

Meeting minutes of the Public Hearing of the West Haven City Council held on Monday, July 26, 2021 in the Harriet North Room, 345 West Main St., 2<sup>nd</sup> Flor, West Haven, CT.

<https://www.youtube.com/watch?v=ipzbenoXdgM>

Chairman Quagliani called the City Council Meeting to order at 7:00 P.M.

Welcomed everyone back after 18 months of zoom meetings.

Pledge of Allegiance

Chairman Quagliani asked Council Clerk Riccio to administer a Roll Call for attendance.

Present were Council Members: Donovan, O'Connor, Hoskie, Conlon, Gallignano, Hamilton, Massaro, McGeé, Fanelli, Bruneau, Cohen and Councilman at large and Chairman Quagliani and Mayor Nancy R. Rossi, Absent was Councilwoman Johnston.

Chairman Quagliani asked for a moment of silence to recognize the lives lost of city employees during the last 18 months.

Council Clerk Riccio read into the record the call of the special meeting.

#### PUBLIC COMMENT:

George Moniyhan, 376 Center St. and Tom McCarthy, 68 Trumbull St. – thanked the Elks for their donation \$2,500 to go toward a handicap accessible walkway to the water. He also pointed out the six plaques memorializing the people who served in World War II in 1941-45 and one plaque that gave the ultimate sacrifice. Mr. Moniyhan, Elks chairman of fundraising committee, explained the purpose of Elks Clubs and has donated over \$47,000.

Lewis, asked that the council enact an ordinance that the Covid monies that the city receives be segregated and that there is full transparency on what these monies are spent on. He is concerned with Communication A regarding a sworn officer being shot in the line of duty is being removed without a courtesy phone call.

Margaret Krezimski, 1 Robart St., asked about the Forest Library in Allingtown which has been closed for over a year and would like to know what is happening with the building between the developer and the city. She asked if the council could give some of the federal money to finish off the playground at Forest School. She pointed her street which is a dead end has a flooding problem due to a change in topography of the land. The pipes that were installed in 2008 should have gone farther to Fenwick St. because the water has nowhere to go.

Dale Eisle, 90 Honeypot Rd., asks for a temporary bench in city hall while taxpayers have to wait in line to pay their taxes.

Steven Mullins, 22 Oak Rd., thanked everyone for continuing the hard work of the council during the last 18 months. He also feels the plaques are a wonderful addition.

## REGULAR COUNCIL MEETING

APPROVAL OF MEETING MINUTES - Councilman Massaro made a motion to approve the meeting minutes from June 28, 2021, seconded by Councilwoman Hamilton. Minutes as amended passed unanimously.

Discussion: Councilman Cohen, page 3, top paragraph, to add “2021-2022” plan. Chairman Quagliani, page 9, New Business, indicated there was no statement after his name and it should say “the communication to appoint the auditor would be at the next meeting.”

Favor – All

Opposed – None

Abstention - None

Minutes as amended passed unanimously.

## COMMUNICATIONS:

Council Clerk Riccio read the following into the record:

- A. From Mayor Nancy R. Rossi – Appointment John M Carrano to the West Haven Police Commission – assigned to the Personnel and Civil Service Committee – Chairman Massaro
- B. From Mayor Nancy R. Rossi – Reappointment of Paul E. Butler to the West Haven Police Commission – assigned to the Personnel and Civil Service Committee – Chairman Massaro
- C. From Mayor Nancy R Rossi – Appointment of Sammie Rivera to the Redevelopment Agency – assigned to the Personnel and Civil Service Committee – Chairman Massaro
- D. From Mayor Nancy R Rossi – Appointment of Troy T Tappin to the Allingtown Fire Commission – assigned to the Personnel and Civil Service Committee – Chairman Massaro
- E. From Finance Director Frank Cieplinski – Designation of city auditors – being assigned to the Finance Committee – Chairwoman Hoskie
- F. From Finance Department – Donation for the Where Angels Play Playground – assigned to the Finance Committee – Chairwoman Hoskie
- G. From Christopher Soto – Section 8-24 Referral of the abandonment of the city street, a portion of Goodhue St. and municipal improvements to 28 Collis St. – being assigned to the Public Lands Committee – Chairman Donovan
- H. From City Engineer Abdul Quadhir – Transfer of funds for sewer outfall pipe project – being assigned to the Finance Committee – Chairwoman Hoskie
- I. From Corporation Counsel – updated on the State of CT marijuana legislation – being assigned to the Health, Welfare & Safety Committee – Chairman Bruneau
- J. From Corporation Counsel – Thompson School – being assigned to the Public Lands Committee – Chairman Donovan

COMMITTEES:

FINANCE 7:25 p.m. – Chairwoman Hoskie – Also in attendance Councilwoman Hamilton, Councilmen Massaro, Cohen, and Bruneau and Chairwoman Hoskie.

