

Minutes of the April 28, 2025, Regular Meeting of the West Haven City Council in the Council Chambers 3rd floor, West Haven City Hall

The Regular Meeting of the West Haven City Council was held on Monday, April 28, 2025 at 7:00p.m. in the City Council Chambers 3rd floor. Chairman Pascale called the meeting to order at 7:04 p.m.

Pledge of Allegiance

Roll Call: Council Members Present: Edward McMillian, Gary Donovan, Christopher Vargo, Jr., Dawn Callahan, Kathleen Mueller, Brian Laucks, Katherine Tucker, Ruby Melton, Meli Garthwait, and Steven Johnstone (7:53pm) and Nicholas Pascale. Absent: Anne Heffernan and Sarah Ackbarali. Also present: Mayor Dorinda Borer, Ann Marie Gradoia, Tax Assessor, Michael Gormany, Finance Director, Mike Ajello, Deputy Corporation Counsel.

7:05-7:06 p.m.-PUBLIC HEARING Legislative Committee- **Communication C**, from the April 14, 2025 agenda, from Mayor Dorinda Borer regarding an ordinance amending Chapter 211 of the Code of the City of West Haven, Article VIII: Elderly Tax Freeze. No one spoke.

7:05-7:35p.m. PUBLIC SESSION

See City's website for remarks.

Chairman Pascale called the Regular Meeting to order at 7:35 p.m.

I. APPROVAL OF MINUTES:

Councilman Donovan made a **MOTION to APPROVE** the Regular Meeting minutes from the April 14, 2025, meeting, which was **SECONDED** by Councilman Laucks. All in favor. **MOTION passed UNANIMOUSLY.**

II. COMMUNICATIONS:

Communication A: from the Tax Collector regarding Overpayment of refunds for April 2025.

Communication B: from Mayor Dorinda Borer regarding an Ordinance amending Chapter 174 of the Code of the City of West Haven: Peddling and Soliciting.

Communication C: from Mayor Dorinda Borer regarding an ordinance amending Chapter 178 of the Code of the City of West Haven: Posting of Bills.

III. COMMITTEE MEETINGS:

Finance Committee called to order at 7:36 p.m.

FINANCE COMMITTEE, Councilwoman Tucker, Chairwoman- Committee members; Councilwoman Ackbarali (absent), Councilman Vargo, Councilman Laucks, Councilwoman Garthwait and Councilman Johnstone (absent)

FINANCE UPDATES

WEST HAVEN CITY CLERK
2025 MAY -9 PM 9:59
WEST HAVEN CITY CLERK

1. Finance updates from Michael Gormany, Finance Director-Mr. Gormany provided a monthly financial report and projected a small surplus in the Allingtown Fire District.
2. MARB Meeting update-Mayor Borer reported that the Police Pension mediation is ongoing.

See City's website for remarks.

Finance Committee closed at 7:55 p.m.

Legislative Matters Committee called to order at 7:55 p.m.

LEGISLATIVE MATTERS COMMITTEE, Councilman Vargo, Chairman -Committee members: Councilman Laucks, Councilwoman Tucker, Councilwoman Melton and Councilman Johnstone

Communication B: from Mayor Dorinda Borer regarding an Ordinance amending Chapter 174 of the Code of the City of West Haven: Peddling and Soliciting. **Public Hearing to be set for May 12, 2025 at 6:50 p.m.**

Communication C: from Mayor Dorinda Borer regarding an ordinance amending Chapter 178 of the Code of the City of West Haven: Posting of Bills. **HELD**

Councilman Johnstone presented a **MOTION** to recommend the acceptance to the entire Council regarding **Communication C, from the April 14, 2025 agenda**, from Mayor Dorinda Borer regarding an ordinance amending Chapter 211 of the Code of the City of West Haven, Article VIII: Elderly Tax Freeze, which was **SECONDED** by Councilwoman Melton. All in favor. **MOTION passed UNANIMOUSLY viva voce.**

Legislative Matters Committee closed at 8:31 p.m.

Public Lands Committee called to order at 8:32 p.m.

