



BOARD OF ALDERMEN
SHELTON, CONNECTICUT
SPECIAL VIRTUAL
BOARD OF ALDERMEN MEETING
THURSDAY, MAY 14, 2020

Call to Order/Pledge of Allegiance

Mayor Mark Lauretti called the Special Virtual Meeting of the Board of Aldermen to order at 11:45 a.m. 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 via phone

Alderman David Gidwani- Present via phone

Alderman Stanley Kudej- Present

Alderman Noreen McGorty- Not present

Alderman Anthony Simonetti- Not present

Alderman Bernie Simons- Present via phone

Administration

Mayor Mark A. Lauretti - Present

Fran Teodosio, Corporation Counsel – Present via phone

1. MINUTES FOR APPROVAL

Alderman Anglace MOVED to waive the reading and approve the following meeting minutes:

- 1.1 SPECIAL VIRTUAL MEETING – APRIL 9, 2020
- 1.2 SPECIAL VIRTUAL MEETING – APRIL 21, 2020

SECONDED by Alderman McPherson.

A voice vote was taken and the motion passed 6-0.

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

2. MAY STATUTORY REFUNDS

Alderman Anglace MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$932.38 be approved and that the Finance Director be directed to make payments in accordance with the certified list received from the Tax Collector with funds to come from the Statutory Refunds Account 001-0000-311.13.00.

SECONDED by Alderman McPherson.

A voice vote was taken and the motion passed 6-0.

3. ADOPTION OF TAX COLLECTOR’S SUSPENSE LIST

Alderman Anglace MOVED that the Tax Collector’s Suspense list in the amount of \$43,225.06 be adopted and transferred from the Grand Lists into Suspense per State Statute Sec. 12-165:

| | |
|------|-------------|
| 2012 | \$ 320.38 |
| 2013 | \$ 1,242.01 |
| 2014 | \$ 4,460.06 |
| 2015 | \$ 7,306.40 |
| 2016 | \$ 7,073.37 |
| 2017 | \$ 5,965.18 |

2018 \$16,857.66

TOTAL: \$43,225.06

SECONDED by Alderman McPherson.

Alderman Anglace: This is good news. It shows that Shelton taxpayers paid taxes when due. They deserve our thanks and appreciation.

A voice vote was taken and the motion passed 6-0.

4. FUNDING FOR ROAD REHABILITATION

Alderman Anglace MOVED to appropriate an amount of \$300,000 for the rehabilitation of roads with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

SECONDED by Alderman McPherson.

A voice vote was taken and the motion passed 6-0.

Mayor Lauretti: At this time it takes us to Item #5 Executive Session. We are not prepared to take up Item 5.1 Sale of City Property but Item 5.2 Purchase of Property, I am not sure we need Executive Session for this item. I would opt that we don't go into Executive Session and go right into explanation and discussion of this item. Would anyone be opposed to that?

Alderman Anglace: I am not opposed to it but the only thing I want to point out is that we don't have a motion prepared because that is generally discussed in Executive Session and then we come out with a motion, but I am sure we can ad-lib and come up with something.

Mayor Lauretti: Fran, are you on the line?

Fran Teodosio: Yes, I am.

Mayor Lauretti: Okay then, so rather than go into Executive Session, I think we can discuss this in Open Session. Would you agree or disagree?

Fran Teodosio: Yes. The only reason you would go into Executive Session is if there is disagreement on the price. If everyone thinks the price is fair and you want to move forward, then there is no issue in disclosing it.

5.1 SALE OF CITY PROPERTY

No Action.

5.2 PURCHASE OF PROPERTY

Mayor Lauretti: So everyone here is aware of the property that we are talking about, you all saw the appraisal? If you haven't seen the appraisal then tell me now. Has everyone seen the appraisal?

All aldermen present said yes.

Mayor Lauretti: Is everyone in agreement with the purchase price? We did contact the property owner and they have agreed to sell the property at the appraised number. I, too, am inclined to go along with that. We think that it's a good move strategically giving the parking conditions that exist down at the Belden Center Complex with the fields in the back. Over the last 25 years, the parking problem has been horrific. It certainly has changed, it's not nearly as bad as it used to be but going forward in the future it's hard to know and this would really provide a safety valve for us. Does anybody have any comment with respect to that?

Alderman Anglace: I am just trying to put in the numbers to develop a motion and I just want to see if we agree on the number. For the property known as 45 Grove Street, the purchase price would be, how much?

Mayor Lauretti: I think it's \$150,000.

Alderman Anglace: I think \$150,000 is for both properties.

Mayor Lauretti: Right, there are two lots there, a front and a back lot.

Alderman Anglace: The 45 Grove Street is \$128,000.

Mayor Lauretti: Fran you want to jump in here?

Fran Teodosio: The 45 Grove Street is \$128,000 and 0 Grove Street is \$22,000 which adds up to \$150,000.

Mayor Lauretti: So the purchase would encompass two pieces for a total of \$150,000.

Fran Teodosio: Mayor, I have the motion written if you would like me to read it at the appropriate time?

Mayor Lauretti: Yes, I do want you to do that. I am just trying to get a consensus from everyone if that they think this makes sense to move forward or not.

Alderman Anglace: The \$150,000 is the appraised price and the agreement is to purchase at the appraised price. That's a statement.

Mayor Lauretti: That is a correct statement. Let me ask this from the board members, is there anyone opposed to this or does anyone have any questions?

Alderman Kudej: Mark, I am just wondering why we want Grove Street? We passed on some good properties in the past. You are saying it's to extend the parking lot, which is needed but other than that what are we going to do, put an addition on the building?

Mayor Lauretti: No, the thought was that in some point in time we raze the house that's on there because it's not in very good shape, and we would create an empty lot for parking much like we did on the other side when we bought that one piece.

Alderman Anglace: This property also gives you access from Grove Street to the Helen Devaux property in the rear of the property. It has multiple potential for the future.

Mayor Lauretti: I think the property you are referring to that we passed on was purchased by Brennan and it became a larger piece of his mining operation that he has down there. That piece never really came on the market but we bought the house next to it. I can't remember the name of the people who lived there, she was school teacher, I can remember her face but can't remember the name. In any event, we have over the years bought property over there to help with the parking situation. When you have multiple activities, in the height of Pop Warner and cheerleading season and then with something going on at the building, it

was chaotic down there with parking. That obviously doesn't exist because the numbers for those programs are way down now and we have done a better job of scheduling some of the activities when they occur. I hope that answers your questions, Stan. If there are no other questions then Fran please offer a motion for the board's consideration.

Fran Teodosio: I have one question. Where is the funding coming from?

Mayor Lauretti: Funding would come from alderman bonding.

Fran Teodosio: The motion for consideration is "Move to approve the purchase of 45 Grove Street for \$128,000 and the adjoining 0 Grove Street for \$22,000 for a total purchase price of \$150,000 with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter. Further authorize Mayor Mark Lauretti to execute any and all documents necessary to effectuate the same.

Alderman Anglace: So moved.

Alderman McPherson seconded the motion.

A voice vote was taken and the motion passed 6-0.

ADJOURNMENT

Alderman Anglace MOVED to adjourn the Special Virtual Board of Aldermen meeting.

SECONDED by Alderman Balamaci.

A voice vote was taken and the motion passed unanimously.

Meeting adjourned at 12:03 p.m.

Respectfully Submitted

Theresa Adcox

Theresa Adcox
Board of Aldermen Clerk

Date Approved BY: _____
Mayor Mark A. Lauretti

