



BOARD OF ALDERMEN  
CITY OF SHELTON  
REGULAR FULL BOARD MEETING MINUTES  
JUNE 13, 2024  
SHELTON CITY HALL, 54 HILL STREET, SHELTON CT  
*Live-Streamed at [www.cityofshelton.org](http://www.cityofshelton.org)*

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### **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 – Present via Zoom  
Alderman Porter McKinnon – Present  
Alderman Anthony Simonetti – Present  
Alderman Bernie Simons – Present  
Alderman Benjamin Perry – Present

### **Administration**

Fran Teodosio, Corporation Counsel – Present  
Kellie Vazzano, Administrative Assistant to the Mayor  
Frances Freer, Administrative Assistant to the Mayor

Alderman Anglace: At this point, without objection, I will call upon Alderman Simonetti to make a presentation.

Alderman Simonetti: Alderman Balamaci I would like to make a presentation for your birthday. Happy Birthday to you (presented her with a flower bouquet).

### **PUBLIC PORTION**

Alderman Anglace asked if anyone wished to address the board.

Jerry Bloom  
24 Fairfield Avenue, Shelton, CT

Good afternoon all. Being that this is the public portion, I am assuming that this is now a public forum. I am assuming this is a public forum, this public portion.

Alderman Anglace: Don't assume anything. The public portion is to give the public an opportunity to address the Board of Aldermen and you can state whatever you would like to tell us, but it does not necessarily involve a back-and-forth discussion.

Jerry Bloom: My next question would be to address Attorney Teodosio. Is this a public forum, this public portion?

Alderman Simonetti: That would not be appropriate. You are addressing us.

Jerry Bloom: I am assuming it is a public forum.

Alderman Anglace: Where are you getting the word "forum"? The agenda says public portion.

Jerry Bloom: Yes and that allows the public to speak to you all.

Alderman Anglace: Yes and we are going to listen. You have up to five minutes.

Jerry Bloom: There are two other segments to this. There is the limited public forum and the non-public forum. I am wondering if City Hall outside of the public portion of this meeting is considered a limited or a non-public forum.

Alderman Anglace: You will have to continue to wonder because we can't provide you with any answers.

Jerry Bloom: As you may recall, over the past year or so I have been bitching about the frauditors out there that are using YouTube to earn a living and doing quite handsomely at this. I notice that our Tax Office over here has a "No Cell Phone" inside of its office. The Town Clerk on their door has a "Turn Off Cell Phones Before Entering the Office". Is that a law or a policy?

Alderman Anglace: It is not a law.

Jerry Bloom: Then my gosh, do you know what these frauditors are going to say? It does not trump my constitutional right to be the press, to report this. What they do is they irritate everyone until they either totally don't leave, the police arrive, or they don't leave and get arrested. They post this on their YouTube channel for money. I have been asking you all to do something about this for over a year now. A great example, a new one, Tyrant Terminator gets terminated by public employees and the police. It is almost a half hour long. It will raise your blood pressure sky high, but if you just watch one of these videos you are going to want to enact some sort of law to prevent this from happening here in town. The good news though is Delete Lawz, aka Chille DeCastro is sitting in jail in Nevada. He has about three more months to go. He is one of the most notorious. The frauditor, DMA, Denver Metro Audits he calls himself, Christopher Cordova, he made case law. He went into a Social Security Office, was ordered not to film in there, did so, was arrested, was tried, convicted and he is serving time now in Federal Prison. They are making money doing this.

I am still waiting for the road down at Riverside Park to be paved. I brought this up a year ago. A year ago next month I received a letter from Alderman McPherson stating that you were all on top of it, the Mayor was aware of this too. It is still gravel over there and potholes. It is summertime. I don't know what you are all waiting for. It should be done.

Alderman Anglace: If you stick around throughout the entire meeting, you might get some answers.

