



SPECIAL VIRTUAL MEETING  
BOARD OF ALDERMEN  
CITY OF SHELTON, CT  
THURSDAY, SEPTEMBER 9, 2021  
Shelton City Hall, 54 Hill Street  
*Live-Streamed at [www.cityofshelton.org](http://www.cityofshelton.org)*  
MINUTES

---

**Call to Order/Pledge of Allegiance**

Alderman John Anglace called the Special Virtual Meeting of the Board of Aldermen to order at 6:00 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 Joanna Carloni – Present  
Alderman David Gidwani- Present via Zoom  
Alderman Noreen McGorty- Present via Zoom  
Alderman Anthony Simonetti- Present  
Alderman Bernie Simons- Present

**Administration**

Fran Teodosio, Corporation Counsel – Present

**PUBLIC PORTION**

Alderman Anglace asked three times if anyone wished to address the Board. There being no one, he closed the public portion.

**AGENDA ITEMS**

**MINUTES FOR APPROVAL**

1. MINUTES FOR APPROVAL

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

- 1.1 BOARD OF ALDERMEN SPECIAL MEETING –AUGUST 18, 2021
- 1.2 BOARD OF ALDERMEN PUBLIC HEARING ON ORDINANCES SPECIAL MEETING  
– AUGUST 24, 2021

Seconded by Alderman Simonetti.

A voice vote was taken, the motion PASSED unanimously.

---

**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 – LEGAL REPORT**

**6.1 CORPORATION COUNSEL BILLING**

Alderman McPherson MOVED to authorize a total payment of \$4,395.69 to Corporation Counsel Teodosio Stanek, LLC, for services rendered per statements dated September 1, 2021, with funds to come from the Legal Fees Account.

Seconded by Alderman Simonetti.

A voice vote was taken and motion PASSED unanimously.

**6.2 ASSISTANT CORPORATION COUNSEL BILLING**

Alderman McPherson MOVED to authorize a total payment of \$2,133.00 to Assistant Corporation Counsel Thomas Galvin Cotter for services rendered per statements dated September 2, 2021, with funds to come from the Legal Fees Account.

Seconded by Alderman Balamaci.

A voice vote was taken, the motion PASSED unanimously.

**7– LEGISLATIVE – OLD**

**7.1 ITEMS FROM PUBLIC HEARING**

**7.1 A. AMENDMENT TO THE CODE OF ORDINANCES**

- SEC. 4-35 OFFICER’S STIPENDS
- SEC. 4-29 ALLOWANCE TO COMPANIES
- SEC. 4-30 DEPUTY CHIEF; COMMUNICATIONS; ASSISTANT SUPERINTENDENT OF FIRE ALARMS – APPOINTED DUTIES AND RESPONSIBILITIES

Alderman McPherson MOVED to amend the following sections of the Code of Ordinances which is included by reference:

- SEC. 4-35 OFFICER’S STIPENDS
- SEC. 4-29 ALLOWANCE TO COMPANIES
- SEC. 4-30 DEPUTY CHIEF; COMMUNICATIONS; ASSISTANT SUPERINTENDENT OF FIRE ALARMS – APPOINTED DUTIES AND RESPONSIBILITIES

Further, move that this ordinance be published in summary form with a full copy available for review in the office of the City Town Clerk.

Seconded by Alderman Simonetti.

Sec. 4-35, Officer’s Stipends

The Stipends for the Fire Department Personnel shall be as follows per annum:

Fire Chief Stipend	\$25,000
Deputy Fire Chief Stipend	\$15,000
Assistant Chief's Stipend (each)	\$10,000
Custodians (4) Stipend, each	\$6,500
Fire Prevention Coordinator	\$5,000

Sec. 4-29 Allowance to Companies

There shall be allowed and paid to each company the sum of \$2,000 per annum.

Sec. 4-30 Deputy chief; communications; assistant superintendent of fire alarms – Appointed; duties and responsibilities

This entire section is deleted.

Alderman Anglace: The public hearing on these amendments were held on August 24, 2021. This has the recommendation of the Board of Fire Commissioners and attached is the amended ordinance.

A voice vote was taken, the motion PASSED unanimously.

**8 – FINANCIAL BUSINESS – OLD**

8.1 NO ITEMS

**9 – FINANCIAL BUSINESS – NEW**

9.1 SEPTEMBER STATUTORY REFUNDS

Alderman McPherson MOVED that the report of the Tax Collector relative to the refund of taxes for a total amount of \$11,296.48 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.

A voice vote was taken, the motion PASSED unanimously.

