



BOARD OF ALDERMEN
CITY OF SHELTON
REGULAR FULL BOARD MEETING MINUTES
JULY 13, 2023
SHELTON CITY HALL, 54 HILL STREET, SHELTON CT
Live-Streamed at www.cityofshelton.org

Call to Order/Pledge of Allegiance

Alderman Anglace 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 – Absent
Alderman Porter McKinnon – Present via phone
Alderman Anthony Simonetti – Present
Alderman Bernie Simons – Present
Alderman Kevin Kosty – 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

Presentation by Jerry Kirshman, CEO of CIVITAS Networks, Inc. on Citywide Broadband

Mr. Jerry Kirshman was asked to come to the podium for the presentation, which included a PowerPoint presentation (slides included in the minutes following).

Jerry Kirshman:

Just a very quick introduction. We have been talking about doing a broadband internet system for the City. The idea is to create a low-cost network in a public partnership with Shelton so that everybody can get low-cost internet, this is part of closing the digital divide, and giving you a little bit of a sense of control over your network, which effectively would operate on an almost like a utility, not a utility, but like a utility. Why we are doing this? Since we do this in a low-cost way, we use a mix of some fiber, we use wireless for distribution. It is a low-cost way of doing it and very fast to employ it. It is low impact visually to the community and we also add sensor technology to make it a smart City. We can do things

like having a map showing air quality, which obviously after the smoke things, I'm in New Jersey and the smoke was horrendous and the air quality issue came to the forefront. So wouldn't it be great to have a map of how the air quality is all the time. Other things, for example even water quality. These are the kinds of things you can do once you have that baseline created.



I'll give a quick introduction of how it works and then we will take questions. A little bit about CIVITAS. It is a company built by people who have been in wireless. I have been in wireless for a long time. A little bit about my background – I started out in a very different field. I started out doing Navy radar systems many years ago as an engineer. That was all sensor stuff on there. I never knew that 30 years later that was going to be of value for something else, but it is. 30 years later the technology has gotten so much better that the sensors now are low cost and easy to put in and it is kind of like the same thing. I worked for companies and I built many wireless networks, hundreds of wireless networks over the last 25 years or so along with the other members of our company. We are a relatively new company. We have built some networks. We are doing the Smart City thing, that is all we do. This is what we focus on. We only partner with cities and deliver to them what they need in partnership. That's all we do, unlike other broadband providers.



CIVITAS Networks Creates Internet and Smart Cities for Communities

- ▶ CIVITAS Networks creates secure, custom broadband networks that quickly close the digital divide and unlock Smart City potential
- ▶ Formed several years ago by Telecom Executives who recognized that there is a better way
- ▶ CIVITAS partners with municipalities to bring low-cost internet
- ▶ CIVITAS uses public spectrum 5G wireless technology to get everyone quickly connected
- ▶ CIVITAS operates and maintains the network for you to ensure that high-speed data is available equally to everyone in the municipality
- ▶ CIVITAS personnel have more than 30 years experience with designing, building, and operating wireless networks

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There are three parts. There is the broadband connection which delivers internet to everybody. There is the Smart City stuff that we just talked about a little bit. Simply sensors that are put on a bridge, in the water or on the poles so it measures the air or whatever it is. It can be video also. This is what makes the City “Smart”. The best part is when we put up this network we put it on street poles or integrate it with street poles, nice looking poles and I can show you pictures of what they look like. What is great about that is then it gives the mobile network operates like AT&T, Verizon, etc., a place to locate their stuff in a nice clean way so that you don’t end up with antennas all over the place in the future. We are all getting into this thing called 5G now. 5G requires a lot of antennas, but when we put up these poles, it kind of consolidates them all down to one nice, neat place so that it cleans it all up. They like it because it gives them a home to put the equipment.



BROADBAND CONNECTIONS



SMART CITY DATA



HOSTING MOBILE NETWORK OPERATORS

Serving the Community

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We all know what has happened in the last few years – this whole digital divide thing – work from home, students had to go home and learn from home. The work from home, a lot of people are still working from home and didn't go back, so this is a community need now. It is essential to have a reliable communication system, reliable internet in town that is affordable to people, to everybody. That is the principle behind this. To deliver something that is low cost. I have been traveling a lot in doing this. You see pictures of people of kids leaning up against the back of Starbucks to do their homework and things like that because they don't have a good internet connection. We can do better than that. It is an essential need, everybody needs it.



The Digital Divide: A Crisis For Education

- ▶ Students are forced to learn from home
- ▶ May not have adequate or any internet connection at all
- ▶ Secure, private wireless broadband is a faster way to deliver much needed, safe internet
- ▶ Driving force for communities developing Broadband plans

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By having a broadband network then the community can get everybody connected, everyone can learn and can reap the benefits of the community. That is really the core of the whole thing. To get what is called equitable broadband to everybody at a very fair cost. Sure you can get internet from other places, but as we all know, unless you can afford Triple Play, where you have a phone connected to it, it can be very pricy. Maybe it is not in your block anyway. Maybe you are in a multi-dwelling unit where the connection is just terrible because of an uncooperative situation or whatever it is, an older building and hard to get wires in and things like that. Over the wireless approach we use it is easy. We give you a box, here you go and you're on the internet. Simple. I'm not going to spend too much time on this one slide, but this is kind of a menu item list of all the kinds of things you can do. We would sit down with the community here, what the stakeholders in the community would deem important, what they would like to see monitored and how it benefits everybody here.