Jerry Bloom: Also, we have had an influx of the invaders. I know there are a lot of people around town who don't speak English and are foreigners and since this is a sanctuary state it is highly likely that they are illegal aliens and they are roaming the City. I don't know what you all can do about it. Also please be proactive, introduce some sort of legislation that will ban the burqa. That's all, thank you.

Thomas Harbinson  
15 Soundcrest Drive, Shelton, CT

Two items. The appointments to commissions. I see you have several on your agenda for tonight. Just want to remind you that the Conservation Commission now has a vacancy and will probably, by the end of the summer, will have a second vacancy and currently none of our commissioners have active appointments as they have all expired by several years.

Second thing, I did bring up to Alderman Anglace my observations about some vehicles for residents in town that are registered out of State. In my vocation I got to see thousands of cars up close last weekend and I did count over 30 cars that were registered in New Hampshire, Vermont and Florida avoiding our local property taxes. They may not have been Shelton residents, but I am certainly not seeing strawberries sold to people from Vermont in Shelton.

Thirdly, I will say very briefly, I find the prior comments offensive. Thank you.

Alderman Anglace: Would it be appropriate to refer the automobile license issue to Public Health & Safety only because the Police attend your meetings.

Alderman Balamaci: I already addressed this two years ago, before Tom brought it to our attention. I understand Danbury is very close to Brewster, New York. I addressed it two years ago. The license reader thing was something they were going to do and then it kind of just didn't go anywhere. We can readdress it. I know it was brought up one year during election time as well as we suspected someone who was running was also with out of state plates. It has been entertained, but yes we can absolutely do that.

Alderman Anglace: We briefly mentioned it to the Deputy Chief and he informed us that they do have the license readers, but we didn't get into it much more in-depth. If we put it on the Public Health & Safety Committee Meeting as it will result, ultimately, in revenues and should be addressed. We will refer it to that committee.

Alderman Balamaci: I know in the City of Bridgeport they would go around and scan all the vehicles in front of residential properties. The reason I know is my late parents’ house is there, I don’t live there and hadn’t lived there in over 40 years and they sent me a letter saying it looks like your car is not registered here and I had to show proof that I lived somewhere else. Other cities do do it and I think it is a good idea.

Alderman Anglace: Is there anyone else wishing to address the Board? Being none, we will close the public portion and continue with the agenda. There are additions to the agenda.

Alderman McPherson MOVED to add the following items to the full board meeting agenda:

- Item 6, Legislative Old - 6.1B Charter Revision Commission Appointments
- Item 8, Financial Business New - 8.7 Garbage Disposal Agreement; 8.8 G&H Paving, LLC Invoice Payment
- Item 10 Executive Session - 10.4 Bishop Development of Shelton, LLC Vs. City of Shelton.

Seconded by Alderman Simonetti. No discussion.

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

**1. MINUTES FOR APPROVAL - REGULAR MEETING, MAY 9, 2024, PUBLIC HEARING ON THE BUDGET, MAY 14, 2024, SPECIAL MEETING, MAY 16, 2024, SPECIAL MEETING MAY 23, 2024, SPECIAL MEETING MAY 31, 2024**

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

- 1.1 BOARD OF ALDERMEN REGULAR MEETING – MAY 9, 2024
- 1.2 BOARD OF ALDERMEN PUBLIC HEARING ON THE BUDGET – MAY 14, 2024
- 1.3 BOARD OF ALDERMEN SPECIAL MEETING – MAY 16, 2024
- 1.4 BOARD OF ALDERMEN SPECIAL MEETING – MAY 23, 2024
- 1.5 BOARD OF ALDERMEN SPECIAL MEETING – MAY 31, 2024

*Minutes can be viewed on the city website: [www.cityofshelton.org](http://www.cityofshelton.org).*

Seconded by Alderman Simonetti.

No discussion.

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

**5.1 FINANCE COMMITTEE**

- 5.1.1 NO ITEMS

**5.2 PUBLIC HEALTH & SAFETY COMMITTEE**

5.2.1 NO ITEMS

**5.3 STREET COMMITTEE**

5.3.1 NO ITEMS

**REPORT OF THE MAYOR**

No Report.

