



REVISED

BOARD OF ALDERMEN REGULAR MEETING AGENDA
THURSDAY, AUGUST 13TH AT 5:30 P.M. IN THE AUDITORIUM
SHELTON CITY HALL, 54 HILL STREET, SHELTON CT

- CALL OF THE MEETING
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- AGENDA ITEMS

MINUTES FOR APPROVAL

1. BOARD OF ALDERMEN REGULAR MEETING – JUNE 11, 2026
2. BOARD OF ALDERMEN SPECIAL MEETING – JUNE 30, 2026
3. BOARD OF ALDERMEN SPECIAL MEETING – JULY 22, 2026

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

REPORT OF THE PRESIDENT

6- LEGISLATIVE – OLD

6. ITEMS FROM PUBLIC HEARING
6.1 NO ITEMS

7 – FINANCIAL BUSINESS – OLD

- 7.1 EVERSOURCE AGREEMENT FOR GAS MAIN-CONSTITUTION BLVD. EXTENSION

8 - FINANCIAL BUSINESS - NEW

- 8.1 AUGUST STATUTORY REFUNDS
8.2 HIDDEN MEADOW ESTATES OPEN SPACE CONVEYANCE
8.3 WAIVER OF BID FOR H&B PLOW BLADES
8.4 FUNDING FOR CITY-OWNED PROPERTY AT 627 LONG HILL AVENUE
8.5 PROPOSAL FOR SURVEYING SERVICES AT MAS PROPERTY
8.6 REALLOCATION OF GRANT FUNDS & ADDITIONAL APPROPRIATION FOR MULTI-PURPOSE TURF SPORTS FIELD AT SHELTON HIGH SCHOOL

CITY OF SHELTON
TOWN CLERK
2026 AUG 12 A 9:17

8.7 ADOPTION OF NEWTOWN SAVINGS BANK RESOLUTION

8.8 4 RESEARCH PROPERTIES LLC VS. CITY OF SHELTON

9 – LEGISLATIVE – NEW

9.1 ITEMS TO PUBLIC HEARING

9.1 A. NO ITEMS

9.2 APPOINTMENT TO BOARD OF ETHICS

10 - EXECUTIVE SESSION

10.1 REQUEST TO MOVE TO EXECUTIVE SESSION

10.1 NO ITEMS

PUBLIC PORTION

ADJOURNMENT

Revised 8/12/26

MINUTES FOR APPROVAL

1. MINUTES FOR APPROVAL

Move to waive the reading and approve the following meeting minutes:

1. BOARD OF ALDERMEN REGULAR MEETING – JUNE 11, 2026
2. BOARD OF ALDERMEN SPECIAL MEETING – JUNE 30, 2026
3. BOARD OF ALDERMEN SPECIAL MEETING – JULY 22, 2026

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

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

REPORT OF THE PRESIDENT

6- LEGISLATIVE – OLD

6 ITEMS FROM PUBLIC HEARING

6.1 NO ITEMS

7 – FINANCIAL BUSINESS – OLD

**7.1 EVERSOURCE AGREEMENT FOR GAS MAIN-CONSTITUTION BLVD.
EXTENSION**

Move to rescind the funding source for the action taken at the July 22, 2026 BOA Special Meeting titled “Eversource Agreement for Gas Main-Constitution Boulevard Extension” with funding in an amount of \$143,828 to come from the **State of Connecticut Grant for Constitution Boulevard Extension (not General Fund Surplus)**.

8 EVERSOURCE AGREEMENT FOR GAS MAIN – CONSTITUTION BOULEVARD EXTENSION

Alderman Simons MOVED to approve the agreement between City of Shelton and Eversource Energy to provide a natural gas main at an extension of Constitution Boulevard westward from Bridgeport Avenue to serve future tenants and property owners.

Further appropriate an amount of \$143,828 for project costs related to the installation with funding to come from General Fund Surplus to be later reimbursed from future users.

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

Seconded by Alderman Simonetti.

Discussion:

Alderman Simonetti: How long is this line or is it just a plug there?

Mayor Lauretti: This is the gas main that goes from Bridgeport Avenue straight up Constitution that is going service all those properties that we are under contract for, including, Bigelow Tea. In an effort to move this project along, and I say move it along because it has been painful for the last three years to deal with state DOT and the utilities, our goal is to upfront the money, get the gas main put in, extend the water, get the road paved this year, and get in the ground for Phase II so that we can get people to their properties that we are under contract for.

Alderman Simonetti: This is for the gas. You said water. What about electricity? Is that already laid in?

Mayor Lauretti: It is already in motion. With the utilities, everybody has a different set of rules. I don't think that we should be paying for the infrastructure cost for utilities when they have the ability to send out monthly bills to multiple tenants that never even existed before. So, they should foot the bill for the infrastructure and they could collect their monthly fees as designed.

Alderman Perry: This is the first time I'm hearing about them charging for a main. Usually, for a project of this size they will put the main in.

Mayor Lauretti: That's true, but, again, because people can't get to their properties – the property owners are reluctant to sign agreements with the utilities until they know that they are going to get there. You really can't blame them. This whole thing has been a process and three-quarters, not a process and a half, but a process and three-quarters. It has consumed Fran, myself, Mike Kanios and Kellie. It has consumed us.

Alderman Balamaci: I have a question about the reimbursement. Will any inflation be calculated into the reimbursement?

Mayor Lauretti: I don't know. We have never done it this way before. I would be happy to get our \$143,000 back.

Alderman Lizotte: This is just for Phase I?

Mayor Lauretti: This is for Phase I, but the extension will continue into Phase II. Once asphalt is down on Phase I, everybody is going to have a different flavor for the end game. Sometimes you have to bring them to water and that is what we are doing.

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

ADJOURNMENT

Alderman Simons MOVED to adjourn the Board of Aldermen Meeting.

Seconded by Alderman Simonetti.

A voice vote was taken and the motion passed unanimously (6-0). Meeting adjourned at 11:35 a.m.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen

DATE APPROVED _____ BY: _____
Mayor Mark A. Lauretti

8 - FINANCIAL BUSINESS - NEW

8.1 AUGUST STATUTORY REFUNDS

Move that the report of the Tax Collector relative to the refund of taxes for a total amount of \$2,535.64 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.