Hyper Local Data For Community Use

- ▶ A connected community needs information about its people, environment and infrastructure
- ▶ The community uses the data to improve its services and systems
- ▶ Corporations rank Smart City features Highly Desirable when looking for locations
- ▶ Municipal Systems Monitoring Examples:
 - ▶ Waste, clean, and grey water
 - ▶ Streetlight monitoring & control
 - ▶ Traffic flow and smart parking
 - ▶ State Required National Ambient Air Quality Standards (NAAQS)
 - ▶ Weather - Bridge Temps - Salt Monitoring
 - ▶ Street monitoring (video)
 - ▶ Optimize municipal services like trash collection and snow removal

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Here are examples. You are obviously measuring water. Traffic flow, parking and all these kinds of things. Street monitoring, video, etc., and of course weather. Even, one community we are working with near Albany, New York, where we are putting sensors on bridges to monitor the temperature so we can prioritize plowing which reduces plowing overhead costs because it is contracted. Just simple things like that. Making more effective use of what you already have.

Public Private Partnership (PPP)

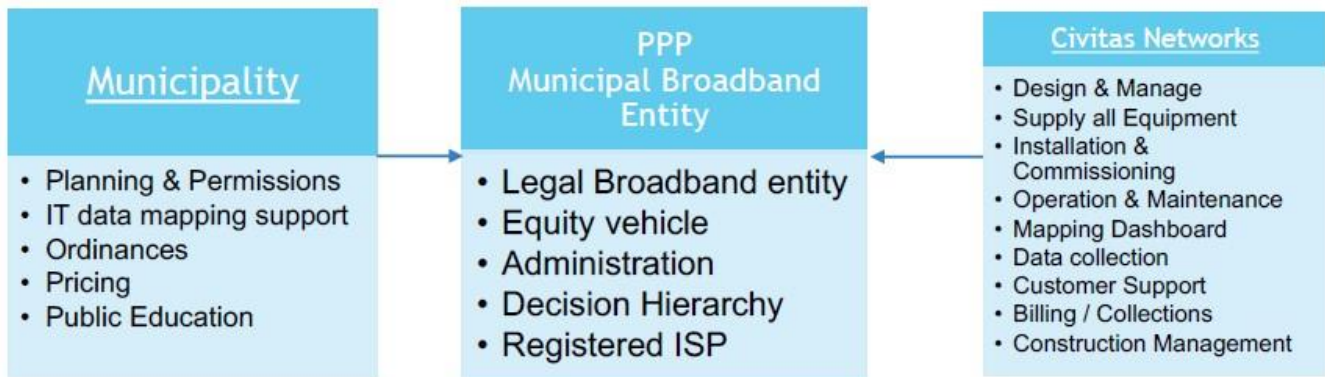


- ▶ PPP structure harnesses Private Capital and Expertise
- ▶ Broadband directed by City priorities
 - ▶ Community driven
 - ▶ Focus deployment to underserved areas
 - ▶ Pricing model guidance from Shelton
- ▶ Vehicle for broadband grants
- ▶ Employ local workers and companies

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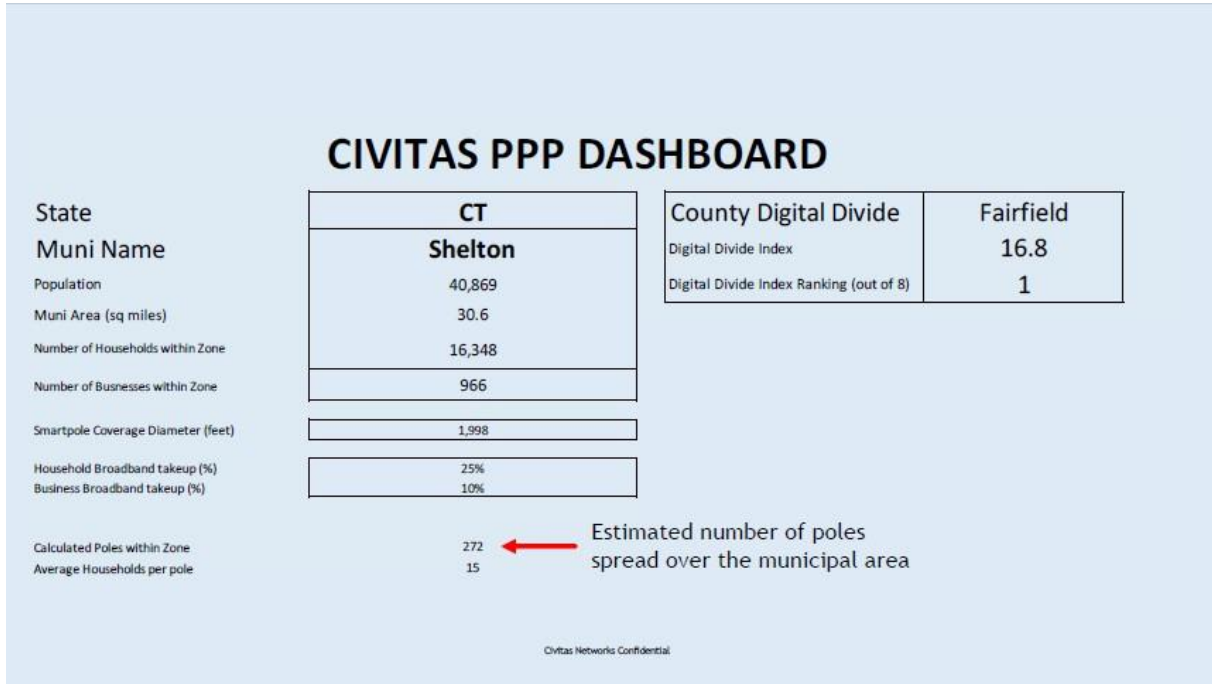
The proposed structure is a public private partnership which makes sense so that it is not only the community but the partners get together and manage this as an entity. The focus is on what you are going to provide for the community, which is why you create things like public private partnerships. That becomes a vehicle that also we can together apply for grants because as we know the State now is very shortly going to do these assignments of grants so right now is a good time to do this because there is grant money available to offset the costs. The cost of this actually will be borne by outside investors and things. So there is really no cost anyway to Shelton. What we can do is grants can help us reduce the cost even more so that people get even lower rates. So it makes sense to get grants. We just pass the savings in to the people in the community.

