

August 23, 2021

The regular meeting of the West Haven City Council was held on Monday, August 23, 2021 at 7:05 P.M. in the Harriet North Courtroom (2nd Floor) City Hall.

Pledge of Allegiance

6:55 P.M. Public Lands Committee Public Hearing: Section 8-24 Referral of the Abandonment of a City Street (a portion of Goodhue Street & Municipal Improvements to 28 Collis Street).

(No Public Comment)

Present were Council Members: Quagliani, Hoskie, Johnston, Massaro, Bruneau, McGee, Donovan, O'Connor, Hamilton, Cohen, and Conlon. Absent was Councilmembers Fanelli and Gallignano. Mayor Nancy R. Rossi was also present.

Chairman Quagliani called for a moment of silence for Beth Denton.

7:05 P.M. Public Information Session

(No Public Comment)

Chairman Quagliani called the Regular Meeting to order at 7:06 P.M.

Chairman Quagliani presented a motion to ADD Communication J. from Mayor Nancy R. Rossi in regards to the issuance of \$6,747,695 Bonds plus additional Financing Costs to the City Council agenda under the Finance Committee. This motion was Seconded by Councilwoman Hoskie/Councilwoman Hamilton, and APPROVED unanimously by the City Council.

APPROVAL OF JOURNAL:

Councilman Massaro presented a MOTION to APPROVE the Journal of the July 26, 2021 regular meeting which was SECONDED by Councilwoman McGee and APPROVED unanimously viva voice with a correction (See Tape).

COMMUNICATIONS:

A. Communication from Mayor Nancy R. Rossi in regards to the re-appointment of T. Gregory Malloy Jr. to the South Community Regional Water District.

B. Communication from Mayor Nancy R. Rossi in regards to the appointment of Christy Collins to the West Haven Energy Commission.

C. Communication from Mayor Nancy R. Rossi in regards to the appointment of Raymond Collins IV to the West Haven Energy Commission.

D. Communication from Mayor Nancy R. Rossi in regards to Out of State Motor Vehicle Registrations.

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E. Communication from Tax Collector in regards to overpayment refunds for the month of August 2021.

F. Communication from Police Chief Joseph Perno in regards to animal shelter donations.

G. Communication from Corporation Counsel in regards to the sale of Thompson School.

H. Communication from Corporation Counsel in regards to the sale of a portion of Front Avenue Parcel #060-0206-0-0000.

I. Communication from Grant Writer Doug Colter in regards to the West Haven Police Department (JAG) Grant.

RECESS: 7:10 PM

Finance Committee, Councilman Hoskie, Chairwoman

Committee Members Present: Hamilton, Bruneau, Massaro, Cohen

Communication F. Committee Member Bruneau presented a MOTION to recommend the APPROVAL of Communication F. to the entire Council which was SECONDED by Committee Member Cohen and APPROVED unanimously by the Finance Committee.

Public Lands Committee, Councilman Donovan, Chairman

Committee Members Present: Conlon, O'Connor

Communication G. Committee Member O'Connor presented a MOTION to recommend the APPROVAL of Communication G. to the entire Council which was SECONDED by Committee Member Conlon and APPROVED unanimously by the Public Lands Committee.

Communication H. Committee Member O'Connor presented a MOTION to recommend the APPROVAL of Communication H. to the entire Council which was SECONDED by Committee Member Conlon and APPROVED unanimously by the Public Lands Committee.

Communication G. from 7/26/21 Committee Member Conlon presented a MOTION to recommend the APPROVAL of Communication G. from 7/26/21 to the entire Council which was SECONDED by Committee Member O'Connor and APPROVED unanimously by the Public Lands Committee.

Personnel & Civil Service Committee, Councilman Massaro, Chairman

Committee Members Present: Hamilton, McGee, Bruneau, O'Connor

Communication A. Committee Member Bruneau presented a MOTION to recommend the APPROVAL of Communication A. to the entire Council which was SECONDED by Committee Member Hamilton and APPROVED unanimously by the Personnel & Civil Service Committee.

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Communication B. Committee Member Bruneau presented a MOTION to recommend the APPROVAL of Communication B. to the entire Council which was SECONDED by Committee Member Hamilton and APPROVED unanimously by the Personnel & Civil Service Committee.