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

August 2026 Refunds

Refund Report

CITY OF SHELTON As Of Date 08/04/2026 Cash Type : CITY
Conditions : Year 2010 To 2025 Dist To Order By Bill Number Include Susp : No Suspense Recap by Bank : No Recap by District No Tax/Def : All Terminal # : All
Bill # S-D Name

Tax Paid Int Paid Lien Paid Fee Paid Bint Paid Tot Paid Bank Prop Loc./Vehicle
Last Date RF

Date: 08/04/2026 Page: 1

2023-03-0060654	ELGAAR AHMED M 60654	-237.39	0.00	0.00	0.00	0.00	-237.39	08/04/2026	BJ37756	JTDKAMFP4N3223617	2023
TOT MV	# Of Accts: 1	-237.39	0.00	0.00	0.00	0.00	-237.39				
YEAR 2023	# Of Accts: 1	-237.39	0.00	0.00	0.00	0.00	-237.39				
2024-01-0011990	OPPEDISANO GARY JR & MACI 120 7	-1,103.98	0.00	0.00	0.00	0.00	-1,103.98	08/04/2026	529	THOMPSON ST	2023
TOT REAL ESTATE	# Of Accts: 1	-1,103.98	0.00	0.00	0.00	0.00	-1,103.98				
2024-03-0057376	COUGHLIN MARTIN E 57376	-78.10	0.00	0.00	0.00	0.00	-78.10	08/04/2026		885SHL	2023
2024-03-0076262	ORLICH DANIEL J 3RD 76262	-81.83	0.00	0.00	0.00	0.00	-81.83	08/04/2026		AS88305	2023
2024-03-0083530	SOTNYK OLEKSIY 83530	-96.64	0.00	0.00	0.00	0.00	-96.64	08/04/2026		BK46361	2023
TOT MV	# Of Accts: 3	-256.57	0.00	0.00	0.00	0.00	-256.57				
YEAR 2024	# Of Accts: 4	-1,360.55	0.00	0.00	0.00	0.00	-1,360.55				
2025-01-0000753	ASTACIO JOSE A 18 18 139	-501.05	0.00	0.00	0.00	0.00	-501.05	08/04/2026		10 HORSESHOE DR FAIRCHILD	2023
TOT REAL ESTATE	# Of Accts: 1	-501.05	0.00	0.00	0.00	0.00	-501.05				
2025-03-0055887	CERTIFIED AUTOMOTIVE LEAS 55887	-118.59	0.00	0.00	0.00	0.00	-118.59	08/04/2026		BN37013	2023
2025-03-0064563	GUTMANN GEORGE F 64563	-24.63	0.00	0.00	0.00	0.00	-24.63	08/04/2026		706AXX	2023
2025-03-0064564	GUTMANN GEORGE F 64564	-15.49	0.00	0.00	0.00	0.00	-15.49	08/04/2026		ND6240	2023
2025-03-0076424	NOY JANET C 76424	-26.16	0.00	0.00	0.00	0.00	-26.16	08/04/2026		393EWX	2023
2025-03-0087914	VIDAL IRIS 87914	-7.57	0.00	0.00	0.00	0.00	-7.57	08/04/2026		BK66548	2023
2025-03-0087924	VIDAL SANTIAGO 87924	-8.83	0.00	0.00	0.00	0.00	-8.83	08/04/2026		BL21317	2023
2025-03-0089508	WOOD EMMA J 89508	-136.64	0.00	0.00	0.00	0.00	-136.64	08/04/2026		AX72271	2023
2025-03-0090502	NIGRETTI STEVEN J 90502	-98.74	0.00	0.00	0.00	0.00	-98.74	08/04/2026		BP83015	2023
TOT MV	# Of Accts: 8	-436.65	0.00	0.00	0.00	0.00	-436.65				
YEAR 2025	# Of Accts: 9	-937.70	0.00	0.00	0.00	0.00	-937.70				
GRAND TOTAL	# Of Accts: 14	-2,535.64	0.00	0.00	0.00	0.00	-2,535.64				

REVISED MOTION

8.2 HIDDEN MEADOW ESTATES OPEN SPACE CONVEYANCE

Move to authorize the purchase of 4.54 acres of open space as seen on attached map to be recorded in the Town Clerk's Office entitled "Record Subdivision Map prepared for Hidden Meadow Estates LLC MBL 162-1 Beardsley Road and 21 Jonathan Lane, Shelton, Connecticut" for an amount of \$525,000, and

Further, appropriate an amount of \$525,000 to be payable in three equal payments of \$175,000 on the following schedule: July 1, 2027 and January 1, 2028 and July 1, 2028.

Further authorize Mayor Mark A. Lauretti and Corporation Counsel to negotiate the terms of the contract and execute any and all documents to effectuate the same.

MEMORANDUM

To: City of Shelton Board of Alderman, Clerk of the Board
From: Kellie Vazzano, Administrative Assistant, City of Shelton
Date: July 15, 2026
Re: Acquisition of Parcel of Property

Hidden Meadow Estates LLC wishes to sell 4.54 acres of open space as outlined in green on the map attached hereto as Exhibit A and being a portion of the property commonly known as 0 Beardsley Road on assessor's card Map/Lot 161 1 (Exhibit B).

By way of reference, the property under consideration for purchase is contiguous to City of Shelton Open Space property Map/Lot 162 61 [6.36 acres] (Exhibit C).

Kellie A. Vazzano, Esq.
Administrative Assistant
Office of the Mayor of the City of Shelton