Partner Relationship



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This is a very brief diagram of who does what, but I can boil this down very simply. CIVITAS Networks does all the heavy technical lifting, that's what we do. The box in the middle is that public private partnership, of course, and that is just the entity that operates, technically operates the network. Then the municipality, of course, grants the permission to do these things, helps with the appropriate paperwork to make that happen and of course, and community outreach. We do want to make sure that people are aware of it in all parts of the community. What we do is we have a program that we create with what we call broadband internet ambassadors and people get out into the community to help people get connected in public forums or whatever it is. You can set something up with a kiosk in the library or whatever it is. We will make it as easy as possible for people to get connected to this. That is paramount.



I'm just going to skip over this real quick. It is just some demographic stuff that you are already familiar with, but it gives a quick calculation of, if we did the whole community, how many poles there would be. It could be a few hundred poles if we do it all, maybe more, maybe less, but just to say that is what it is. It could be some conversion of some existing poles where there are some things that are there already to new ones. The good thing about this is these poles end up looking very nice in the community.

Carrier Pole Vs. Civitas Pole



Typical Carrier Pole



- Civitas Pole
- ▶ Clean look with no protruding equipment
 - ▶ Smart Lighting
 - ▶ Video/Acoustic
 - ▶ Community Internet and Wi-fi
 - ▶ Hides up to four Mobile Network Operators equipment
 - ▶ EV Charging station options
 - ▶ Local power meter
 - ▶ Integrated antennas
 - ▶ Connects Remote Smart City Sensors

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This picture on the left is an image of the typical pole that you see around with all the equipment on it. That does not look good, we don't like that. We like the one on the right. Everything is very clean inside. The height is variable. This one is in Texas and I think it is a little tall because everything is big in Texas. Everything is cleaned up, everything is inside. All that stuff that is hanging on the picture on the left is inside the pole on the right side. It is clean, it is secure, the sensors go in there as well, any video, whatever it is it is all internal to the pole. This one even has a little EV charger at the bottom so it can be provided as well. There are a lot of variations on this.

Wireless Street Poles to match the street

- ▶ Slim poles to match what you have in your community
- ▶ Everything is underground below the pole
- ▶ Can also hold Mobile Network Operator equipment to reduce pole clutter that can negatively impact viewshed



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Here is one where all the equipment is in what we call the vault. It goes right down into the street, it disappears, you don't see it and you are just left with a nice clean street pole. Everything is consolidated in a very nice way and a very secure way.

We have these, as a community, you get this data. This is part of governing in the community. For example this is a simulation of a community near here, some traffic data, counting people at certain places at certain times. That is what they were interested in. You can easily see this mapping air quality or something else for the community and you can have this data for your decision making.



That is the quick summary of it. The broadband network is something we could probably do once we start. Because we use wireless technology along with some fiber, we could do the whole thing in less than a year once we get everything agreed on, what everything should look like. Again, there is no cost to the community. People pay for the service, businesses pay for the service. There is data that is generated that has value to it and other things like that. It will get people all connected to the internet and anyone in the community can use it, of course, and there are other aspects of it with public safety. Once you have that built with the sensors there, adding more sensors in the future is really low cost. The whole thing holding back smart cities in America is having the network to put the sensors on. Once you have the network built then you can add on all of these features that you would like in the future. That is really the difference.

Mayor Lauretti: I have one question. I don't know if it is relevant or not, but what if any benefit would there be to our corporate community in terms of usage. We have a pretty robust corporate community.

Jerry Kirshman: Several things. First of all, they may get a lower price for their internet. There is a simple benefit. They will get a very secure system, so there may be some things that they are doing using Wi-Fi right now where the security is questionable. It is a technical thing. This is a private network. Private networks are incredibly secure. Businesses would definitely like that. Also businesses like an alternative,

some businesses like to have more than one data pipe, if you will, for backup. There is always that as well. Also having the demographic data. For retail purposes you might want to know traffic flow and other things like that, pedestrian traffic flow, etc. These things can be used in public transportation planning as well. If I was planning on having a retail operation here with a transportation facility, I might know how many customers I am going to get. It is a better way of looking at it. The traditional way of doing it now – I have a friend who builds chain restaurants for a living. What they do is the classic thing. Everyone has seen the rubber hoses in the road, people with clipboards and they stand around. So you get a snapshot of that one day of what was going on there. With this you can accumulate motion data over time. You can just say what is it like on Tuesday's when it is raining. Oh, it is like this on the street corner, that's how many cars go through it. Not only for retail planning, but also for other things, public transportation also. I hope that answers your question.

