



BOARD OF ALDERMEN
CITY OF SHELTON
SPECIAL FULL BOARD MEETING MINUTES
JUNE 27, 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 Special 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 Zoom
Alderman Porter McKinnon – Present
Alderman Anthony Simonetti – Present
Alderman Bernie Simons – Present
Alderman Benjamin Perry – Present

Administration

Mayor Mark A. Lauretti
Fran Teodosio, Corporation Counsel – Present
Kellie Vazzano, Administrative Assistant to the Mayor
Frances Freer, Administrative Assistant to the Mayor
Paul Hiller, Director of Finance Present via Zoom

1. WASTE-TO-ENERGY DISPOSAL AGREEMENT – WHEELABRATOR

Alderman Anglace MOVED to approve the agreement by and between the City of Shelton and Weelabrator Bridgeport, L.P. for services to dispose of acceptable waste.

Further authorize Mayor Mark A. Lauretti to sign any and all documents to effectuate the agreement subject to final negotiations and approval of the Mayor and Corporation Counsel.

Seconded by Alderman McPherson.

Discussion:

Mayor Lauretti: The only point that I would make on this is the only changes in this agreement are the dates and the amount of the price per ton. You can see that it has gone up significantly. When there is

only one player in town you are held hostage to the system and they can do it because they can. That is what the land of steady habits is famous for – creating monopolies. It does not benefit the consumer. That exists in many, many categories.

Alderman Anglace: The five-year agreement is \$84/ton. Is there a minimum number of tons?

Mayor Lauretti: No.

Alderman Simonetti: It can go up to 4% of the CPI. It is not 84 for the five years.

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

2. G&H PAVING, LLC INVOICE PAYMENT

Alderman Anglace MOVED to appropriate an amount of \$22,402.00 for payment of invoice to G&H Paving, LLC. for the new sidewalk project for Sanford Drive to the start of Gamble Place, along Long Hill Avenue with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman McPherson.

Discussion:

Alderman Anglace: I presume this was bid?

Mayor Lauretti: We bid sidewalk replacement every year. There is a list of contractors that are on there that we can use. The same thing with road paving. Right now we are doing East Village Road and it is done by a unit price. This is a complete reconstruction of an existing City sidewalk and anybody who lives up that way knows how much those sidewalks get used and that is our responsibility. It is not the homeowner’s responsibility.

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

3. CIVITAS NETWORKS– CITYWIDE BROADBAND AGREEMENT

Alderman Anglace MOVED to approve the agreement by and between the City of Shelton and Civitas Networks for the installation, operation and maintenance of a citywide Broadband Communications network.

Further authorize Mayor Mark A. Lauretti to sign any and all documents to effectuate the agreement subject to final negotiations and approval of the Mayor and Corporation Counsel.

Seconded by Alderman Balamaci.

Key Points of the Internet Network

- ⇒ **Low-Cost Reliable Internet for Everyone in Shelton - driving data rates down**
- ⇒ **More affordable internet benefits everyone: single parents, seniors, children, businesses, homeowners, etc.**
- ⇒ **No cost to the city- The network cost will be privately funded and paid for by street pole rental and user fees: Only the signed contract from the City of Shelton is needed for private funding for the Network and establishment of the PPP**
- ⇒ **Generates revenue for the municipality** Shelton receives a fee from every pole location on municipal property
- ⇒ **Creates Local Jobs:**
 - ***Community Outreach Campaign** -We will hire local people to bring awareness that every person and business and make it easy to sign up
 - ***Community Based Customer Service** - getting people connected with locally trained people
- ⇒ **Wireless means virtually no digging up of streets or running wires around the town**
- ⇒ **Provides internet coverage to special city events**
- ⇒ **Smart City Sensors** bring big city resources to Shelton; traffic flow, downtown parking conditions, and weather
- ⇒ **Shelton Broadband Homepage with a live Dashboard Screen to better address city-wide services**
- ⇒ **Community friendly and matching street poles** blend into the local look and can hide conceal cell phone company's antennas from view
- ⇒ **Civitas takes care of all aspects of the project** to get low-cost high-speed internet up and running in less than one year
- ⇒ **We keep the network up to date with the latest technology at no cost to the city**

Discussion:

Mayor Lauretti: I have asked the Civitas people to come tonight. They were here, you may recall, several months back. I think as a refresher I would like them to just give a short presentation of the basics of what this broadband system will do for us and not at our expense, either.

Civitas Representatives

Luke Angelus, Chief Revenues Officer

John Collins, COO

John Whitney

Luke Angelus: We made copies of some of the key points of the internet network. I could go through them verbatim and we could discuss any questions or if there are any questions right now.