DANIEL C. LAFERRIERE
LICENSED LAND SURVEYOR, REG.# 70492



Town of Shelton, CT

Property Listing Report

Exhibit B

Map Block Lot 162 1

Building #

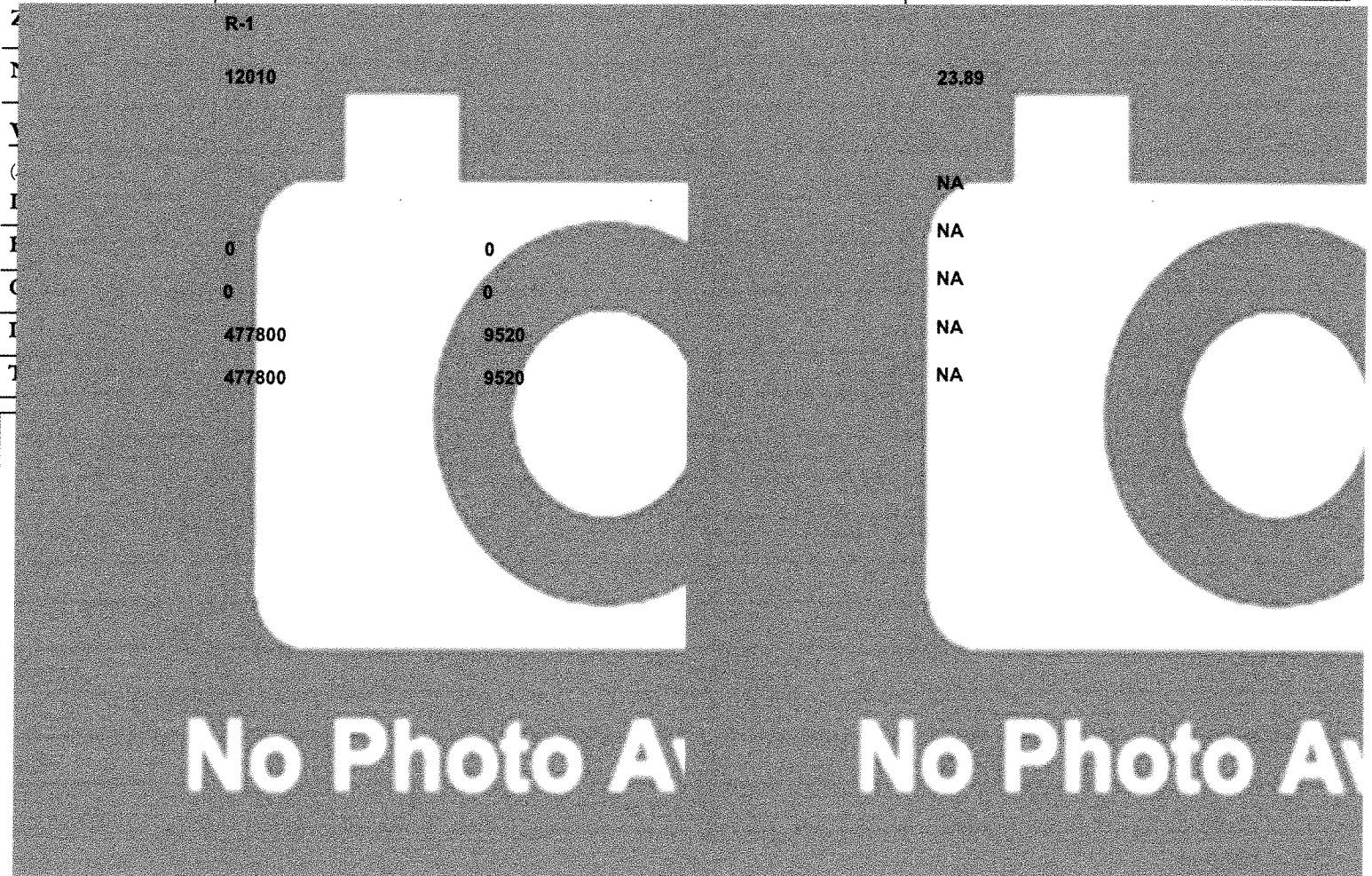
Unique Identifier

162 1

Property Information

Property Location	0 BEARDSLEY RD
Mailing Address	21 JONATHAN LA SHELTON CT 06484
Land Use	Residential

Owner	HIDDEN MEADOW ESTATES LLC
Co-Owner	
Book / Page	2776/0115
Land Class	Use Assessment



Primary Construction Details

Year Built	
Building Desc.	
Building Style	
Stories	
Exterior Walls	
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Extra Fixtures	
Total Rooms	
Bath Style	
Kitchen Style	
Occupancy	

Building Use	
Building Condition	
Frame Type	
Fireplaces	
Bsmt Gar	
Fin Bsmt Area	
Fin Bsmt Quality	
Building Grade	
Roof Style	
Roof Cover	



Town of Shelton, CT

Property Listing Report

Map Block Lot

162 61

Building #

Unique Identifier

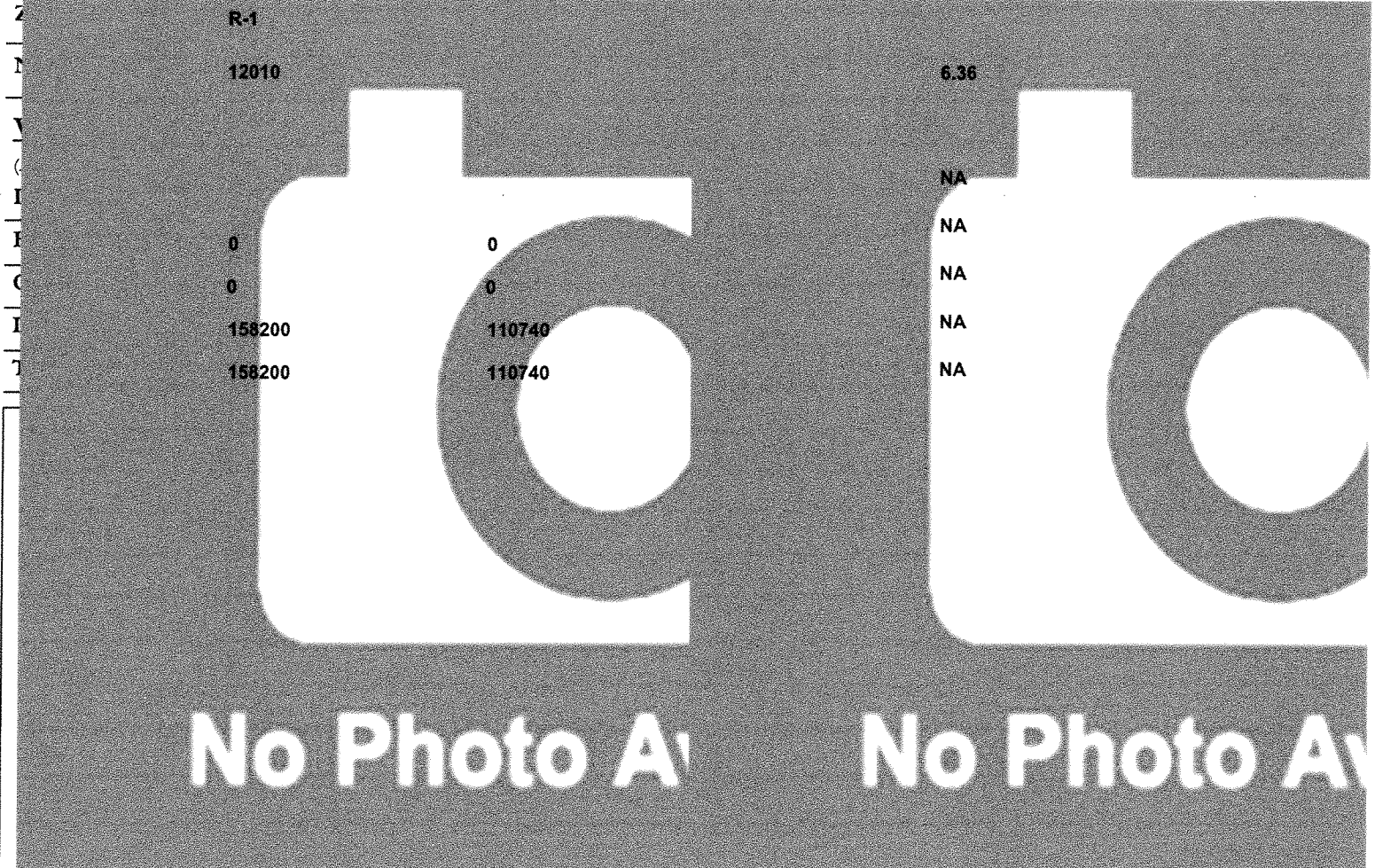
162 61

Exhibit C

Property Information

Property Location	0 BEARDSLEY RD
Mailing Address	54 HILL ST SHELTON CT 06484
Land Use	Residential Vacant Land