Mayor Lauretti: I just thought if there was an enhanced benefit for the corporate people, it is just another added incentive for them to want to be here.

Jerry Kirshman: It is. They would get a more secure system. Also in the corporate environment, we can extend the network inside their business and they can utilize it for their own communications. It is a very secure system as being part of the community. A lot of businesses now are doing that, building a private network, especially larger businesses where they have even technology that operates over a network. They can use this network for that and would probably save them quite a bit and also make it very secure. That was a great question, thank you.

Mayor Lauretti: I guess the same would probably pertain to the school system as well.

Jerry Kirshman: Yes, absolutely. That is something that we do. We have done educational systems. Actually we did a bunch of that in the Caribbean where they had a lot of challenges where they had no connections but there they wanted to go even further. They even wanted the devices which we provided, like tablets and things like that, even educational software. That can be arranged but of course at a minimum you can get a very secure system for learning, which is also a safe environment and can be constructed so that at student levels there would be protection built into it.

Alderman Kosty: Do you have examples of the pricing structures that you use for internet access for other towns that you have done this with?

Jerry Kirshman: It is very competitive. We need to know a little bit more about what we would do here before we get into pricing. I can tell you, I know the pricing in the area and I know what is available, what you can get. We have done deep studies on that and we know we can be better than that, no doubt about it. Especially with ACP, compensation and other things, could be possible that other members in the community could get it for free and some for very low cost. For example, imagine a single parent or a senior who has to do telehealth or whatever it is but can't afford \$100 a month through whatever it is and they don't have a phone. Maybe they can get it with ACP, they might be able to get it for virtually nothing. There can be some that can be compensated. We could decide that based on the overall cost. So the idea is to make it as low cost as possible and deliver a good solid service and highly reliable service that they can count on.

Alderman Kosty: Do you do tiered services so people can pay for higher speeds and such?

Jerry Kirshman: The sky is the limit. You can go to corporate speeds of multi-gigabits, whatever you would like and dedicated channels. You can do that with this stuff, of course. You can go from a very low cost to free connection which would be fast enough for doing what we are doing right now. The connection we are doing right now with Zoom requires about 20-25 megabits a second. You don't need more than that, actually, as it turns out. We can definitely do some great pricing to set up with people.

Alderman Kosty: The street poles, you said other providers, other private providers could make use of them to increase the competition?

Jerry Kirshman: Sure. What it effectively does is creates a space with power and location that then a mobile network operator can then utilize for their 5G equipment, for example. Right now the big challenge with 5G equipment is it is very short range so they need it in a lot of spots. In the future, it is estimated that anywhere from 10-15 times the number of cells that we have today will be needed to fully support 5G once it is really fleshed out. Imagine the only antennas you see around are 15, that's a lot. So by getting ahead of it now and establishing pole space now with a home for this it is great for everybody. Everybody wins. Everything gets consolidated into there, it does not clutter up the street and they get a quick easy way to get their equipment on the air and service their customers as well.

Alderman Kosty: You don't want to have every single network operator putting up their own pole in every corner.

Jerry Kirshman: They can. Usually something that is ready to move in is preferred to starting from ground zero. That's the idea.

Alderman Kosty: I know other Valley towns were looking at doing something similar. Have you ever done a joint system between multiple municipalities?

Jerry Kirshman: That can be done. There is some cost savings to doing that. Maybe not as much as you would like, but there is some savings to do that. Sure, in the future, you have to start somewhere. You have to anchor it. We start here in this area and then the others can come on and that would help lower everybody's costs a little bit as other communities came on board. They are treated as separate efforts effectively.

Alderman Kosty: Okay.

Mayor Lauretti: Are there any federal regulations governing this that require the City to respond to?

Jerry Kirshman: No. Because we are using public spectrum for the wireless part, that is a matter of just filing and reporting. That is the only requirements there are via the FCC. We take care of all that as part of setting up.

Mayor Lauretti: So there is no involvement for the City whatsoever with that?

Jerry Kirshman: No. We would take care of all that. Of course we talked about getting the permits to make modifications, we are required to do that. For example, if you are putting up a pole or one on rooftop or whatever it is, but that's really the limit of it.

Mayor Lauretti: Something like in the City right away or City building or park?

Jerry Kirshman: Yes, that's exactly right.

Alderman Kosty: You said you are using public spectrum for this, does that make it possible that there could be conflicts with people's private networks that are using public..

Jerry Kirshman: No. Their home networks are a different band from this. This is a public network that is called lightly regulated, still regulated, it is not a free for all, it is regulated. It is all registered and frequencies are controlled, but it was intelligently set up by the government to do just this, for communities that wanted to build a private network. I can give you more details if you would like, I can forward them.

Alderman Simonetti: Who is responsible for the poles once they are in? Who takes care of them?