Alderman Simonetti: My question is, how many of these units will be in the City and where will they be? Do you have an idea at this point in time?

John Collins: There is a network plan that we have to run through to cover the whole city. We have done a rough calculation to see what that would be. Part of the actual exercise in installing would require a design stage which we would carry out and that would identify where the key areas are for population census, for instance, where the existing fiber is running, where existing resources are, where existing land is and so on. Compile that all together and come out with a detailed plan as to where everything would go to suit where the population is best.

Mayor Lauretti: With respect to that point, I had asked them to focus on two areas in the city rather than try to take on the entire city all at once because it is very complicated, it is hard to understand, especially the remote areas of the city. If we have success in the downtown area and in the Bridgeport Avenue area where our corporations would be well served by having this broadband, I think that in itself would generate an awful lot of success and then we would move into the outlying areas.

John Collins: Part of that is, under the structure of a Public Private Partnership (PPP) is where the community comes in and actually directs where the effort goes to. It is not just sprawling everywhere to get to all the rich areas or all the remote areas get it or the downtown areas get it, it is dictated by the community.

Alderman Simonetti: Will your presence from your equipment, give us better communication for the police or for phones or for anything else besides broadband?

John Collins: Besides broadband, firstly the police and all that side is emergency services, so we have to be very careful with that because that has its own networks, very secure networks that have to be followed in a particular way. Not to say that it can't be used for that, but it is not proposed as part of this because it needs to be separated. It could be that we can use parts of the network. For instance, if the police want to put a camera on a particular street, then we could backhaul that data for them to use that. That would be a separate discussion. We wouldn't want to confuse the two.

Alderman Simonetti: As the Mayor has said, the cost is not to the city so where is your income from this? If you are giving away free broadband.

John Collins: It is low-cost broadband. It is not absolutely free; nothing is for free. The other part of our business plan as it stands is that there are actually three parts to revenue streams.

1. Broadband, which we do at a very low price.
2. Putting wireless operators onto facilities that we have and backhauling their data. For instance, let's say you have a major network operator who wants to deploy a wireless network in the area. They would put poles up to support that and you have probably seen that in the city already with towers on the outside. As it happens, as the data gets more and more dense on your cell phones the towers have to get closer and closer and closer together to be able to support that. That becomes part of a revenue stream which feeds into and then offsets the broadband costs.
3. Actually, from your Smart City benefits. There is data which is available that can be used to offset the cost of the broadband network as well. There are all sorts of things you can dream up from a Smart City point of view which could derive benefits for the city.

Alderman Simonetti: This will grow if it works well in certain areas.

John Collins: Correct, yes.

Mayor Lauretti: The other thing, too, is that our residents if they choose to purchase the broadband, then that would be a revenue stream to them as well and our businesses. I think this would be a big asset to all these corporations here.

Alderman Anglace: It says it generates revenue for the municipality, Shelton receives a fee from every pole location on municipal property. I presume there is some sort of arrangement prior to just putting in a pole.

John Collins: Oh yes. It has to go through proper planning and permitting to be able to make sure that is all in place.

Alderman Simonetti: You get the power from the power company from the poles that you are using. They are not battery operated. They are battery backup. They are not solar.

John Collins: Correct.

Alderman Anglace: The internet coverage to special city events, an example of that would be?

John Collins: For instance, if you had some event downtown, a parade, a fair or whatever event you would hold, then that offers the opportunity to be able to put detailed coverage into that area. When you get a lot of people into one area, I'm sure you have all seen, firstly your cell phones start going down, but also the local businesses, exhibitors at those fairs, cannot make a connection for their payment systems, so they would derive benefit from that as well.

Luke Angelus: Also, what they call pop up ads.

Alderman McKinnon: What other cities around here do you have your services in?

John Collins: We are engaged with several, but have not been deployed yet. This is quite a new business model. It does leverage, as I say, revenues from the mobile network operators to be able to subsidize their broadband supplier into the city.

Mayor Lauretti: You might be aware that there is a big push by the State of Connecticut now to do broadband installation. They have put several million dollars into it statewide. It is limited, only goes so far.

Alderman Perry: Who are some of your competitors?

John Collins: You could consider fiber companies as competitors to Civitas. As we tried to explain, there are benefits from what our business model looks like because firstly it is linked to the community, driven by the community for the community. It is centered on providing and solving things like digital divide. It is not geared directly towards just making pure profit, it is there to serve the community. In that way it is actually linked into you rather than a large company coming in and doing something similar.

Alderman Perry: Price point comparison to others, is it fair enough to say the price point compared to some of the other vendors that are out there that offer the same.