1. Communication E from Finance Director Frank Cieplinski – Designation of city auditors. Chairwoman Hoskie would like a motion to bring this out favorably. Councilwoman Hamilton made the motion, seconded by Councilmen Cohen.

Chairwoman Hoskie would like to add a motion that when auditing the books that the Covid funds are reviewed and audited to make sure they are in compliance. Councilman Cohen made the motion, seconded by Councilman Bruneau.

Discussion - none  
Favor – all  
Opposed – None  
Absention – None  
Motion carries

Original Motion  
Discussion - none  
Favor – all  
Opposed – None  
Abstention – None  
Motion carries

2. Communication F From Finance Department – Donation for the Where Angels Play Playground. Chairwoman Hoskie would like a motion to bring this out favorably. Councilman Cohen made the motion, seconded by Councilmen Massaro.

Discussion – Mayor Rossi thanked the Elks for this donation. Councilman Cohen thanked the Elks for their generosity.  
Favor – all  
Opposed – None  
Abstention – None  
Motion carries

3. From City Engineer Abdul Quadhir – Transfer of funds for sewer outfall pipe project. Chairwoman Hoskie would like a motion to bring this out favorably. Councilman Massaro made the motion, seconded by Councilmen Bruneau.

Discussion: none  
Favor – all  
Opposed – none  
Abstention – none  
Motion carries

Chairwoman Hoskie asked Finance Director Frank Cieplinski to give an updated on the city's finances. Mr. Cieplinski gave an overview of expenditures and revenues. The \$4 million from MARB is included at this time. \$1.2 million Covid funds have been received. Projection will be over budget on the revenue side due to relief funds being received. The revenue budget is mostly on target. Licenses and permits did decrease. The expenditures of \$1.9 million were direct costs due to Covid, i.e., PPE, cleaning supplies, OT, etc. At year end the city will end up with a surplus of \$2 million. The expenditures for Covid are separated out in a 900 line by \$1.2 million. There is a reduction in the healthcare expenditures. For each department, line item transfers will be done and the Board of Education will return \$145,000 to the city. Allingtown Fire Department will have a surplus of \$100,000, which will go toward a new fire truck. A grant will cover about 75% of the cost. The \$650,000 for the pension was made. Mr. Cieplinski is not foreseeing any major deficits at this time. Chairwoman Hoskie and Mr. Cieplinski confirmed that Covid funds will be tracked separately in the budget. Mr. Cieplinski stated all fire departments have the same actuary and in theory are working together as one fire department. Chairman Quagliani also confirmed that any expenditures for Covid will come before the council.

Finance Committee closed 7:48 p.m.

PUBLIC LANDS COMMITTEE – 7:49 p.m. – Chairman Donovan- Also in attendance is Councilman Gallignano and Conlon, Councilwomen Fanelli and O'Connor and Chairman Donovan

1. Communication G from Christopher Soto – Section 8-24 Referral of the abandonment of the city street, a portion of Goodhue St. and municipal improvements to 28 Collis St. Chairman Donovan would like a motion to bring this out favorably. Councilman Gallignano Fanelli made the motion, seconded by Councilwoman O'Connor.

Discussion: Attorney Lee Tiernan, Corporation Counsel, stated this is a housekeeping matter. When a street is abandoned it reverts to the owners on both sides of the street and this is a formalized agreement.

This will be held for a public hearing at the next meeting.

2. Communication J from Corporation Counsel – Thompson School – Chairman Donovan would like a motion to bring this out favorably. Councilman Gallignano made the motion, seconded by Councilwoman O'Connor.

Discussion: Attorney Lee Tiernan stated the council authorized Mayor Rossi to make a deal with a developer for all three schools. Remediation funds were obtained, however, in the meantime there have been other interest in the properties. allows the Mayor to negotiate with these other potential developers and hopefully coming back in August with the existing developer or new developers and the council will be able to review the choices before deciding. Councilman Gallignano wanted clarification that this is just for Thompson School not all the schools at this time. Mayor Rossi thanked Doug Coulter in getting the brownfield money for the city. Attorney Tiernan explained why the city is obtaining funds for the brownfields and not the developer.