Jerry Kirshman: We do. We do it all and we will have multiple people here that will do what we call truck rolls. They are small poles; they are not very big so you don't need a cherry picker. It is a ladder and truck kind of operation. We will have local people servicing and supporting.

Alderman Simonetti: Could they be put on a building like this or just outside the building?

Jerry Kirshman: Most likely you would put it on a streetlight.

Alderman Simonetti: We could hang streetlights on them if we wanted to?

Jerry Kirshman: Yea, at the same time you can do street light upgrades and that can be integrated. That one pole I showed before did have a streetlight.

Alderman Simonetti: You were talking about a household getting the internet from this. So if they have Xfinity and are paying \$105 a month they could drop Xfinity and pick this up?

Jerry Kirshman: Probably cut it in half for the same performance.

Alderman Simonetti: Can they get television and other things through this?

Jerry Kirshman: Right now we are just doing broadband. I've got the triple play and I'm not even sure why I have it anymore. A lot of people just want the broadband. As for television we have arrangements with providers that can provide TV as well. We are really talking about the broadband primarily because

that is the key thing to get people the ability to access the internet in a low-cost way everywhere. That's the point.

Alderman Simonetti: The Mayor made the comment that we could put the school system on it. In other words, each school could be hooked up to this directly?

Jeffrey Kirshman: Yes, they could be.

Alderman Simonetti: What about the Police Department for security and things like that? Cameras to important places, intersections.

Jeffrey Kirshman: Yes. Absolutely. As a matter of fact that is one of the things why we wanted to meet with people to help us determine where they would want them to be and we can do it. Those poles that I showed can have integrated cameras in them that can do video, acoustic, whatever you want.

Alderman Simonetti: What is the capacity of this?

Jeffrey Kirshman: It is scalable, completely. It could be here, these same systems are now being deployed in cities like Las Vegas, which obviously is a big city with high-capacity needs. It used to be a thought that everything had to be wired up for capacity, but in reality that is not really true anymore. We all went from wired phones to wireless devices. Everybody has a cell phone. Why are we tethering everything again? It does not make sense. Wireless broadband is the way to go going forward and the capacity is increasing all the time. The speeds keep going up and up. That is really where everything is going to be connected.

Alderman Simonetti: The power to the poles, who pays for that?

Jeffrey Kirshman: The power is priced in as part of the cost of the operation and maintenance of the network. They are actually very low powered devices.

Alderman Simonetti: Is there a generator or they are just on the grid.

Jeffrey Kirshman: They are on the grid but they have battery, battery backup. Because the power is so low a battery is plenty. You can exceed the requirements just with them. The power that they draw is very low. Honestly I think my laptop here is drawing more power than what those draw. The whole point is to build a lot of very low power transmitters. Again to look at the design, I used to do this stuff back in the old days in Excel before they had software, now I do it with the software, but the whole idea is to build a lot of really low powered ones so it really gets a nice coverage, everything gets covered perfectly. When you started out, when you think about wireless, cell phones – I remember my first cell I had in 1991 or something like that, I was on Long Island at the time, I think they had one transmitter at Kennedy Airport to cover the whole area. Over time we added more and more cells and then they lowered all the power with more and more cells. This is taking advantage of that. These are very low powered little transmitters that there is just a lot of them around. It is very efficient that way.

Alderman Simonetti: Because we are obviously in a valley, we have some dead spots for the Police and Fire Department which to me is not good.

Jeffrey Kirshman: We can fix that.

Alderman Simonetti: You can help them. At least the 911 can come through.

Jeffrey Kirshman: That would be a separate system, the EMS system on top of that.

Mayor Lauretti: That is a different system and we are working on that now.

Jeffrey Kirshman: Different system, but just to say that can be – if you have the poles in place to put the EMS system then you can fill in holes. Again, like the Mayor said, that is a separate system.

Alderman Simonetti: But it does not have anything to do with cell phones. The towers we have now for these phones, this is not connected to that at all?

Jeffrey Kirshman: No. What we are talking about is a fixed wireless system, it is not mobility. It is not actually competition with people like Verizon and AT&T, T-Mobile or Dish. We help them because we give them places to put their stuff so they like that. On the poles that we put up for the fixed wireless system, there is extra space so they can put their stuff in there too. We leave the power lines in there for them and the bracketing so they can come right in. Then they pay rent to be in those spots.

Alderman Simonetti: You don't have any idea for a cost? If there are 1000 poles what the cost would be.

Jeffrey Kirshman: We can talk about it, but I can tell you it is a lot less than that. I think you would be better to take a look at the specifics of what it would be. It is millions of dollars, but it is not beyond. The point is that the cost to the community is not there because the people paying in to use the system pay for the system. Shelton does not have to pay for it.

Alderman Simonetti: Would this be a way to connect to the City Hall also?

Jeffrey Kirshman: It can, of course, yes. It can improve data speeds anywhere that you connect to them.

Alderman Anglace: Can I ask a question. Go back to the beginning of your presentation. I want to clarify something. Your first words, were they "no cost" network or were they "low-cost" network?

Jeffrey Kirshman: There are two different things. There is the cost to build something and there is the cost to use it as a user. The cost to build it was saying it would not be borne by Shelton. The cost to build it would be paid for by the users of the system. Second part is, the people who are now using it, because we are building a very low-cost private network, the average cost for the users would be less than they are paying now.