John Collins: It is lower in most cases. Also, we don't get into the teaser pricing which I am sure everyone has experienced in that you get a three-month intro and after that it jumps up. That is not what we are doing. We are trying to keep it stable. There is tiered pricing which is also input from yourselves in terms of what that pricing would be. It has to cover the operational costs, of course, it can't be strictly for free, but you could, as a community, direct pricing to suit what the needs are within your community. If you had some low-income families that you needed to bridge that digital divide, then it is obvious you could say let's subsidize that area. Let's give that benefit to them, bringing them out of that area.

Mayor Lauretti: The broadband is also going to service all city facilities.

Alderman Simonetti: We have, obviously, the City website. Would that be affected by this?

John Collins: Not at all. We are completely separate. There are some other benefits you could see from the Smart City aspect, but we are not really trying to play on the Smart City side. For instance, you could have a dashboard where you could see what the bridge temperatures are so you could send plows out to one place rather than to another, for instance. You can dream up all sorts of things for Smart City's but you could have a very simple dashboard and all the community could see it as well. All the residents could log in and see what the bridge temperatures are or whatever you would like to have on it. That's up to you.

Mayor Lauretti: Anything else we should know? I would imagine most of it is covered on the fact sheet.

John Collins: Most of the information is on the fact sheet.

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

4. WAIVER OF BID – EMERGENCY PUMP REPLACEMENT FOR BRIDGEPORT AVENUE PUMP STATION

Alderman Anglace MOVED, per the Finance Director, to waive the bidding process for the replacement of pump at 504 Bridgeport Avenue pump station.

Seconded by Alderman Simonetti.

Discussion:

Mayor Lauretti: Pretty basic. These are things that when they go down it can be very problematic if they are not attended to really quick.

Alderman Anglace: We are replacing the current pump. Is there any idea of the cost?

Mayor Lauretti: There are two pumps actually. There is the back up pump that they are replacing. I think the total cost is just under \$60,000.

Alderman Anglace: The money is coming from?

Mayor Lauretti: The Sinking Fund, WPCA. There is no appropriation required.

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

5. FUNDING FOR DESIGN SERVICES & MANAGEMENT FOR DOWNTOWN SHELTON ADA IMPROVEMENTS

Alderman Anglace MOVED to appropriate an amount of \$67,000 for design services and management for downtown Shelton ADA improvements 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 necessary to effectuate same.

Seconded by Alderman McPherson.

Discussion:

Mayor Lauretti: I would suggest that the two downtown aldermen, Ben and Eric, be personally involved with this along with Kellie because I know there was some discussion about some street scape and some

lighting in downtown. If you are going to tear up a portion of it, there may be an opportunity to start the feed for that for something in the future. I'm thinking out loud now but that is what my sense is telling me. These are all on intersections and that is where the power is so if it has to be extended up a sidewalk you would want to get it off the pole and at least in the ground so it can make that pitch up the sidewalk.

Alderman Anglace: I was wondering if this has anything to do with that intersection on Long Hill Avenue and Constitution with the signalization and crosswalk and ADA Compliance on both sides?

Kellie Vazzano: It does not. This is just for the downtown area. I have the exact parameters. Basically, Brook up to Maltby in that general area.

Alderman Balamaci: John, they are getting more bids on that other project because they were too high.

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

Mayor Lauretti: That was a \$500,000 grant we got from the State?

Kellie Vazzano: A little over that. I think \$563,000 is the number.

Note: Contract is related to the grant and available in the City Engineer's Office.

6. FUNDING FOR CITYWIDE ROAD REHABILITATION

Alderman Anglace MOVED to appropriate an amount of \$187,531.00 for the rehabilitation of roads citywide with funding to come from aldermanic bonding pursuant to Section 7.16 of the city Charter.

Seconded by Alderman Simonetti.

Discussion:

Mayor Lauretti: This will wrap up this year's appropriation for aldermanic bonding. We are going to need more money for roads and I thought that since we had a balance there, we may as well use it on that. This will keep us going for a while, but I think at some point in time we are going to do another \$500,000 to \$600,000.

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

Alderman Simonetti: Is there anything we have to do for the end of the year for Finance?

Mayor Lauretti: There is, there always is. There is never a year where there is not something to do.

ADJOURNMENT

Alderman McPherson MOVED to adjourn the Board of Aldermen Meeting.

Seconded by Alderman Anglace.

A voice vote was taken and the motion passed unanimously (8-0). Meeting adjourned at 5:40 pm.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen

DATE APPROVED _____ BY: _____
Mayor Mark A. Lauretti