Owner	SHELTON CITY OF
Co-Owner	
Book / Page	2387/0299
Land Class	Vacant Land



Primary Construction Details

Year Built	
Building Desc.	
Building Style	
Stories	
Exterior Walls	
Exterior Walls 2	
Interior Walls	
Interior Walls 2	
Interior Floors 1	
Interior Floors 2	

Heating Fuel	
Heating Type	
AC Type	
Bedrooms	
Full Bathrooms	
Half Bathrooms	
Extra Fixtures	
Total Rooms	
Bath Style	
Kitchen Style	
Occupancy	

Building Use	
Building Condition	
Frame Type	
Fireplaces	
Bsmt Gar	
Fin Bsmt Area	
Fin Bsmt Quality	
Building Grade	
Roof Style	
Roof Cover	

Report Created On

7/15/2026

City of Shelton

Geographic Information System (GIS)



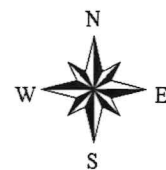
Date Printed: 7/15/2026



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The City of Shelton and its mapping contractors assume no legal responsibility for the information contained herein.

0 400 Feet



8.3 WAIVER OF BID FOR H&B PLOW BLADES

Move, per the recommendation of the Director of Finance, to waive the bidding process for the purchase of Plow Blades for the Highways & Bridges Department.



203-924-1555

*City of Shelton
54 Hill Street
Shelton, CT 06484*

City of Shelton
Purchasing Department
Waiver of Bid

Date: July 28, 2026
TO: Board of Alderman
FROM: Grace Zweig, Director of Finance, City of Shelton
RE: Waiver of Bidding Process Regarding Purchase of Plow Blades.

In accordance with Charter Section 7.14.3(d) and the information received from Brian Roach, Superintendent of H & B, a waiver of the bidding process is hereby recommended for Aldermanic consideration. The Plow Blades from East Coast Sign would save the City \$ 4,150, compared to the current vendor who has submitted a COLA increase. It would be unwise to go out to bid, as we'd lose the exceptionally low pricing of these blades. Brian Roach is not requesting any funding as it will come out of Highway & Bridges budget. He's simply asking for a waiver to bid so as not to lose the low pricing of these Plow Blades.

Sincerely,

Gace Zweig
Director Of Finance
City of Shelton

cc: Mark Lauretti, Mayor



City of Shelton
DPW- Highways & Bridges
41 Myrtle Street
Shelton, CT 06484

Brian M. Roach
Superintendent

Ph. 203-924-9277
Fax 203-924-996

Date: July 28, 2026
To: Valerie Douglass- Purchasing Agent
Re: Waiver Request - Purchase of Plow Blades

At this time of the year the Public Works Department takes stock of our blade edges for our snow plows. Placing one large order is beneficial to us as the cost is reduced at price intervals and will supply us throughout the Winter season.

The current awarded vender has agreed to extend his pricing with an COLA increase. Normally this would be acceptable- but we have found a much lower price offered to us by another vender who we do business with regularly. Purchasing from this company will save the City \$4,150.

I request a Waiver of Bid be granted to purchase from East Coast Sign instead of the awarded bidder, so we may take advantage of the \$4,150 savings for the City.

Thank you.

Brian M. Roach

CC: Grace Zweig- Finance Director
Mayor Lauretti

8.4 FUNDING FOR CITY-OWNED PROPERTY AT 627 LONG HILL AVENUE

Move to appropriate an amount of \$50,000 for the rehabilitation of city-owned property located at 627 Long Hill Avenue with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

On February 11, 2026, the Shelton Board of Aldermen authorized the City of Shelton to acquire 627 Long Hill Avenue following the owner's passing and subsequent delinquency in property taxes. The property was purchased by the City due to its strategic location adjacent to approximately 70 acres of city-owned open space, providing an opportunity to enhance and preserve the continuity of this important municipal property. The existing house, property, and barn are currently in poor condition and require rehabilitation and renovation. The City will need to undertake repairs and improvements to the residence and surrounding property to bring the site into a safe, functional, and usable condition. Photographs documenting the current condition of the property and the extensive work required are attached.

Boa Clerk

From: Chris Potucek
Sent: Tuesday, August 11, 2026 10:53 AM
To: Boa Clerk
Subject: 627 Long Hill Ave

BOA

I am requesting funding in the amount of \$50,000 dollars for the rehabilitation of a house the City has recently purchased at 627 Long Hill Ave.

The Funding is for the renovations of the house which will include removal of all hazards, replacement of well tank, heating system, sheetrock, insulation, cabinets, painting and flooring.

Thank you
Chris Potucek

Boa Clerk

From: Boa Clerk
Sent: Tuesday, February 17, 2026 10:55 AM
To: Kellie Vazzano (k.vazzano@cityofshelton.org); Frances Freer (f.freer@cityofshelton.org); Grace Zweig (g.zweig@cityofshelton.org); Lynne Piscitelli (l.piscitelli@cityofshelton.org); w.gally@cityofshelton.org; Elizabeth Saint John (e.saintjohn@cityofshelton.org); Valerie Douglas (V.douglass@cityofshelton.org); j. pemberty@cityofshelton.org (j.pemberty@cityofshelton.org); Fran Teodosio; Alexandra Castro; Rimas Balsys (r.balsys@cityofshelton.org); tcoffice@cityofshelton.org; w.gaffney@cityofshelton.org; Lisa Theroux (l.theroux@cityofshelton.org)
Subject: 02112026 BOA REGULAR MEETING - ITEM 10.3 PURCHASE OF REAL ESTATE

02112026 BOA REGULAR MEETING

To: Kellie V., Fran F., Grace Z., Lynne P., Wendy G., Elizabeth S., Valerie D., Julianna P., Fran T., Alexandra C., Rimas B., TC, Bill G., Lisa T.,

10.3 PURCHASE OF REAL ESTATE

Mayor Lauretti: I will offer a motion for your consideration. MOVE, subject to the favorable 8-24 referral from the Planning & Zoning Commission to authorize the purchase of property located at 627 Long Hill Avenue in the amount of \$450,000 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 affect the same.