Communication C. Committee Member Bruneau presented a MOTION to recommend the APPROVAL of Communication C. to the entire Council which was SECONDED by Committee Member Hamilton and APPROVED unanimously by the Personnel & Civil Service Committee.

Health, Welfare, & Safety Committee, Councilman Bruneau, Chairman
Committee Members Present: Donovan, McGee, Cohen

Communication D. – Discussion Item – No Action

Communication I. Committee Member Cohen presented a MOTION to recommend the APPROVAL of Communication I. to the entire Council which was SECONDED by Committee Member Massaro and APPROVED unanimously by the Health, Welfare, & Safety Committee.

UNFINISHED BUSINESS:

None

RECONVENE: 8:44 PM

COMMITTEE REPORTS:

Clerk read Communication E. into record.

Councilwoman Hoskie Chairwoman of the Finance Committee presented the unanimous reports of the committee in regards to Communication F. from Police Chief Joseph Perno in regards to animal shelter donations.

Councilwoman Hoskie presented the following MOTION which was SECONDED by Councilman Cohen and APPROVED unanimously viva-voice.

RESOLVED: That the following donation to the Department of Police Service be approved and deposited into line item #1010000028285 Animal Shelter donations:

<u>FROM</u>	<u>Check #</u>	<u>AMOUNT</u>
Lana Mistry	5028	\$100.00
Westies Nutrition LLC	1026	\$751.64
Patricia Defelice	1698	\$200.00
Angela Russo	1754	\$100.00
Edith Mackrille School	1803	\$5.00

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Angela Russo	1769	\$ 100.00
Florence Palermo	1559	\$25.00
M. Daly Daniel Poincelot	3320	\$50.00
Carol Bush	3014	\$50.00
Edith Mackrille School	1802	\$25.00
Ralph Lawson III	6917	\$50.00
Maybury Associates, Inc.	100787	\$150.00
Frontstream	3143154	\$37.50
Joseph Esposito	1208	\$150.00
Angela Russo	1794	\$100.00
David Decicco	577	\$250.00

Councilwoman Hoskie Chairwoman of the Finance Committee presented the unanimous reports of the committee in regards to Communication J. in regards to the issuance of \$6,747,695 Bonds plus additional Financing Costs.

Councilwoman Hoskie presented the FIRST READING of Communication J. –

AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$6,747,695 BONDS PLUS ADDITIONAL FINANCING COSTS OF THE CITY TO MEET CERTAIN 2021/2022 CAPITAL BUDGET APPROPRIATIONS, AND PENDING THE ISSUANCE THEREOF THE MAKING OF TEMPORARY BORROWINGS FOR SUCH PURPOSE

Proposed Bond Ordinance provides for the following:

- Approves Capital Project Bonds in a maximum amount of \$6,747,695 plus costs of issuance to finance certain capital projects approved in the 2021/2022 Capital Budgets of the City in accordance with the requirements of Chapter 109 of the Connecticut General Statutes.
- Authorizes the Mayor, the Finance Director and the Treasurer (the “Bond Committee”) to sell the Capital Project Bonds in a competitive or negotiated offering.
- Authorizes Bonds to be issued pursuant to the terms of the City trust indenture.
- Authorizes Bond Committee to issue bond anticipation notes for short term financing prior to the issuance of the Bonds.
- Authorizes the Bond Committee to take all necessary actions in connection with the Capital Project Bonds, including actions relating to the tax-exempt nature of the Bonds, the reimbursement of prior City capital expenditures and those needed to satisfy post-issuance disclosure obligations.
- Authorizes the Mayor, the Finance Director and other duly authorized City officials to apply for grants for the capital projects

Chairman Quagliani set a Public Hearing for 6:55 P.M. on September 13, 2021 in the Harriet North Courtroom (2nd Floor) City Hall.

Councilman Donovan Chairman of the Public Lands Committee presented the unanimous reports of the committee in regards to Communication G. from Corporation Counsel in regards to the sale of Thompson School.

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Councilman Donovan presented the following MOTION which was SECONDED by Councilwoman Hamilton and APPROVED unanimously *as amended* viva-voice.