Alderman Anglace: So it is L-O-W?

Jeffrey Kirshman: For the user, for the consumers, yes.

Alderman Anglace: Who are your competitors?

Jeffrey Kirshman: Cable companies that you have here now obviously. Technically anyone like that. There are some private companies that are delivering internet, but primarily cable companies. You can go to some of the mobile network operators and they will try to give you something as well, but they like to combine it with other stuff. The cable companies want to combine it with other things too. Plus also there is the hidden cost stuff. You see these ads for whatever it is, but you have to look at the fine print because that's a limited time. Usually they give you some cost for a limited time and then the price goes up. We're not going to do that here. We are going to work with the community to make sure there is a fixed rate, it is not going to go up. Then the community gets control over the costs.

Alderman Anglace: I just want to know who are your competitors?

Jeffrey Kirshman: You have Comcast for example, Frontier are competitors.

Alderman Kosty: You mentioned technology changing times. How easy is it to upgrade this system once it is built?

Jeffrey Kirshman: Pretty easy actually. The transmitters are inside these poles are on standard brackets, so you can literally just unplug it, pop one out and pop in a new one. We have built in costs for when 6G comes around and you want to make them all 6G, we have that built in to make that upgrade. I think 5-7 years out, every 5-7 years you do what we call a rip and replace and put in the next level. There are also a lot of software upgrades that happen too, so it is kind of a mixed bag. There is cost for software upgrades, of course, as well, but they tend to be less than a hardware upgrade because you don't have operational expense.

Alderman Simonetti: Is there a head-end that you have to plug this into? Do you need a building?

Jeffrey Kirshman: There is one location where there is like a main rack of equipment and it is typically wherever the data center is, probably in this building most likely where there is a data center in the community. Wherever that is you can locate it there. It is not a lot of equipment because most of it is virtualized now, a cloud-based system. Really the only thing that resides here is something that takes the data back from the poles to one place and then puts it into the secure cloud.

Alderman Anglace: Will we be receiving a hard copy of this presentation?

Jeffrey Kirshman: Yes.

Alderman Balamaci: How many smart cities do you have currently and are you all over the nation?

Jeffrey Kirshman: In this area this is – in other parts of the country, yes, but not Connecticut. With ourselves and our partner companies, we have done quite a number of them. There is a lot going on in the Midwest. For example, in the Ohio area we built a lot of these networks. I mentioned Las Vegas before. The Caribbean. Florida is doing some stuff. We tend to stay out of the really big cities because it is just too big for us. We are not going to New York or LA or anything like that. We are looking at a lot of what I call communities, more community-based places that have challenges. The challenges are different. Anything New York is doing is far different than what we are doing here. We prefer the direct touch. There are dozens of networks going on right now where this is happening with this technology.

Alderman Simonetti: Do you have any cities of 43,000, 45,000 that you have done in the area, so you can give us some examples, people to talk to?

Jeffrey Kirshman: We can do that. We can send that over. There are definitely some cities, like some of the ones I just mentioned, but we can send the information. Each one is a different experience though, so they are not all exactly the same because everyone has different needs – similar but they have different needs. That is the whole point of making it custom for Shelton. For example, in Miami they are doing one, but their needs are far different, on a different scale. They are very much concerned about parking, traffic, public transportation usage, that kind of stuff.

Mayor Lauretti: Okay. We will do a follow-up and will be in touch in the coming weeks.

PUBLIC PORTION

Mayor Lauretti asked if anyone wished to address the board.

Jerry Bloom
24 Fairfield Avenue

I was informed yesterday by the head librarian from the Plumb Library that the lamps that are in need of repair, you are all aware of this she tells me and you have been working on this now for the past 18 months. She says you are on top of it. You're not. Also the road down at the Riverside playground still needs paving.

So to my pet peeve topic, the YouTube Frauditors, I was informed by the City's Counsel, Attorney Teodosio, that City Hall is a – I forget how he quite phrased it, but it turns out it is a public forum. This is true, even here until you go into a limited public forum to discuss town business. You have all heard of the golden rule, do unto others as you would have done unto you. These frauditors do not. They intentionally inflict emotional distress on other people for their own personal gain. Some of them are named News Now Ninja, auditing every county, career killer audits. I have dozens of them here I have gotten off the internet. New York City has been plagued by them for some years now. They have a phrase, the EDP, emotionally disturbed persons, will go up to the police precincts, which are non-public forums, go inside and film. They often get arrested. In New York they seldom prosecute. Since Shelton City Hall is an open forum, their method of operation will be, for example, several of them will go into

say the Tax Collector’s Office and stand there with their cell phone cameras and videotape people coming in to pay their taxes. What they are looking for, of course, is a confrontation. They want negativity to post this on their YouTube channels with clicks and views so they can earn money. These people are evil. Fortunately House Bill 1186 was passed recently. It creates a 25-foot buffer zone from police investigations from those videotaping them. Frequently those frauditors will just walk right up to them and stick their cell phone cameras in the police faces to provoke reactions. It has been passed in the House. The Senate is now considering it. Just be prepared when they visit Shelton City Hall. Thank you.