Favor – all

Opposed – none

Abstention – none

Motion carries

3. Communication I (6/14/21) Mayor Nancy R. Rossi – 70 Hall St. – option to lease. Chairman Donovan would like a motion to bring this out favorably. Councilman Gallignano made the motion, seconded by Councilman Conlon.

Discussion – Attorney Tiernan stated Mr. Anderson, a local businessman, reached out to him and his business is expanding. The easiest is to expand into the adjacent property, which is Thompson School. There was pushback from developers because of the need to use the parking lot for units. Mr. Anderson was willing to reduce his expansion. Zoning will have to be discussed with P & Z since Thompson School is in a Public Facilities District. John Anderson, 805 Campbell Ave., Anderson Glass, this expansion will be conforming and need space to store windows. A colored map was distributed to the council members showing which part of the parcel will be sold.

Favor – all

Opposed – none

Abstention – none

Motion carries

Public Lands Committee closed at 8:08 p.m.

PERSONNEL AND CIVIL SERVICE – 8:08 p.m.- Councilwomen Hamilton, O'Connor & McGeé, Councilman Bruneau and Chairman Massaro.

1. Communication A - From Mayor Nancy R. Rossi – Appointment John Carrano to the West Haven Police Commission. Chairman Massaro would like a motion to bring this out favorably. Councilwoman Hamilton made the motion, seconded by Councilman Bruneau.

Discussion – none  
Favor – all  
Opposed – none  
Abstention – none  
Motion carries

2. Communication B - From Mayor Nancy R. Rossi – Reappointment of Paul E. Butler to the West Haven Police Commission. Chairman Massaro would like to bring this motion out favorably. Councilwoman McGeé made the motion, seconded by Councilwoman O’Connor.

Discussion - none  
Favor - all  
Opposed - none  
Abstention - none  
Motion carries

3. Communication C - From Mayor Nancy R Rossi – Appointment of Sammie Rivera to the Redevelopment Agency. Chairman Massaro would like to bring this motion out favorably. Councilwoman Hamilton made the motion, seconded by Councilman O’Connor.

Discussion - none  
Favor - all  
Opposed - none  
Abstention - none  
Motion carries

4. From Mayor Nancy R Rossi – Appointment of Troy T Tapan to the Allingtown Fire Commission. Chairman Massaro would like to bring this motion out favorably. Councilwoman Hamilton made the motion, seconded by Councilman McGeé

Discussion – Councilwoman McGeé s is excited to see Troy in this position. Chairman Massaro stated he would be a very good pick.  
Favor - all  
Opposed - none  
Abstention - none  
Motion carries

Personnel and Civil Services closed at 8:12 p.m.

HEALTH, WELFARE AND SAFETY COMMITTEE – 8:15 p.m. – Chairman Bruneau - Also in attendance are Councilwomen Fanelli and McGeé, Councilmen Donovan and Cohen

1. From Corporation Counsel – updated on the State of CT marijuana legislation. Chairman Bruneau asked Attorney Tiernan to update the

council on the marijuana laws and how it relates to municipalities in the State of CT.

Discussion: Riley Meecham gave an overview of the laws in CT. No federal aid for any marijuana projects but to go through a marijuana credit union. Growing can be 3 plants per person or six per household. There is an additional 3% municipality tax besides the existing sales tax and up to the municipality on how to spend it but is limited on where it can be spent. There must be at least one smoking designated area for marijuana smokers in the city and the city has a right to create drug free zones. The train station may be interested in having this designation. If not there are other areas that are identified. Police officers have to go through a training to identify drivers under the influence of marijuana. An over regulation program must be implemented. Other designated areas to consider is a bus terminal by Walmart, an area by Waste Water Management Planet and the two areas at the train station. In answer to Councilman Donovan's questions. The plants grown at home can be harvested in the home. In response to Councilwoman McGeé's questions. Residents that have criminal records for just marijuana from 2000 till now will be expunged. Before 2000 the person will have to apply for an appeal. In response to Councilman Cohen's questions. What are the other towns with over 50,000 people contemplating about this and what smoking areas are they considering. Wallingford is considering selling September. In response to Councilwoman Hoskie's question. There is a law that marijuana smoking is not is not allowed within 500 yds. of a school. She would also like to cooperate with the Chief of Police and first responders on this issue. Chairman Quagliani brought up the issue of enforcement and odor control and doesn't know how this is going to be controlled and it may be problematic. There is no test to find out if someone is under the influence of marijuana. There is funding for training seminars but not for equipment. Mr. Meecham also confirmed that a household member can grow their six plants and sell elsewhere. In response to Councilman Massaro is concerned about people showing up at work high especially first responders. Attorney Tiernan stated the city may see resources from the Perdue Pharma settlement and those monies may be restricted for mental health. Councilwoman O'Connor questioned whether marijuana can be planted in an community garden. Mr. Meecham stated he does not know the process for that yet. Councilman Cohen is concerned about marijuana being allowed at the train station. Mr. Meecham stated it is up to the city to pick a spot and other areas could be considered. Vaping is considered not smoking in any areas and edibles are fine. There is some case law in some states that consider vaping smoking.