Alderman Anglace MOVED to accept the above motion as stated.

Seconded by Alderman Simons.

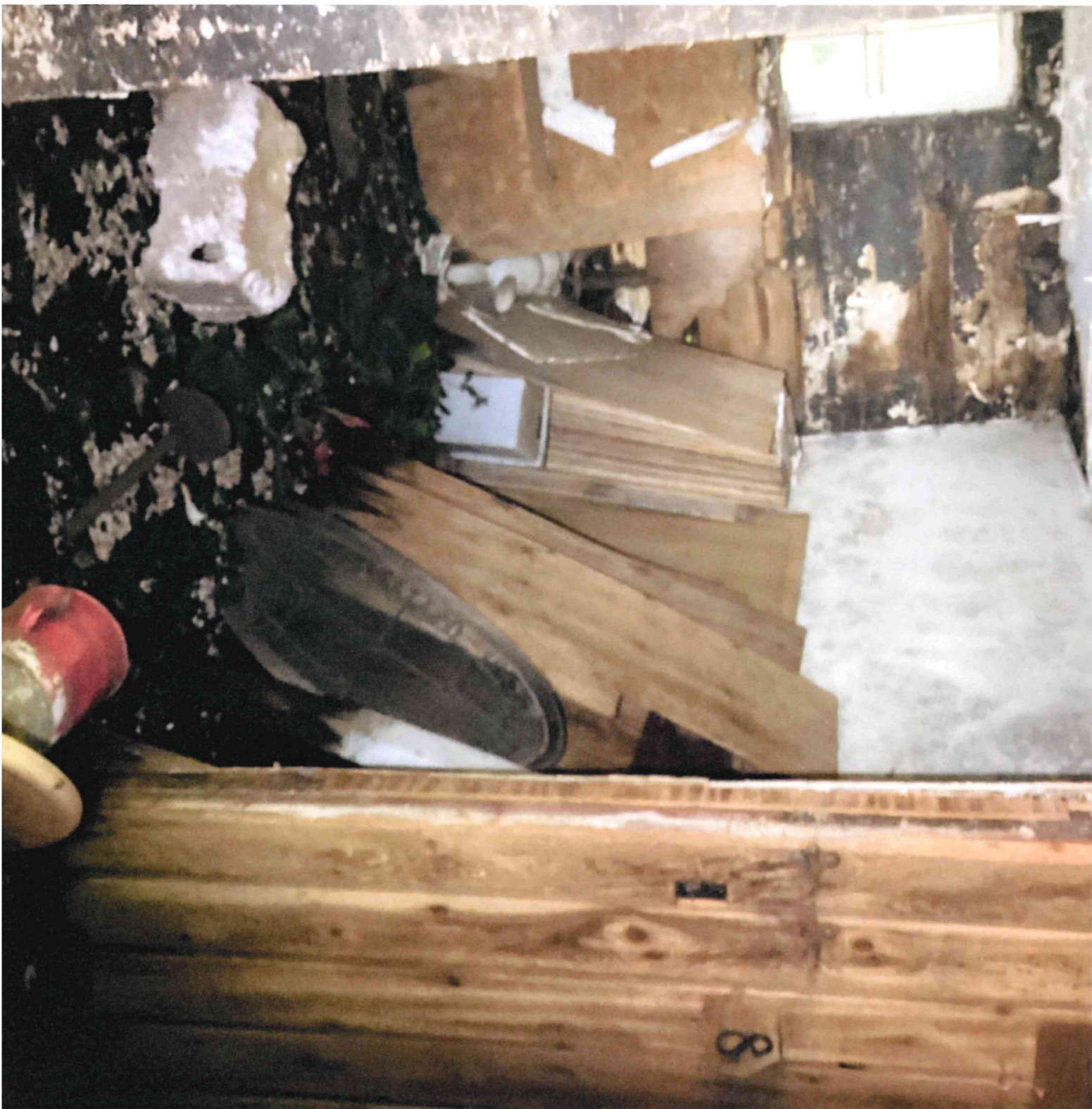
No discussion.

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

Barn



Barn









8.5 PROPOSAL FOR SURVEYING SERVICES AT MAS PROPERTY

Motion and backup to come

8.6 REALLOCATION OF GRANT FUNDS & ADDITIONAL APPROPRIATION FOR MULTI- PURPOSE TURF SPORTS FIELD AT SHELTON HIGH SCHOOL

Move to reallocate a total of \$420,000 in grant funds toward the construction of a new multi-purpose turf sports field on the existing lower grass field at Shelton High School. The funds to be reallocated are as follows:

- \$120,000 from the Canal Lock Park Restoration & Preservation STEAP Grant; and
-
- \$300,000 from the Public Facility and Recreational Enhancements STEAP Grant.

Further, appropriate an additional \$462,950 toward the construction of the multi-purpose turf sports field, including the City's required share of each grant:

- \$30,000 for the Canal Lock Park Restoration & Preservation STEAP Grant; and
- \$60,000 for the Public Facility and Recreational Enhancements STEAP Grant.

With funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Boa Clerk

From: Boa Clerk
Sent: Tuesday, November 15, 2022 4:05 PM
To: Kellie Vazzano (k.vazzano@cityofshelton.org); Frances Freer (f.freer@cityofshelton.org); Paul Hiller (p.hiller@cityofshelton.org); Lynne Piscitelli (l.piscitelli@cityofshelton.org); w.gally@cityofshelton.org; Paul Grimmer (p.grimmer@sheltonedc.com); 'Aleta Miner'; Elizabeth Saint John (e.saintjohn@cityofshelton.org)
Subject: 11102022 BOA Regular Meeting Minutes - Item 8.2 Amendment to Action Taken at the October 13, 2022 BOA Meeting - STEAP Grant for Canal Lock Park Restoration & Preservation

November 10, 2022 Board of Aldermen Regular Full Board Meeting Minutes

To: Kellie V., Fran F., Paul H., Lynne P., Wendy G., Paul G., Aleta M., Elizabeth S.,

8.2 AMENDMENT TO ACTION TAKEN AT THE OCTOBER 13, 2022 BOA MEETING – STEAP GRANT FOR CANAL LOCK PARK RESTORATION & PRESERVATION

Alderman Anglace MOVED to amend the following resolution taken at the October 13, 2022 Board of Aldermen Meeting regarding STEAP Grant for Canal Lock Park Restoration & Preservation.

Be it RESOLVED, that Mayor Mark A. Lauretti be, and hereby is, authorized to accept on behalf of the City of Shelton, a 2022 Connecticut STEAP Grant in the amount of \$120,000 for the Canal Lock Park Restoration & Preservation; and appropriate the required share of \$30,000 with funding to come from Aldermanic Bonding pursuant to Section 7.16 of the City Charter.