MINUTES FOR APPROVAL

1. MINUTES FOR APPROVAL

1.1 BOARD OF ALDERMEN REGULAR MEETING – JUNE 8, 2023

1.2 BOARD OF ALDERMEN SPECIAL MEETING – JUNE 29, 2023

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

Alderman Anglace MOVED to waive the reading and approve the minutes of the Board of Aldermen Regular Meeting of June 8, 2023 and Board of Aldermen Special Meeting of June 29, 2023.

Seconded by Alderman Simonetti.

No Discussion.

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

5.1 FINANCE COMMITTEE

5.1.1 NO ITEMS

5.2 PUBLIC HEALTH & SAFETY COMMITTEE

5.2.1 NO ITEMS

5.3 STREET COMMITTEE

5.3.1 ABANDONMENT OF PETREMONT LANE

Alderman McPherson MOVED, per the recommendation of the Street Committee, to approve the reconfiguration of Petremont Lane, which includes the full road abandonment along with the City’s retention of utility and emergency access easements as more detailed in the application for abandonment.

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

Seconded by Alderman Simonetti.

Discussion:

Alderman McPherson: You can see in the packet Planning & Zoning unanimously has approved the 8-24.

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

REPORT OF THE MAYOR

Mayor Lauretti: No report at this time.

REPORT OF THE PRESIDENT

Alderman Anglace: I have no report at this time.

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 STATUTORY REFUNDS

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$126.11 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 (7-0).

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

8.2 ENVIRONMENTAL SERVICES AGREEMENT FOR STAR PIN PROPERTY – 267 CANAL STREET

Alderman Anglace MOVED

Be it resolved, that Mayor Mark A. Lauretti be, and hereby is authorized, to enter into an agreement in the amount of \$105,000 with Tighe & Bond, Inc. for environmental remediation planning and oversight of the former Star Pin facility located at 267 Canal Street, and

Further be it resolved, that the City of Shelton will pay these expenses through existing funding sources; State of Connecticut CT DECD Grant and the City of Shelton’s \$100,000 matching share of the US EPA Grant, previously approved by the Board of Aldermen at the April 13, 2023 meeting.

Seconded by Alderman Simonetti.

No Discussion.

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

8.3 PURCHASE OF 38 BLACKS HILL ROAD

Alderman Anglace MOVED to authorize the purchase of 38 Blacks Hill Road, a 0.87-acre parcel with a single-family residence located thereon and identified in assessor card as Map/Block 105-22, in an amount of \$310,000 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 necessary to effectuate the same.

Seconded by Alderman McPherson.

Discussion:

Mayor Lauretti: Everybody is familiar with this property? It abuts City-owned property and is very close to the MAS Property.

Alderman Kosty: Do we need it for the road?

Mayor Lauretti: No, we don’t need it for the road. It is just an addition to already existing City-owned property that enlarges our footprint. When you bring in other types of development and when you spend some time in government you will quickly find out that nobody wants anything in their backyard and when encroachments happen like that, whether they are legal or someone things that they are not, it just creates controversy. I think this kind of makes a lot of sense for what we have been doing up in that area for the last 20 years.

Alderman Kosty: They wanted to be bought out? They didn't want to be next to a property? Is that it?

Mayor Lauretti: The owners died and the family is selling the property and they approached the City.

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

8.4 AFFIRMATION OF ABANDONMENT OF A PORTION OF FRANK CONNECTOR

Alderman Anglace MOVED to affirm the resolution for the Abandonment of Frank Connector made at the July 8, 1999 Board of Aldermen meeting and authorize the Mayor and Corporation Counsel to effectuate the transfer of the discontinued and abandoned property and execute any and all documents necessary.

Seconded by Alderman McPherson.

Discussion:

Mayor Lauretti: For the record, I personally don't believe this is necessary, a necessary action on behalf of the Board, but if it is the Board's desire to reapprove it then feel free to do so.

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

8.5 FUNDING FOR CLEANING OF TENNIS COURTS AT SHELTON HIGH SCHOOL

Alderman Anglace MOVED to appropriate an amount of \$6,895 for the cleaning of the tennis courts at Shelton High School with funding to come from Contingency General Account #001-9900-900.99-00.

Seconded by Alderman McPherson.

Discussion:

Alderman Anglace: The tennis courts are under Parks & Rec right? They don't belong to the high school.

Mayor Lauretti: They are on the high school complex. I'm not sure of the answer to that to be honest with you, but we do all of the maintenance up there and have.

Alderman Anglace: Who assigns use of them? Do we manage them?

Mayor Lauretti: No. Right now the way it works is during the school day Shelton High School has access to those courts and they use them for a variety of other things. Parks & Rec has also implemented Pickleball and we have Pickleball on that site. The reason that we are cleaning it – it is not an annual obligation to clean the courts – we have had some problems with the drainage plugging up so the water ponds and sits, moss will grow and could affect the adhesion of the surface to the asphalt. It is a precautionary measure and this is what we are doing. I believe we did these courts three or four years

ago. It is a maintenance item we will do every couple of years and see where we go. You may remember when we decided to redo these courts, we did put a foundation around the courts with the purpose of enclosing that facility, putting a building on top of it, so it can be a year-round facility used for Parks and Rec, for the high school programs for every season. This just makes sense.

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

8.6 FUNDING FOR PAVING OF PARKING LOTS AT LONG HILL, ELIZABETH SHELTON, MOHEGAN AND BOOTH HILLS SCHOOLS – WAIVER OF BIDS.