**REPORT OF THE PRESIDENT**

No report.

**6- LEGISLATIVE – OLD**

6.1 ITEMS FROM PUBLIC HEARING

6.1 A NO ITEMS

6.1 B CHARTER REVISION COMMISSION APPOINTMENTS

Alderman McPherson MOVED to rescind the action taken at the April 23, 2024 Board of Aldermen Special Meeting – “Item 2. Appointments to Charter Revision Commission.”

Further, move to approve the following resolution:

Whereas, the City of Shelton wishes to create a Charter Revision Commission, and

Whereas, the Board of Aldermen (BOA) agree that it is timely to examine the current City Charter, and

Whereas, the BOA wishes to appoint a five (5) member Commission to conduct this review in accordance with CGS 7-190(a), and

Whereas such state statute requires that a deadline be established for completion of the Commission’s draft report within 16 months after the Commission’s appointment,

Now therefore, the BOA of the City of Shelton does hereby create a Charter Revision Commission consisting of five (5) members and orders completion of its draft report no later than July 25, 2024 to the appointing authority, and

Further, that the following Shelton electors are hereby appointed to such Commission:

WIN OPPEL (R)  
34 Soundview Avenue  
Shelton, CT 06484

JOANNA CARLONI (R)  
120 Howe Avenue  
Shelton CT 06484

RUTH ANN DUNFORD (U)  
5 Brae Loch Way  
Shelton, CT 06484  
DAVID PRESUTTO, (U)  
52 Applewood Dr.  
Shelton CT 06484

PETER FINCH – (U)  
23 Brant Point  
Shelton, CT 06484

Seconded by Alderman Balamaci.

No discussion.

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

**7 – FINANCIAL BUSINESS – OLD**

7.1 NO ITEMS

**8 – FINANCIAL BUSINESS – NEW**

8.1 JUNE STATUTORY REFUNDS

Alderman McPherson MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$16,330.23 be approved and that the Finance Director be directed to make payments in accordance with the certified list received from the Tax Collector with funds to come from the Statutory Refunds Account 001-0000-311.13.00.

Seconded by Alderman Simonetti.

No discussion.

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

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

8.2 2024 NEIGHBORHOOD ASSISTANCE ACT (NAA) TAX CREDIT PROGRAM

Alderman McPherson MOVED to approve the proposals for the Neighborhood Assistance Act (NAA) Tax Credit Program as submitted and authorize the proposals to be submitted to the State of Connecticut Department of Revenue Services:

- |    |  |           |
|----|--|-----------|
| 1. | Shelton Economic Development Corporation<br>Program Title: Community Service   | \$ 15,000 |
| 2. | Boys & Girls Club of Lower Naugatuck Valley<br>Program Title: Homework Assistance  | \$ 50,000 |
| 3. | Junior Achievement of Greater Fairfield County, Inc.<br>Program Title: Financial Literacy & Work Readiness Programs<br>for Shelton Youth | \$ 80,000 |
| 4. | Housatonic Council Inc., Boy Scouts of America<br>Program Title: Summer Camp   | \$ 4,000  |
| 5. | Center Stage Theatre, Inc.<br>Program Title: Lighting Upgrades to theatre spaces at Center<br>Stage Theatre                              | \$100,000 |

Seconded by Alderman Balamaci.

Discussion:

Alderman Anglace: I want to take the time after going through this to note that the efforts that were made and put into this by Shelton Economic Development Corporation, in particular Paul Grimmer, and its soliciting the community for input, holding meetings to explain in detail what happens, what this is all about with two or three different meetings to do it taking a period of a few months to get this done. It is a major undertaking, is a major benefit to our community and to the organizations that are on here seeking assistance in their programs. I think we should support it wholeheartedly.