PUBLIC LANDS COMMITTEE, Councilman Donovan, Chairman -Committee members: Councilman Laucks, Councilwoman Callahan, Councilman Vargo and Councilman Johnstone

Councilman Johnstone presented a **MOTION** to recommend the acceptance to the entire Council regarding **Communication D, from the April 14, 2025 agenda**, from Mayor Dorinda Borer regarding the renewal of a Lease of City owned property to the Prospect Beach Fish and Game Club, which was **SECONDED** by Councilwoman Tucker. All in favor. **MOTION passed UNANIMOUSLY viva voce.**

Communication E, from the April 14, 2025 agenda, from Mayor Dorinda Borer regarding an offer of \$15,000.00 from the Estate of Richard Shippy to purchase city owned vacant lot located at 37 Myrtle Avenue, West Haven, CT. **Public Hearing to be set for May 12, 2025 at 6:55 p.m.**

Communication F, from the April 14, 2025 agenda, from Mayor Dorinda Borer regarding a proposal to sell North End Field, a 3.2-acre City owned former playground (comprising a 0.58-acre property located at 1101 Campbell Avenue and the 2.60-acre former Baggot Street playground), to the University of New Haven ("UNH") for five hundred thousand dollars (\$500,000.00). **HELD**

Public Lands Committee closed at 8:42 p.m.

IV: UNFINISHED BUSINESS: -None.

V. COMMITTEE REPORTS-8:42 p.m.

Clerk to read Communication A into record

FINANCE COMMITTEE, Councilwoman Tucker, Chairwoman- Committee members: Councilwoman Ackbarali (absent), Councilman Vargo, Councilman Laucks, Councilwoman Garthwait and Councilman Johnstone (absent)

LEGISLATIVE MATTERS COMMITTEE, Councilman Vargo, Chairman -Committee members: Councilman Laucks, Councilwoman Tucker, Councilwoman Melton and Councilman Johnstone

Communication B: from Mayor Dorinda Borer regarding an Ordinance amending Chapter 174 of the Code of the City of West Haven: Peddling and Soliciting. **First read-Public Hearing to be set for May 12, 2025 at 6:50 p.m.**

Communication C: from Mayor Dorinda Borer regarding an ordinance amending Chapter 178 of the Code of the City of West Haven: Posting of Bills. **HELD**

Communication C, from the April 14, 2025 agenda, from Mayor Dorinda Borer regarding an ordinance amending Chapter 211 of the Code of the City of West Haven, Article VIII: Elderly Tax Freeze. Councilman Vargo made a **MOTION to APPROVE** which was which was **SECONDED** by Councilwoman Melton. All in favor. **MOTION passed UNANIMOUSLY.**

**AN ORDINANCE AMENDING ARTICLE VIII OF CHAPTER 211 OF THE CODE
OF THE CITY OF WEST HAVEN, ELDERLY TAX FREEZE:**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST HAVEN, that Article VIII of Chapter 211 of the Code of the City of West Haven is hereby amended to read as follows:

Article VIII. Elderly Tax Freeze

§ 211-14. Purpose.

Any owner of real property who is seventy (70) years of age or older and who has resided in the City of West Haven for ten (10) consecutive years shall be eligible to have the amount of taxes to be paid on his/her primary residence frozen at the rate previously payable on the October Grand List for the fiscal year immediately preceding the date of application, if so qualified pursuant to the requirements set forth in § 211-15.

§ 211-15. Qualifications.

A. To qualify for the tax freeze, the applicant must meet all of the following requirements:

- (1) The applicant must be seventy (70) years of age or older and must be the owner of record of the property; only one person needs to apply if property is owned jointly.
- (2) The applicant must have resided in the City of West Haven for at least ten (10) consecutive years.