FURTHER RESOLVED, Mayor Mark A. Lauretti is hereby authorized to enter into and execute any and all agreements, contracts and documents necessary to obtain said 2022 STEAP Grant with the State of Connecticut.

Seconded by Alderman McPherson.

Mayor Lauretti: This is the same as above, could not use American Rescue Money as our cost share.

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

Boa Clerk

From: Boa Clerk
Sent: Tuesday, February 18, 2025 11:36 AM
To: Kellie Vazzano (k.vazzano@cityofshelton.org); Frances Freer (f.freer@cityofshelton.org); j. pembedy@cityofshelton.org (j.pembedy@cityofshelton.org); Paul Grimmer (p.grimmer@sheltonedc.com); 'Aleta Miner'; Paul Hiller (p.hiller@cityofshelton.org); Lynne Piscitelli (l.piscitelli@cityofshelton.org); w.gally@cityofshelton.org; Elizabeth Saint John (e.saintjohn@cityofshelton.org)
Subject: 02132025 BOA REGULAR FULL BOARD MEETING MINUTES - 8.3 State of CT Small Town Economic Assistant Program (STEAP) Grant Application - Public Facility & Recreational Enhancements

02/13/2025 BOARD OF ALDERMEN REGULAR FULL BOARD MEETING MINUTES

To: Kellie V., Fran F., Juliana P., Paul G., Aleta M., Paul H., Lynne P., Wendy G., Elizabeth S.,

8.3 STATE OF CT SMALL TOWN ECONOMIC ASSISTANT PROGRAM (STEAP) GRANT APPLICATION – PUBLIC FACILITY & RECREATIONAL ENHANCEMENTS

Alderman Anglace MOVED to approve the following resolution:

Be it resolved, that Mayor Mark A. Lauretti be, and hereby is, authorized to accept, on behalf of the City of Shelton, a 2025 Connecticut STEAP Grant in the amount of \$1,000,000 for Public Facility and Recreational Enhancements; and

Further be it resolved, the Board of Aldermen of the City of Shelton authorize a 20% match of \$200,000, and

Further be it resolved, that Mayor Mark A. Lauretti is hereby authorized to enter into and execute any and all agreements, contracts, and documents necessary to obtain said 2025 STEAP Grant with the State of Connecticut.

Seconded by Alderman Balamaci.

Discussion:

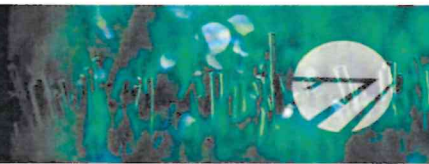
Alderman Anglace: The State of Connecticut does not care where our money is coming from as long as we agree to match it 20%.

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

Statement of Work and Budget

Task	Target Completion (Mo. Yr.)	Funding				
		STEAP Grant Request (\$)	Municipal Match (\$)	Other (\$)	Other Source	Total (\$)
ate Park	09/30/2025	250,000.00	50,000.00	0.00		300,000.00
Spash Pad	06/30/2026	300,000.00	60,000.00	0.00		360,000.00
cker Room	06/30/2026	100,000.00	20,000.00	0.00		120,000.00
ryground	06/30/2026	150,000.00	30,000.00	0.00		180,000.00
urts	10/31/2025	75,000.00	15,000.00	0.00		90,000.00
ts	10/31/2025	75,000.00	15,000.00	0.00		90,000.00
c Riverwalk - Riverwalk Extension, s, and Aesthetic Improvements	12/30/2026	50,000.00	10,000.00	0.00		60,000.00
		0.00	0.00	0.00		0.00
ECT COSTS		1,000,000.00	200,000.00	0.00		1,200,000.00

Proposed Change Order



Date: July 6, 2026

CO#: 1

From: FieldTurf USA, Inc.
7445 Côte-de-Liesse Road, Suite 200
Montreal, Quebec H4T 1G2

To: Mark Lauretti
Mayor - City of Shelton

Project: Shelton HS Lower Field Renovation
PO# 362883

Contact: Kellie Vazzano
Phone: (203)924-1555 ext 1344

Ref: Project Revisions

Fax:
Email: k.vazzano@cityofshelton.org

Added Scope of Work:

Main Field Area – Phase 2

Install dynamic stone base layers
Fine grade in preparation of synthetic turf
Furnish and install 6' ht. chain link fencing on east side of field
Includes 1 man gates
Backfill curbing, install topsoil and seed to lawn within 3' of proposed curbing

Synthetic Turf - Phase 2

Furnish and install synthetic with markings up to 5 sports
Synthetic Turf with Rubber and Sand Infill
Center Logo and 'SHELTON' sideline lettering
Provide maintenance equipment (1 set for site, Groomer and Sweeper)
Post installation GMax field testing
8 Year Warranty on Prestige Vertex Turf

Project Closeout – Phase 2

Provide maintenance training to staff
Provide as-built of contractor installed utilities

DESCRIPTION	QTY	UNIT	UP	PRICE
Phase 2	1	LS	\$741,000.00	\$741,000.00

TOTAL CHANGE ORDER:	\$741,000.00
ORIGINAL CONTRACT:	\$800,000.00
PREVIOUS CHANGE ORDERS:	\$0.00
REVISED CONTRACT TOTAL:	\$1,541,000.00

Notes/Exclusions:

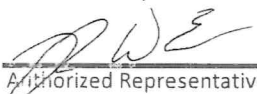
- The Contract Time will be increased by 30 days.

It is mutually agreed that for the above-referenced changes to take place, the original contract price will be adjusted by the above-referenced amount, which will become payable in accordance with the same terms and conditions as in the original contract or purchase order.

If all the terms of this change order are acceptable please have an authorized representative sign the bottom of this document and return it to FieldTurf's Montreal office, or as otherwise provided in the contract documents. FieldTurf will, in turn, provide a fully

FieldTurf USA, Inc.

Mark Lauretti


Authorized Representative

Authorized Representative

Date July 6, 2026

Date

Proposed Change Order



Date: July 6, 2026

CO#: 2

From: FieldTurf USA, Inc.
7445 Côte-de-Liesse Road, Suite 200
Montreal, Quebec H4T 1G2

To: Mark Lauretti
Mayor - City of Shelton

Project: Shelton HS Lower Field Renovation
PO# 362883

Contact: Kellie Vazzano
Phone: (203)924-1555 ext 1344

Ref: Project Revisions

Fax:
Email: k.vazzano@cityofshelton.org

Added Scope of Work:

4' Ht. Chain Link Fence \$56,500.00
Furnish and install chain link fencing on north, west and south sides of field. East side included in base.