Alderman Simonetti: I have reviewed the document sitting here. I have to tell you it is very comprehensive and the work behind the scenes and quietly is thing that people don’t always see. You and your staff did an excellent job bringing to the City the information that we need to do the right thing and to meet all the standards of the Federal and State governments in helping us to get grants. You have done an excellent job with this. Thank you very much Paul.

Alderman McPherson: I would like to add, compliments to Paul and his staff. I met with Paul a few months ago when this was coming into being. Ben and I had talked about it, have been in communication and met about it. There are a lot of really good things we can do with this and some of these things are listed here. Thank you again Paul.

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

**8.3 FUNDING FOR STRUCTURAL FIREFIGHTING GEAR AND EQUIPMENT FOR FIRE DEPARTMENT**

Alderman McPherson MOVED to appropriate an amount of \$95,000 for the purchase of structural firefighting gear and equipment for the Fire Department with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

(Note: Original Fire Department request was for \$275,000. In February 2024 the BOA appropriated \$180,000 from aldermanic bonding leaving a balance of \$95,000 to be funded. )

Seconded by Alderman Simonetti.

Discussion:

Alderman Anglace: By way of explanation, things like when you see the firemen go out with gear on when they come to a fire, that gear only has a useful life of so long as its heat resistance loses its ability to resist the heat and has to be replaced. This replenishment of structural firefighters' gear takes place periodically, annually in fact.

Alderman Simonetti: Because the public does not always know, I'd like to put into the record that the firefighting gear, boots, gloves, helmets, hood shields as required costs \$4,600 per set. The sets of rescue airbag hardware are \$13,000 a set. Standpipe hose is \$550. It is an expensive program but that is what keeps our people safe and in fact during the Flag Day celebration today we had the ladder up with the flag hanging from it, the bell rang, we heard the firemen and suddenly the flag was down and they were racing off to a structure fire. These people deserve all the equipment we give them and the best.

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

**8.4 FUNDING FOR CITYWIDE ROAD REHABILITATION**

Alderman McPherson MOVED to appropriate an amount of \$500,000 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:

Alderman Anglace: This \$500,000 usually ends up being more, but it starts the ball rolling. The Public Works Department can now get going and start the planning. In fact they are going to start on Monday milling East Village Road.

Alderman Simonetti: They already started clearing and getting everything removed around the basins on East Village Road.

Alderman Anglace: The scheduling of when they do the Park will be up to them to determine when the appropriate time is that that road deserves to be repaved or whatever has to happen. The money is in place and they can get started.

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

**8.5 CIVITAS – CITYWIDE BROADBAND AGREEMENT**

Alderman Anglace: It says that the backup was to come. It is an agreement, but I do not have the agreement. Is there an agreement?

Attorney Teodosio: There is a proposed written contract that was generated by the group that came before you I would say approximately four months ago with regards to showing an audiovisual presentation as to what they wanted to do, primarily with wireless here in the City. I have reviewed that contract. It essentially gives the community broadband ability to the Civitas Group for purposes of building a network that the public would utilize. It does have components in it that allows Civitas to profit from the installation. It has information in it that would allow setting up these electrical filling stations or fueling stations that you are starting to see because of the prevalence of EV, electrical vehicles. It is the decision of the Aldermen as to whether or not you want to go forward.

Alderman Balamaci: We need to see the contract.

Alderman Simonetti: I remember the presentation. I wasn't impressed.

Alderman Anglace: I have the presentation here, but the presentation could be a night and day difference between this and the contract. I think we should move to table.

Alderman Simonetti MOVED to table this item.

Seconded by Alderman Simons.

No discussion.

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

Alderman Anglace: My understanding is if we table this, it will come back up next month or the next meeting automatically.

Attorney Teodosio: That is under your control.

Alderman Anglace: If we have a Special Meeting we can bring it up before next month, but normally if you table something it will come up at your next regular meeting.

Attorney Teodosio: You cannot bring it up in a Special Meeting if it is tabled unless you have it as an item for the Special Meeting.