RESOLVED: The Mayor has authority to apply for a Zoning designation for the property known as Thompson School also known as 70 Hall Street, 179 Richards Street and 165 Richards Street and totaling 2.3 acres and 56,000 square feet of building space for up to 50 units of residential housing and some commercial storage space for a local glass company (Anderson Glass)

The Mayor shall also be empowered to:

- 1.) Provide the Mayor with authority to apply for and accept state remediation funds (grants) for remediation of the building and property known as Thompson School.
- 2.) Sell the building for a price that must exceed \$200,000.00, but subject to negotiation by the Mayor and the Corporation Counsel office and with authority to negotiate a higher price.
- 3.) The Mayor is limited to negotiating and entering into a contract to sell the property known as the Thompson School, to the following development groups:
 - a. Park Lane Group, LLC
 - b. Alpha Investments (Principal Tyler Smith)
 - c. Enclave Communities
- 4.) The City Council authority for this transaction is revoked if zoning approvals are not obtained within the next 120 days and title to the property must occur within the next 300 days.
- 5.) *Final Contract must come back to the City Council for approval.*

Councilman Donovan Chairman of the Public Lands Committee presented the unanimous reports of the committee in regards to Communication H. from Corporation Counsel in regards to the sale of a portion of Front Avenue parcel #060-0206-0-0000.

Councilman Donovan presented the following MOTION which was SECONDED by Councilwoman McGee and APPROVED unanimously viva-voice.

RESOLVED: That the City Counsel approves authority of the Mayor to enter into a binding agreement to sell the land further described in attachment A, incorporated by referenced to this resolution, for a price of at least \$25,000.00 to Jason Cameron and Joe Giaquinto or an entity created by them, as owners of 19 Atwood Place, West Haven, Connecticut, owners of adjoining property, said sale to take place no later than the next 60 days from the approval of this resolution.

Councilman Donovan Chairman of the Public Lands Committee presented the unanimous reports of the committee in regards to Communication G. from 7/26/21 agenda from Christopher Soto in regards to Section 8-24 referral of the abandonment of a City Street (a portion of Goodhue Street & Municipal Improvements to 28 Collis Street).

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Councilman Donovan presented the following MOTION which was SECONDED by Councilwoman Hoskie and APPROVED unanimously viva-voice.

RESOLVED: The City Council of the City of West Haven in concurrence with the Planning & Zoning Commission hereby approves the attached 8-24 referral of the abandonment of a City Street (a portion of Goodhue Street & Municipal Improvements to 28 Collis Street).

Councilman Massaro Chairman of the Personnel & Civil Service Committee presented the unanimous reports of the committee in regards to Communication A. from Mayor Nancy R. Rossi in regards to the re-appointment of T. Gregory Malloy Jr. to the South Community Regional Water District.

Councilman Massaro presented the following MOTION which was SECONDED by Councilwoman O'Connor and APPROVED unanimously viva-voice.

RESOLVED: the re-appointment of T. Gregory Malloy Jr., of 189 Highland Avenue, West Haven, to the South-Central Community Regional Water Board effective immediately and to expire on June 30, 2024 be approved.

Councilman Massaro Chairman of the Personnel & Civil Service Committee presented the unanimous reports of the committee in regards to Communication B. in regards to the appointment of Christy Collins to the West Haven Energy Commission.

Councilman Massaro presented the following MOTION which was SECONDED by Councilman Cohen and APPROVED unanimously viva-voice.

RESOLVED: the appointment of Christy Collins of 209 Court Street, West Haven, to the West Haven Energy Commission effective immediately and to expire on February 25, 2022, be approved.

Councilman Massaro Chairman of the Personnel & Civil Service Committee presented the unanimous reports of the committee in regards to Communication C. in regards to the appointment of Raymond Collins IV to the West Haven Energy Commission.

Councilman Massaro presented the following MOTION which was SECONDED by Councilwoman Hoskie and APPROVED unanimously viva-voice.

RESOLVED: the appointment of Raymond Collins IV of 209 Court Street, West Haven, to the West Haven Energy Commission effective immediately and to expire on February 25, 2023, be approved.

ADOPTION OF ORDINANCES PREVIOUSLY PRESENTED: None

COUNCIL LIAISON REPORTS:

None

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NEW BUSINESS:

None

Councilman Massaro presented a MOTION to Adjourn SECONDED by Councilman Conlon and APPROVED unanimously viva-voice.

ADJOURNMENT: 9:05 P.M.

ATTEST: Michael A. DiMassa, Temporary Clerk

BY: Michael A. DiMassa, Administrative Assistant

These minutes are subject to City Council approval.