Football Goal Posts \$30,500.00
Furnish and install football goal posts. Color: Yellow. 20' Ht.. Foundations included in base

Ball Safety Netting Foundations \$21,750.00
Furnish and install sleeves and foundations for future ball safety netting system

Ball Safety Netting System \$33,200.00
Furnish and install netting, poles, hardware for 15' Ht. ball netting system for 100 l.f. at each endzone

DESCRIPTION	QTY	UNIT	UP	PRICE
4' Ht. Chain Link Fence and Gates	1	LS	\$56,500.00	\$56,500.00
Football Goal Posts	1	LS	\$30,500.00	\$30,500.00
Ball Safety Netting Foundations	1	LS	\$21,750.00	\$21,750.00
Ball Safety Netting System	1	LS	\$33,200.00	\$33,200.00

TOTAL CHANGE ORDER:	\$141,950.00
ORIGINAL CONTRACT:	\$800,000.00
PREVIOUS CHANGE ORDERS:	\$741,000.00
REVISED CONTRACT TOTAL:	\$1,682,950.00

Notes/Exclusions:

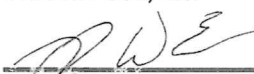
- The Contract Time will be increased by 10 days.

It is mutually agreed that for the above-referenced changes to take place, the original contract price will be adjusted by the above-referenced amount, which will become payable in accordance with the same terms and conditions as in the original contract or purchase order.

If all the terms of this change order are acceptable please have an authorized representative sign the bottom of this document and return it to FieldTurf's Montreal office, or as otherwise provided in the contract documents. FieldTurf will, in turn, provide a fully

FieldTurf USA, Inc.

Mark Lauretti


Authorized Representative

Authorized Representative

Date July 6, 2026

Date

8.7 ADOPTION OF NEWTOWN SAVINGS BANK RESOLUTION

Move to adopt the following resolution:

Be it resolved that:

1. That the Borrower be and it hereby is authorized to borrow the sum of **FIVE MILLION SIX HUNDRED FIFTY SEVEN THOUSAND NINE HUNDRED NINE and 00/100 -- (\$5,657,909.00) – DOLLARS** (the "Loan") from Newtown Savings Bank (the "Bank") pursuant to a financing commitment letter dated **July 23, 2026**, 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

MAYOR

SINGLY

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:

NAME/ TITLE OF OFFICE HELD:

SIGNATURE:

Mark A. Lauretti, its 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, assignments, endorsements, hypothecations, pledges, receipts and/or other documents 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.

8/8/2024	1,150	SHS ALTERNATIVE SCHOOL PERRY HILL*					
8/8/2024	6,657	HOT WATER HEATER Booth Hill*					
8/8/2024	12,947	SPRINKLERS SHS GYM*					
8/8/2024	45,079	ELEVATOR REPAIRS					
9/12/2024	4,581	REFRIGERANT CYLINDERS BOE*					
9/12/2024	54,354	PURCHASE FIRE MARSHAL TRUCK					
9/12/2024	32,186	OUTFIT FIRE MARSHAL TRUCK					
9/12/2024	18,453	BOE MAINT ITEMS OVERAGE 23/24					
11/14/2024	7,300	HVAC MOHEGAN*					
11/14/2024	7,300	HVAC SUNNYSIDE*					
11/14/2024	34,297	GYM FLOOR ESS*					
11/14/2024	1,123	PAINTING AUXILIARY GYM SHS					
11/14/2024	8,297	REPAIR OF FIRE DEPT CONNECTION BOOTH HILL SCHOOL*					
11/14/2024	15,561	FIRE HYDRANT REPAIR SHS*					
11/14/2024	150,000	PURCHASE OF VANS FOR SHELTON STUDENT TRANSPORTATION					
12/12/2024	18,840	Fire Main Break SHS Water Main Booth Hill*					
1/9/2025	876,000	PURCHASE OF LAND FROM STATE OF CONNECTICUT					
2/13/2025	250,000	MUNICIPAL REVALUATION SERVICES					
3/13/2025	100,000	MINI EXCAVATOR					
4/10/2025	772,000	PURCHASE OF TWO GARBAGE TRUCKS					
5/8/2025	13,035	BOE MAINT ITEMS					
6/12/2025	3,443	CHILLER SHS					
6/12/2025	7,150	NELLS ROCK ROAD DAM					
1/8/2026	385,645	CITYWIDE ROAD REPAIRS					
7/10/2025	7,000	LOT/CP PREP SERVICES CONST BLVD					
7/10/2025	221,000	LAND PURCHASE 714 BRIDGEPORT					
8/14/2025	29,537	NEW SECURITY ACCESS CONTROL SYSTEM PERRY HILL					
8/14/2025	50,963	REPEATER AND RADIOS SHELTON PUBLIC SCHOOL DISTRICT					
8/14/2025	48,711	REFINISHING MOHEGAN SCHOOL GYM FLOOR					
8/14/2025	12,689	SHS BOYS AND GIRLS SOCCER TEAM UNIFORMS					
8/14/2025	68,062	SHELTON STUDENT TRANS SERVICES VEHICLES					
8/14/2025	130,000	REHAB OF DOWNTOWN POST OFFICE PARKING LOT					
9/11/2025	400,000	CITYWIDE ROAD REPAIRS					
9/29/2025	89,160	ROBERTS ST CULVERT EMERGENCY REPAIR					
10/9/2025	7,495	REFRIGERANT CANNISTERS CITY SCHOOL A/C UNITS					
11/13/2025	14,650	STATE MANDATED HVAC ASSESSMENTS AT LONG HILL AND BOOTH HILL SCHOOLS					
1/8/2026	31,000	CITYWIDE ROAD REPAIRS					
1/8/2026	6,000	PURCHASE OF STATE LAND					
1/8/2026	30,347	MOHEGAN ROOF CHANGE ORDER SILKTOWN					
1/8/2026	14,956	MOHEGAN ROOF CHANGE ORDER SILVER PETRUCELLI					
2/11/2026	250,000	FIREFIGHTING GEAR					
2/11/2026	450,000	PURCHASE OF 627 LONG HILL AVE					
3/12/2026	15,745	PURCHASE OF UTILITY BODY FOR MAINT DEPT					
3/12/2026	36,115	PURCHASE ADMIN VEHICLE					
3/12/2026	35,799	PURCHASE VAN ANIMAL SHELTER					
4/9/2026	50,000	PURCHASE SWEEPER FOR HIGHWAYS AND BRIDGES					
5/21/2026	3,420	NEW BATHROOM PARTITIONS SENIOR CENTER					
5/21/2026	45,000	INSTALLATION CONCRETE FLOOR COATING HUNTINGTON FIRE HOUSE					
6/11/2026	59,912	LAWN EQUIPMENT FOR PARKS AND REC					
6/11/2026	25,516	VOLTA SPINNERS PINE ROCK AND NIKE SITE					
6/11/2026	169,000	BOILER REPLACEMENT BOE ADMIN OFFICES					
6/30/2026	530,435	PURCHASE OF 276 LEAVENWORTH ROAD					
	5,657,909						

8.8 4 RESEARCH PROPERTIES LLC VS. CITY OF SHELTON

Move to approve settlement proposal regarding 4 Research as per the recommendation of the tax assessor.