#### **8.6 2025 HUD CONSOLIDATED PLAN COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Alderman McPherson MOVED to accept the City of Shelton Consolidated Plan and forward the Community Development Block Grant Application as presented to the U.S. Department of Housing and Urban Development.

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

Seconded by Alderman Simonetti.

No discussion.

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

#### **8.7 GARBAGE DISPOSAL AGREEMENT**

Alderman Anglace: I do not think we are ready for this. It said motion and backup to come.

Attorney Teodosio: This is your solid waste disposal contract. This is what is called an Adhesion Contract. There is nothing that we are going to be able to change in that contract. They are the only “show” in town. The terms and conditions are the same as they were at the last contract. There is a deadline on that.

Alderman Anglace: The terms and conditions are the same. The only difference could be cost at the Burn Center or something like that. I believe that comes from outside and we have no control over that. Even if we wanted to, we can’t negotiate that, can’t change it. It appears that we have to take an action on this. You don’t want to let this hang because I believe this contract expires June 30<sup>th</sup>. Since the contract is an ongoing contract, has been billed since we began doing business with Oak Ridge and its predecessor, we have utilized the same type of contract.

Attorney Teodosio: This contract is with Wheelabrator.

Alderman Anglace: That’s the Burn Center.

Attorney Teodosio: Correct.

Alderman Perry: Is that citywide for trash pick up or is that just Wheelabrator?

Kellie Vazzano: Just Wheelabrator. This is just for the disposal, not for the pickup.

Alderman Anglace: When the agenda was put together, our understanding was that the motion and backup was to come. We are not even conversant on this thing. We are going to look like a bunch of saps. My point is we are not even on the same page with the terminology.

Kellie Vazzano: If I could interrupt for one moment. This contract, which I can send to you, Attorney Teodosio has had it, it is almost a replicate of last year’s contract. It has been budgeted for through the Department of Public Works, so it is not an additional budgetary item. The price has been known since the budget was put in. We were able to negotiate it about one cent less than the interlocal. I can certainly send it out to you all for review. Obviously it is your prerogative if you would like to table it to the next meeting, but this is not a novel idea, nothing that the Board has not seen before. It is up to you what you would like to do.

Alderman Anglace: It may be up to us, obviously we understand that, but there is something missing here, there is a gap in the communication. We are told we are going to get a motion and a backup and agreement. We would like to see the agreements. We like to go through them. We just don’t want to rubber stamp them.

Attorney Teodosio: Have a Special Meeting before June 30<sup>th</sup> to approve it and you will get the contract.

Alderman Simonetti MOVED to table this item to a Special Meeting before June 30<sup>th</sup> for further action.

Seconded by Alderman Balamaci.

No further discussion.

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

**8.8 G&H PAVING, LLC INVOICE PAYMENT**

Alderman McPherson MOVED to appropriate an amount of \$22,402.00 for payment to G&H Paving, LLC for sidewalk project as proposed for Sanford Drive to start of Gamble Place project, with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman Simonetti.

Discussion:

Alderman Simonetti: I know there are obviously new homes going to be put up there. Is this part of the owners? Did they tear up what was there? There always was a sidewalk there from the 60s. Is this 75% of it? Is it 50% of what was done? Do we know? Normally when they replace a sidewalk we give them concrete at 75%, if it is bituminous we pay 50%. Is that right? Is that what this is? Did they put in a new one?

Alderman Anglace: You might ask if it has been looked at by the City Engineer.

Alderman McPherson: There is no letter from the engineer here.

Alderman Balamaci: My other question would be, why are we using aldermanic bonding as opposed to LoCIP or American Rescue Plan for this?

Alderman Simonetti: Is this something the City is doing?

Alderman McPherson: It has not come through the Street Committee.

Alderman McPherson MOVED to table this item.

Seconded by Alderman Simonetti.

No further discussion.