9.2 ENGINEERING SERVICES AGREEMENT FOR SHELTON HIGH SCHOOL'S FINN STADIUM CONCESSION STAND

Alderman McPherson MOVED, per the recommendation of the Finance Director, to waive the bidding process and approve the agreement between the City of Shelton and The WBA Group, Inc. for engineering services for ADA and Health Code compliant construction renovations to Shelton High School's Finn Stadium Concession Stand. Further authorize Mayor Mark A. Lauretti to execute any and all documents necessary to effectuate the same.

Seconded by Alderman Simons.

Alderman Anglace: I would like to point out that we are waiving the bidding process for engineering services for this. This company, the WBA Group, Inc., has worked with the Board of Education before. Once they determine the scope of the work, they are going to continue on in the capacity of Clerk of the Works, so to speak, to oversee this project to make sure it's done right. I believe this agreement is enlightening and anyone who wishes to follow it can read it. It's posted on the city website under the September 9<sup>th</sup> Board of Aldermen agenda.

Alderman Simonetti: The scope of the work is listed right here. It's just five bullet points right here.

Alderman Anglace: The document is four pages. As it says on page 4, the entire compensation services for this engineering agreement are \$26,000. They are going to determine the scope of the work and then they are going to oversee the work and ensure it gets done the way that we agree to have it done.

Alderman Simonetti: If I may, the scope of the services is stated on the first page of the document: 1. Expand and renovate existing concession room. 2. Construction of new women and men restrooms. 3. Conversion of existing restrooms to storage space. 4. Reconstruction of roof as necessary based on building expansion and 5. All improvements shall be in compliance with ADA and Health Code requirements. If you have been up to the field in the last couple of years you can see that it needs renovation. This is a very good thing to be getting done. Again, this is due to the great cooperation between the Board of Aldermen and Board of Education.

Alderman Simons: We have worked with this company in the past. They were integral in the resurfacing of the field and the track and also the water drainage, which no one ever realized that the field was basically floating on top of a lake. They saved us considerable amounts of money because they not only showed us ways to save but how to do the job better than it could have been done. They also found ways to utilize material that otherwise would have been hauled away, we had to pay for scrap and we had to create the emergency exit for ambulances, etc. out to Constitution Boulevard. This company has really done us right. This was handled by the Public Improvement Building Committee.

Alderman Balamaci: I just have one question. On page 4 where it says "Other Conditions...I know that the \$26,000 will not include anything that may be discoverable, so if there were issues that needed to be addressed, basically how do we go about that?"

Attorney Teodosio: Essentially that would be handled through a Change Order in which they would ask the City to give them the authority to take on the additional responsibilities.

A voice vote was taken, the motion PASSED unanimously.

*Alderman Gidwani left the meeting.*

### 9.3 FUNDING FOR RENOVATIONS TO CITY-OWNED PROPERTY – 45 GROVE STREET

Alderman McPherson MOVED to authorize an amount of \$35,000 for renovations to city-owned property at 45 Grove Street with funding to come from aldermanic bonding pursuant to Section 7.16 of the City Charter.

Seconded by Alderman Simonetti.

Alderman McGorty: I have a couple questions. We are doing \$35,000 for renovations but in the backup from the minutes from when we approved the purchase, the Mayor talked about razing the house and creating parking. How do these renovations relate to that and if you know, what are the renovations?

Alderman Anglace: I think when we discussed this last, the discussion went along the lines of in order for us to utilize that property for the intended purpose for which we purchased it, which was to eventually have more parking available for the Belden Center, since then the Mayor had pointed out that maybe it's because of Covid or maybe because of adjusted scheduling for the users of the Belden Center but the issue of parking hasn't been as prominent over the last year or so. He said that the parking for that property is going to be a little bit more long term and that perhaps, contingent upon us expanding that to a second lot, if it came on the market, but if it doesn't, in the meantime instead of letting the property just sit there and deteriorate, we'll renovate it and rent it and bring some money in to pay for it in the interim until we decide to adopt it as a parking lot as we originally thought.

Alderman McGorty: Okay, so do you know what renovations they are doing?

Alderman Anglace: I don't know but it's what we did with the Dikovsky property in which we provide the city seed money to get started to renovate the kitchens and bathrooms and what needs to be renovated. It's done in-house. It's not farmed out. The Dikovsky property, as you know, cost us a total of around \$58,000 to renovate and we have a fully functional house that we are renting. That's the same objective and approach that we are going to follow here.

Alderman McGorty: So, the only thing that I would further comment on is that without knowing the specific renovations, I would hope that they are done with keeping in mind that we do plan to raze the house because Covid will end and we will have the parking issue. The parking issue has temporarily gone away but it will come back once everything is fully operational.

Alderman Anglace: We are not sure of the timeline on this because the lot runs from Grove Street back to the Helen Deveaux property so it gives us a way into Helen Deveaux. A lot is contingent on what happens. If a lot next door comes up for sale and we are able to purchase that, then we have a bigger piece of property for parking which probably would be very helpful. If we let the house sit there as it is, it will just deteriorate. The Mayor's thought is that we might as well just get started on it and rent it out in the meantime until we are ready to convert it to its intended purpose.