DOCKET NO.: HHB-CV26-6104914-S : SUPERIOR COURT
4 RESEARCH PROPERTIES LLC : J.D. OF NEW BRITAIN
V. : AT NEW BRITAIN
:
CITY OF SHELTON : JULY , 2026

MOTION FOR JUDGMENT

The parties in the above-captioned actions move that judgment be entered in accordance with the attached Stipulated Judgment.

Respectfully submitted
4 RESEARCH PROPERTIES LLC

BY: DAVID A. HILL, JR., ESQ
Ford & Paulekas, LLP
270 Trumbull Street
Hartford, CT
(860) 527-0400
Juris Ni. 100342
Its Attorneys

DOCKET NO.: HHB-CV26-6104914-S : SUPERIOR COURT
4 RESEARCH PROPERTIES LLC : J.D. OF NEW BRITAIN
V. : AT NEW BRITAIN
:
CITY OF SHELTON : JULY , 2026

STIPULATED JUDGMENT

The Plaintiff, 4 Research Properties LLC, (herein after the “Plaintiff”), and the Defendant, City of Shelton (collectively, the “Parties”) hereto agree and stipulate to the following:

1. The Plaintiff owns real property known at 4 Research Drive, Parcel ID 283 (hereinafter the “Subject Property”).
2. The Parties hereby stipulate and agree that the fair market value of the Subject Property shall be reduced as follows:

Grand List October 1, 2025:

Original Market Value (100%)	Original Assessed Value (70%)	Stipulated Market Value (100%)	Stipulated Assessed Value (70%)
\$13,428,200	\$9,399,740	\$9,000,000	\$6,300,000

3. The Parties hereby agree and stipulate that any overpayment amount due to the Property Owner from the assessment reductions set forth above shall be credited to the Subject Property after Court approval of the Stipulated Agreement on the next installment payment(s) until such credit is extinguished.
4. The Parties hereby agree the values stipulated above shall remain for future Grand Lists until the City of Shelton’s next city-wide revaluation, provided that the City of Shelton may increase the value of the Subject Property for future Grand List

years should the property's occupancy exceed 80% of its net rentable area or if the Subject Property transfers ownership in an arm's length transaction.

5. The Parties hereby agree and stipulate that no costs shall be awarded to either party and no interest shall be awarded to the Property Owner for any overpayment of taxes made to date.
6. The Parties hereby agree and stipulate that this Stipulated Judgment is binding on both parties, their heirs, successors, and/or assigns.

THE PLAINTIFF
4 RESEARCH PROPERTIES LLC

THE DEFENDANT
CITY OF SHELTON

By: _____
David A. Hill, Jr., Esq.
Ford & Paulekas, LLP
280 Trumbull Street
Hartford, CT 06103
(860) 527-0400
Juris No. 100342

By: _____
Francis A. Teodosio, Esq.
Teodosio Stanek LLC
375 Bridgeport Avenue
Shelton, CT 06484
(203) 925-3000
Juris No. 068220

9 – LEGISLATIVE – NEW

9.1 ITEMS TO PUBLIC HEARING

9.1 A. NO ITEMS

REVISED MOTION

9.2 APPOINTMENT TO THE BOARD OF ETHICS

Move to appoint the following resident to the Board of Ethics effective immediately.

Eric Vogel – R
42 Blueberry Lane
Shelton, CT 06484
Email: emvogel124@gmail.com

Term: 07/11/2024-07/11/2027 (to finish out Janet Wheeler's term)

Further move to reappoint the following members to the Board of Ethics effective immediately.

Maryanne Far – D
17 Sylvan Avenue
Shelton, CT 06484
Term: 06/11/2026- 06/11/2029

William McCart – U
18 Woodsend Avenue
Shelton, CT 06484
Term: 09/01/2025-09/01/2028

James Woods – U
23 Copper Penny Lane
Shelton CT 06484
Term: 07/11/2025-07/11/2028

BOARD OF ETHICS

Sec. 5.3.5

The City shall have a Board of Ethics which shall have all the powers conferred upon and imposed by Ordinance of the City. The Board of Ethics will consist of (5) members of whom no more than two (2) shall be from the same party and will be appointed by the Board of Aldermen for a term of (3) years. The terms of the members shall be staggered in a manner that not more than two (2) members' term will expire in any year. Members of the Board of Ethics shall not be an employee of the City, hold any elected office, hold any other appointed position as defined in Sec. 5.2 and 5.3 of the City Charter, or provide goods or services to the city.

Gary DeFilippo - (R)

43 Perch Drive, Shelton, CT 06484

Tel: (203) 305-3026

Term Expires: July 11, 2027

GJDEFILIPPO@gmail.com

Maryanne Far - (D)

17 Sylvan Avenue, Shelton, CT 06484

Tel: (203) 924-2862

Term Expires: July 11, 2026

polarbears1@aol.com

William "Bill" McCart - (U)

18 Woodsend Avenue, Shelton, CT 06484

Tel: (203) 924-2084

Email: billmccart@att.net

Term Expires: September 1, 2025

Janet Wheeler - (R)

203 Fox Run, Aspetuck Village, Shelton, CT 06484

Tel: (475) 225-5727

Email: janetwheeler203@gmail.com

Term Expires: July 11, 2027

Remove

James Woods - (U)

23 Copper Penny Lane, Shelton, CT 06484

Tel: (203) 929-4576

Term Expires: July 11, 2026

jwoods@venmanllc.com

Letter of Resignation

July 9, 2026

To: John Anglace

Re: Ethics Committee

What a wonderful experience this been!

At this time, I am handing in my notice of resignation to spend more quality time with my family.

It has been a pleasure to have worked with you and all the members of the group. It was a great learning experience. I thank everyone for their kind help in guiding me through the steps necessary to fulfill this position, and wish you well in your future endeavors.

Sincerely,

Janet Wheeler

Chairperson

City of Shelton Ethics Committee

10 - EXECUTIVE SESSION

10.1 REQUEST TO MOVE TO EXECUTIVE SESSION

10.1 REQUEST TO MOVE TO EXECUTIVE SESSION

10.2 NO ITEMS

PUBLIC PORTION

ADJOURNMENT