Health Welfare and Safety closed at 8:55 p.m.

## UNFINISHED BUSINESS

Savin Rock Project - Attorney Tiernan stated the selected developer could not be here tonight. He was waiting for post Covid numbers on businesses. Smaller venues are more favorable, possibly looking at four restaurants. A wedding venue is also possible. This project will be a lease project and actual numbers will need to be done. There has been more interest since it first went out so the city is looking at moving along aggressively with this contract. Attorney Tiernan explained what the leasing arrangement could entail and what different scenarios could happen when the developer no longer wants to lease. Councilwoman O'Connor asked Attorney Tiernan to submit the study two weeks before the council meeting so it could be reviewed.

The Haven Project – The Mayor has been in contact with a representative for the developer regarding an agreement for the tax district and the collection of those taxes whether it will be the city or the developer. The purpose of this district is because selling tax district bonds are at a lower interest rate. Chairman Quagliani stated next year's budget the tax collection rate will decrease in tax because the buildings will be demolished. He would like a representative from the developer to come to the council to discuss a potential timeline and discuss the inter-local agreement. Questions that need to be answered are who will pay for the police and fire services. A police substation is part of the discussions.

## COMMITTEE REPORTS

### FINANCE COMMITTEE

Chairwoman Hoskie reported that the committee on Finance was referred the matter to designate the city auditors and reports that the committee met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented:

RESOLVED, the City Council of the City of West Haven hereby designates the city auditors to be CliftonLarson LLP and ask them to include the Covid19 funding and AARP funds also be audited, seconded by Councilman Gallignano.

Discussion: none

Favor: all

Opposed: none

Abstention: none

Motion passes unanimously.

Chairwoman Hoskie reported that the committee on Finance was referred the matter of a donation of Where Angels Play playground reports and that the committee met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented.

RESOLVED, the City Council of the City of West Haven hereby accepts the donation of \$2,500 from the West Haven Elks Lodge #1537 to be used by the Park and Recreation Department for the placement of a handicap ramp at Where Angels Play playground, seconded by Councilman Massaro.

Discussion: none  
Favor: all  
Opposed: none  
Abstention: none  
Motion passes unanimously.

Councilwoman Hoskie reported that the committee on Finance was referred the matter of a transfer of funds for the sewer outfall pipe project and met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented.

RESOLVED, the City Council hereby authorizes the following inter-department transfer, Line item #30140000-55000-17008 WPC incinerator decreased by \$236,119, Line item #30140000-55000 Outfall pipe increase by \$236,119, seconded by Councilman Bruneau.

Discussion: none  
Favor: all  
Opposed: none  
Abstention: none  
Motion passes unanimously.

#### PUBLIC LANDS COMMITTEE

Chairman Donovan reported that the committee on Public Lands is holding Communication G for a public hearing. Chairman Quagliani stated a public hearing will be held on August 23, 2021 at 6:55 p.m.

Chairman Donovan reported that the committee on Public Lands was referred the matter of the sale of Thompson School and met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented.

RESOLVED, the West Haven City Council having previously awarded the Thompson St. property located at 165 Richard St. hereby authorizes Mayor Nancy R Rossi to renegotiate the proposed sale with the previous awardee as well as new potential developers, seconded by Councilman Gallignano.

Discussion: none  
Favor: all  
Opposed: none  
Abstention: none  
Motion passes unanimously.

Chairman Donovan reported that the committee on Public Lands was referred the matter of 70 Hall St. from 6/14/21 and met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented.