- (3) The applicant's yearly income must not exceed \$50,000 for a couple or \$35,000 for a single person. Social security payments are not counted toward income.
- (4) The property on which the taxes are to be frozen must be the applicant's primary residence.
- (5) The applicant must provide documentation annually to prove eligibility.
- (6) If the property is owned jointly, the surviving owner(s) may keep the taxes frozen on the property so long as one surviving owner continues to reside in the residence and is sixty-five (65) years of age or older and all of the other requirements of this article are met.
- (7) The applicant, if qualified, shall be entitled to pay tax at the amount frozen or such a lesser amount as may be levied in any year.

B. Applications shall be approved and maintained in the office of the Assessor of the City of West Haven, who shall be responsible for the implementation of this article and program. New applications shall be considered by the Assessor between February first and May fifteenth each year.

ENACTED BY THE CITY COUNCIL ON: _____

APPROVED BY THE MAYOR: _____ DATE: _____

PUBLIC LANDS COMMITTEE, Councilman Donovan, Chairman -Committee members: Councilman Laucks, Councilwoman Callahan, Councilman Vargo and Councilman Johnstone

Communication D, from the April 14, 2025 agenda from Mayor Dorinda Borer regarding the renewal of a Lease of City owned property to the Prospect Beach Fish and Game Club. Councilman Donovan made a **MOTION to APPROVE** which was which was **SECONDED** by Councilman Johnstone. **OPPOSED** by Councilwoman Tucker and Councilman McMillian. **MOTION passed by MAJORITY.**

RESOLVED: That the City Council of the City of West Haven hereby approves and authorizes the City of West Haven to renew its lease agreement with the Prospect Beach Fish and Game Club, Inc. for the City owned real property known as "City of West Haven Lease Area Map at 711 Ocean Avenue, Parcel No. 010-0420," and as more particularly described in a draft Lease Agreement attached hereto as Exhibit "A" and made a part hereof by reference;

FURTHER RESOLVED: That the final lease agreement shall be in substantial and material compliance with the draft attached hereto as Exhibit A, and the term of which shall be five (5) years commencing from the First day of June 2025, and ending on the Thirty-first Day of May, 2030:

FURTHER RESOLVED: Dorinda K. Borer, as Mayor of The City of West Haven, is authorized and directed to execute and deliver any and all documents related to this Resolution on behalf of the City of West Haven and to do and perform all acts and things which she deems to be necessary or appropriate to carry out the terms of such documents, including, but not limited to, executing and delivering all agreements and documents contemplated by such documents, and:

Communication E, from the April 14, 2025 agenda, from Mayor Dorinda Borer regarding an offer of \$15,000.00 from the Estate of Richard Shippy to purchase city owned vacant lot located at 37 Myrtle Avenue, West Haven, CT. Public Hearing to be set for May 12, 2025 at 6:50 p.m.

Communication F. from Mayor Dorinda Borer regarding a proposal to sell North End Field, a 3.2-acre City owned former playground (comprising a 0.58-acre property located at 1101 Campbell Avenue and the 2.60-acre former Baggot Street playground), to the University of New Haven ("UNH") for five hundred thousand dollars (\$500,000.00). **HELD.**

VI. COUNCIL LIAISON REPORTS

Councilwoman Callahan reported that she saw new sewers going in. Councilwoman Garthwait spoke about receiving a \$5,400.00 grant from Robert Schulman (Audubon Society) for Sandy Point.

See remarks on City's website.

VII. NEW BUSINESS

Councilman Donovan reported that Center Fire District would be voting on the budget at Savin Rock School on May 6th at 7:00 p.m. The budget is available online. Mayor Borer reported that there is an Economic Summit planned for May 1st at in the Harriet North Room with over 30 commercial brokers. and developers. Chairman Pascale wished a Happy Birthday to his daughter Joey.

See remarks on City's website.

VIII. ADJOURNMENT

Councilman Johnstone made a **MOTION to ADJOURN** which was **SECONDED** by Councilman Vargo. All in favor. **MOTION passed UNANIMOUSLY.**

The City Council meeting was ADJOURNED at 9:12 p.m.

Nicholas Pascale
Chairman of the Council

Stacy Riccio
Clerk of the Council

Carlotta M. Serrini
City Council Administrator

****These minutes are subject to City Council approval.**