Alderman McGorty: Thank you,

Alderman Anglace: I have a question for Counsel. Section 8-24 of the Ct State Statute might require for this motion to be subject to a favorable 8-24 referral by Planning and Zoning. Should that be added to the motion?

Attorney Teodosio: I think that's wise.

Alderman McPherson: I move to amend the motion to make it subject to a favorable 8-24 referral from Planning and Zoning.

Alderman Simonetti seconds the amendment to the motion.

A voice vote was taken and the amendment to the motion PASSED unanimously (7-0).

A voice vote was taken on the motion as amended.

Seconded by Alderman Simonetti.

A voice vote was taken, the motion as amended PASSED unanimously.

#### 9.4 FUNDING FOR THE PURCHASE OF PARKS AND RECREATION VEHICLES – WAIVER OF BID

Alderman McPherson MOVED, per the recommendation of the Finance Director, to waive bids to purchase vehicles for the Parks and Recreation Department in an amount not to exceed \$55,000 with funding to come from Municipal Covid Relief Funds.

Seconded by Alderman Carloni.

A voice vote was taken, the motion PASSED unanimously (7-0).

Alderman Anglace: Alderman Gidwani, are you still on the line?

Dan Bednarsky: Alderman Gidwani is no longer on the line.

Alderman Anglace: Do you have a time he left the meeting? I only ask because I realize now that I haven't heard him the last couple of votes that were taken.

Dan Bednarsky: I am sorry, I do not have a time.

## 9.5 FUNDING FOR ROAD REHABILITATION

Alderman McPherson MOVED to authorize an amount of \$500,000 for the rehabilitation of city roads with funding to come from the American Rescue Plan (ARP).

Seconded by Alderman Simonetti.

Alderman Anglace: It's wonderful to have this kind of money from the American Rescue Plan but I just want to warn everyone that what they giveth, they taketh away and soon enough we are all going to have to pay it back. When you look at all this kind of money being handed out get ready to dig into your pockets to pay it back.

A voice vote was taken, the motion PASSED unanimously (7-0).

## 9.6 FUNDING FOR THE DEMOLITION OF THE CHICKEN COOP AT 27 OLD TOWN ROAD

Alderman McPherson MOVED to authorize an amount of \$80,123 for the demolition of the chicken coops at 27 Old Town Road 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 Simonetti.

Alderman Simonetti: I am looking at the prices to do this demolition and am amazed by the bids that came in for it. Some are double what we are paying and one is lower than the \$80,123, but I imagine it didn't meet the criteria to be chosen.

Alderman Simons: I could be mistaken but I think that the waste products that are in there could be considered toxic or at least enough for the people working on it to be in a serious situation. That's why I think the prices are so high, then they have to dispose of all this.

Alderman Anglace: This action we are taking tonight, it is to authorize the funding and the approval of the agreement will come at a later meeting because the agreement is not ready.

Clerk: I sent the agreement to everyone today and you should have a print out of it.

Alderman Anglace: Yes. Here it is. I have two contracts here. The agreement for the demolition for \$80,123 and the agreement for the purchase of the property years ago because as you remember we purchased it for open space. I think the motion should be amended to include the approval of the contract.

Alderman Simonetti moved to amend the original motion to include the approval of the contract.

Alderman McPherson seconded.

A voice vote was taken and the amendment to the motion PASSED unanimously.

Alderman McPherson amended the original motion to read: move to approve the agreement between East Coast Demolition, Inc. and the City of Shelton in an amount of \$80,123 for the demolition of the chicken coops at 27 Old Town Road 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 Simonetti.

Alderman McGorty: Do we know why we aren't going with the lowest bidder?

Alderman Simonetti: My speculation is that they didn't meet the requirements. Do you want to hold the vote until we know the answer?

Alderman McGorty: No need to hold the vote but I will follow up with the correct person to find out the answer.

A voice vote was taken, the motion as amended PASSED unanimously (7-0).

**10 – LEGISLATIVE – NEW**

10.1 ITEMS TO PUBLIC HEARING

10.1 NO ITEMS

**11 - EXECUTIVE SESSION**

11.1 A. REQUEST TO MOVE TO EXECUTIVE SESSION

11.1 NO ITEMS

**ADJOURNMENT**

Alderman Simonetti MOVED to adjourn the Special Virtual Meeting.

SECONDED by Alderman McPherson.

A voice vote was taken and the motion passed unanimously. Meeting adjourned at 6:35 p.m.

Respectfully Submitted

*Theresa Adcox*

Theresa Adcox  
Clerk, Board of Aldermen

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