RESOLVED, the City Council of the City of West Haven hereby approves the sale of 70 Hall St. of approximately 6,300 sq. ft. of 70 Hall St. to Anderson Glass for \$25,000.

Corporation Counsel is authorized to finalize negotiations and official matters, seconded by Councilman Conlon.

Discussion: none

Favor: all

Opposed: none

Abstention: none

Motion passes unanimously.

#### PERSONNEL AND CIVIL SERVICE COMMITTEE

Chairman Massaro reported that the committee on Personnel and Civil Service was referred the matter of the appointment of John M. Carrano to the West Haven Police Commission and met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented.

RESOLVED, the appointment of John M. Carrano, 7 Bailey Dr., West Haven, to the West Haven Board of Police Commissioners to replace Keith Sweeney effective immediately and to expire January 31, 2026 to be approved, seconded by Councilman Cohen.

Discussion: Councilwoman Hoskie stated Mr. Carrano will be an excellent commissioner and glad to see the police commission board back to being a civilian board. Councilman Donovan agrees that this is a very good choice for the police board. Councilman Cohen also agrees and Mr. Carrano is highly qualified. Councilwoman Hamilton agrees it is a great selection. Mayor Rossi is proud to bring him forth as an appointee. He is very fair no matter what issues come before him. Chairman Quagliani stated Mr. Carrano is always looking to collaborate on issues no matter what their party is.

Favor: all

Opposed: none

Abstention: none

Motion passes unanimously.

Chairman Massaro reported that the committee on Personnel and Civil Service was referred the matter of the reappointment of Paul Butler to the West Haven Police Commission and met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented.

RESOLVED, the reappointment of Paul Butler, 8 Alexander Dr., West Haven, to the Board of Police Commissioners effective immediately and to expire January 31, 2025 to be approved, seconded by Councilman Cohen, seconded by Councilman Gallignano.

Discussion: Councilman Cohen praised Paul Butler for all his service to the city and is definitely qualified. Councilwoman Hoskie also agreed that Mr. Butler has a long history of serving this city and everyone knows him. Mayor Rossi stated Mr. Butler has always been engaged and involved not only on the commission but in the city.

Favor: all

Opposed: none

Abstention: none

Motion passes unanimously.

Chairman Massaro reported that the committee on Personnel and Civil Service was referred the matter of the appointment of Sammie Rivera to the Redevelopment Agency and met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented.

RESOLVED, the reappointment of Sammie Rivera, 14 Hamilton St, West Haven, to the Redevelopment Agency to replace Bruce Sweeney effective immediately and to expire September 30, 2023 to be approved, seconded by Councilman Cohen, seconded by Councilwoman Hoskie.

Discussion: Councilwoman Hamilton is happy to see someone from her district serving the city and is sure Mr. Rivera will do a great job. Mayor Rossi thinks Mr. Rivera will do a great job and has a successful business in West Haven.

Favor: all

Opposed: none

Abstention: none

Motion passes unanimously.

Chairman Massaro reported that the committee on Personnel and Civil Service was referred the matter of the reappointment of Troy Tappin to the Allingtown Fire Commission and met on July 26, 2021 to consider said matter. It is the unanimous opinion of the committee that the following motion be presented.

RESOLVED, the reappointment of Troy Tappin, 64 Josephine Ave., West Haven, to the Allingtown Fire Commission effective immediately and to expire June 30, 2026 to be approved, seconded by Councilman Cohen, seconded by Councilwoman McGeé.

Discussion: Councilwoman Hamilton glad to see Troy was reappointment and will continue to do a good job. Councilman Massaro stated Troy is very helpful and is always willing to pitch in when needed. Mayor Rossi stated Troy was part of the interview process for Fire Chief and worked very hard to make the right decision for Allingtown.

Favor: all

Opposed: none

Abstention: none

Motion passes unanimously.

ADOPTION OF ORDINANCES – None

COUNCIL LIAISON REPORTS. – None

NEW BUSINESS – Councilwoman Hamilton thanked Councilwoman McGeé for her work on obtaining the plaques for this room. Councilman Cohen thanked Vertical Church and for all their good works for the City of West Haven. Councilwoman Hamilton wanted the public to know that they are working on a time capsule for the centennial.

ADJOURNED: 9:38 p.m.

Councilwoman Hamilton made a motion to adjourn, seconded by Councilman Massaro and passed