and authorization to engage in such activity by the State of Connecticut Dept. of Agriculture or Dept. of Consumer Protection. Such cultivation, processing, or manufacturing must comply with state law. Failure to comply with state law regulating the cultivation, processing, and manufacturing of hemp or hemp products shall void the application of exemption to such person(s) or entity in violation and shall be subject to the aforementioned fines.

- 4. Enforcement: The Chief of Police of the City of Shelton, and/or the Chief’s designee, the Planning & Zoning Commission, and/or Zoning Enforcement Officers, shall have the authority to enforce all aspects of this ordinance, including the issuance of fines. In addition to fines, this article may be enforced by injunction, action or abatement, or other appropriate civil remedy.

- 5. Severability: Should any provision of this ordinance be declared invalid for any reason; such declaration shall not affect the validity of other provisions of this ordinance as a whole; it shall be the legislative intent that the provisions of this ordinance shall be severable and that remainder of said ordinance shall be valid.

- 6. Notice of adoption: Pursuant to Section 148 of Public Act 21-1 (June 2021 Special Session), the Mayor or Mayor’s designee shall report the land use changes made by the ordinance in writing to the Secretary of the Office of Policy and Management and to the Dept. of Consumer Protection not later than 14 days after the adoption of said ordinance.

Mayor Lauretti: This will go to public hearing. The person that spoke in the public portion, it should be noted that this Ordinance may get modified in some form or another to accommodate what you requested and it may not. Just because it is presented in one form, we don’t know what it is going to end up looking like.

9.2 APPOINTMENT TO WATER POLLUTION CONTROL AUTHORITY

Alderman Anglace MOVED to appoint John Marsilio to the Water Pollution Control Authority effective immediately.

Mr. John Marsilio – D
53 Federal Road
Shelton, CT 06484
Term Expires: December 13, 2025

Seconded by Alderman McPherson. No discussion. A voice vote was taken and motion passed unanimously (8-0).

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 and the administrative assistants join us.

Alderman McPherson MOVED to go into Executive Session at 6:00 p.m. Seconded by Alderman Balamaci.

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

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

Alderman McPherson MOVED to end Executive Session. Seconded by Alderman Simonetti.

Executive Session ended at 6:05 pm.

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

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

10.1 CONDEMNATION LAWSUIT

There was no discussion.

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 6:10 pm.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen

DATE APPROVED _____ BY: _____
Mayor Mark A. Lauretti