Alderman Anglace MOVED, per the recommendations of the Finance Director, to waive the bids for the milling and paving of the parking lots at Long Hill, Elizabeth Shelton, Mohegan and Booth Hill Schools and appropriate an amount up to \$800,000 with funding to come from the American Rescue Plan Funds.

Seconded by Alderman Simonetti.

Discussion:

Alderman Anglace: \$800,000 is for the paving?

Mayor Lauretti: Correct, up to \$800,000. Let me just give you a little by way of background. Some of the schools, portions of the parking lot and the driveway areas are the original construction. Some of these schools were built in the 60s. I think we can all agree that this is something that is long overdue. Over the years the City has gone in there and did some patching, repairing, curb replacement after the winters, etc., etc., etc. This is a little bit of a complication to be able to bid in that each school has a different footprint so we would have had to hire someone to go in and take measurements and draw together a spec and it would be somewhat of a lengthy process. It could be done. We couldn't do this project during the school year so this is the time of the year that we wanted to do it while school is not in session. What I had Brian Roach do and I have a copy here I will leave with the clerk if you want to look at them, we have quotes from three different contractors. You do have the quotes and you can see how the numbers came in. This time of the year is always a busy time of the year compounded by the fact that the Federal Government appropriated all this infrastructure money about a year and a half ago so every contractor in the country is pretty busy. To ensure that we can get this thing done this summer, we are going to try to use the low bidder, but if the low bidder cannot get to it, all the four schools, then we have a fallback position for other people. That is why I said up to \$800,000.

Alderman Anglace: The money we are going to use, the school system already has \$4.2 million from the American Rescue Plan Funds that they received. So the money that we received for City-wide projects we are now using for school projects. So here again, our money is going to be used in schools.

Mayor Lauretti: I think at some point in time it would be appropriate to have a public discussion and a breakdown of all the monies that have been spent in the last couple of years on the school system. At budget time everybody wants to believe what they are told by the school system and Board of Education. As you know, I said here in front of everybody, I do not come from that school of thought. I think that

over the course of time that that position is going to be borne out to be true. People need to see how much we are actually spending on the school system, on every aspect of the school system and it does not appropriately get discussed during budget time.

Alderman Anglace: Nor does it appropriately get reported to the State.

Alderman Kosty: Respectfully, I asked that question during the A&T Meetings and Todd confirmed that money that we spend as capital projects is reported to the State and included in the number there.

Alderman McPherson: I asked him that question and he told me they use some other formula because I had said do they include every single thing that we do? Chromebooks? Pay to Play? It all benefits the school system. He told me a different line. I asked him right at that table. I asked Todd, the Finance Director for the Board of Education, that question. We don't get credit. If they include all of this we would be in the top 10 for education spending. He said something completely different.

Mayor Lauretti: That can be clarified at another point in time. I would also tell you that between the Superintendent of Schools and the Finance Director, there is about three and a half years collectively of experience in school funding and educational budgets and things like that. It should be understood. Mistakes may have been made.

Alderman Kosty: Back to this though, the part of the Charter cited, 7.14.3(c), I think the 3 is a mistake, I think it is just 7.14(c) that refers to professional services, is paving considered on our list of professional services?

Mayor Lauretti: No it is not. A bid waiver is required.

Alderman Kosty: Right, but this motion is to waive the bidding process. Are we entitled to waive it if it is not professional services?

Mayor Lauretti: That is what we are doing, we are waiving the bid.

Alderman Kosty: Don't we have to have a reason that we are allowed to waive it?

Mayor Lauretti: I just gave you a long rendition about why we are at this point.

Alderman Kosty: I understand you want to get it done quickly. Is that an acceptable reason for the Charter?

Mayor Lauretti: If you read the Charter further they give you three categories that you can use for a waiver of bid. I can't think of the third one. We don't need to get into that now. You can read the Charter and you will see it gives you three avenues to make your approach fast for a bid waiver. (*"Waiver of Bids: Whenever the Purchasing Agent shall determine that bidding for any particular goods or services would be impractical, impossible or unwise;"*)

Alderman Anglace: If we don't pass this tonight and we lose another month, as an example, we are not going to get this paved this year. This job won't get done.

Alderman Kosty: I think the actual section is 7.14(d). I'm fine with that.

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

9 – LEGISLATIVE – NEW

9.1 ITEMS TO PUBLIC HEARING

9.1A PRESENTATION & SELECTION OF OFFICIAL FLAG OF THE CITY OF SHELTON

Alderman Anglace: I think everybody has a copy of the information and proposal that the committee came up with. If you remember we appointed Anthony Simonetti and Eric McPherson to work with the gentleman on the proposal. The committee thinks it is a good idea to take it to Public Hearing and get the public's view on these proposals to be held on July 25, 2023 at 6 p.m. I think we should move forward on that.

ADJOURNMENT

Alderman Simons MOVED to adjourn the Board of Aldermen Meeting.

Seconded by Alderman Kosty.

A voice vote was taken and the motion passed unanimously (7-0). Meeting adjourned at 6:30 pm.

Respectfully Submitted

Donna Fonda

Donna Fonda
Acting Clerk, Board of Aldermen

DATE APPROVED _____ BY: _____
Mayor Mark A. Lauretti