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

**9 – LEGISLATIVE – NEW**

**9.1 ITEMS TO PUBLIC HEARING**

**9.1 NO ITEMS**

**9.2 APPOINTMENTS AND REAPPOINTMENTS TO THE BOARD OF ETHICS**

Alderman Anglace: We are not ready for this.

**9.3 APPOINTMENTS TO ANTI-LITTER COMMITTEE**

Alderman McPherson MOVED to appoint the following residents to the Anti-Litter Committee effective immediately.



Mr. Ken Chirsky - R  
40 L'Hermitage Drive  
Shelton, CT 06484  
Email: Kschirsky55@gmail.com  
Tel. 203-217-2732

Ms. Cheryl McMahon – U  
41 Brewster Road  
Shelton, CT 06484  
Tel. 475-304-0849  
Email: cheryl7245@sbcglobal.net

Ms. Dana Pagano - U  
58 Greystone  
Shelton, CT 06484  
Tel. 203-257-4378  
Email: danap2@comcast.net

Seconded by Alderman Simonetti.

Discussion:

Alderman Anglace: A couple of things, the second person, Cheryl McMahon, there are a couple of things missing. The party affiliation is missing and address is missing. Perhaps we can do some more research and get that. I do not think that should hold up the appointment because the Anti-litter Committee really needs all the help they can get. I would move forward with the appointments.

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

## **10 - EXECUTIVE SESSION**

### **10.A. REQUEST TO MOVE TO EXECUTIVE SESSION**

Alderman Anglace: At this time I am going to entertain a motion to go into Executive Session and ask that Corporation Counsel and Assistant Corporation Counsel join us.

Alderman McPherson MOVED to go into Executive Session.

Seconded by Alderman Simonetti.

Executive Session began at 6:07 pm.

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

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Alderman Anglace: At this time I will entertain a motion to end Executive Session.

Alderman McPherson MOVED to end Executive Session.

Seconded by Alderman Simonetti.

Executive Session ended at 6:37 pm.

Alderman Anglace: Let the record reflect that were no votes taken in the Executive Session.

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

### **10.1 RESEARCH DRIVE DEVELOPMENT, LLC. TAX APPEAL**

Alderman Anglace: Counsel, would you tell us what an appropriate motion would be.

Attorney Teodosio: Move to approve tax appeal entitled Research Drive Development, LLC vs the City of Shelton for the assessed value of \$1,575,000.

Alderman McPherson MOVED the above motion. Seconded by Alderman Simonetti.

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

**10.2 ULTIMATE FAMILY GOLF CENTERS, LLC (HHB-CV22-6074989-S) TAX APPEAL**

Alderman Anglace: Counsel, would you tell us what an appropriate motion would be.

Attorney Teodosio: Move to approve tax appeal entitled Ultimate Family Golf Centers, LLC ending in the last five digits – 4989-S – for the assessed value of \$4,955,290.

Alderman McPherson MOVED the above motion. Seconded by Alderman Simonetti.

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

**10.3 ULTIMATE FAMILY GOLF CENTERS, LLC (HHB-CV22-6074991-S) TAX APPEAL**

No action taken.

**10.4 BISHOP DEVELOPMENT OF SHELTON, LLC. VS. CITY OF SHELTON**

Alderman Anglace: Counsel, would you tell us what an appropriate motion would be.

Attorney Teodosio: Move to approve tax appeal entitled Bishop Development of Shelton, LLC vs City of Shelton for the assessed value of \$2,240,000.

Alderman McPherson MOVED the above motion. Seconded by Alderman Simonetti.

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

**ADJOURNMENT**

Alderman Simonetti MOVED to adjourn the Board of Aldermen Meeting.

Seconded by Alderman Balamaci.

A voice vote was taken and the motion passed unanimously (8-0). Meeting adjourned at 6:41 pm.

Respectfully Submitted

*Donna Fonda*

Donna Fonda  
Acting Clerk, Board of Aldermen

DATE APPROVED \_\_\_\_\_ BY: \_\_\_\_\_  
Mayor Mark A. Lauretti