



**TOWN COUNCIL  
WATERTOWN, CONNECTICUT**

**MONDAY, AUGUST 4, 2025 – 6:30 P.M.  
SPECIAL MEETING MINUTES**

**WATERTOWN TOWN HALL  
TOWN COUNCIL CHAMBERS  
61 ECHO LAKE RD.  
WATERTOWN, CT 06795**

1. Call Meeting to Order.  
Chair Mary Ann Rosa called the meeting to order at 6:30 p.m.
  
2. Pledge of Allegiance.  
Chair Mary Ann Rosa led the pledge of allegiance.
  
3. Roll Call.  
PRESENT: Mary Ann Rosa, Chair  
Ken Demirs, Vice Chair  
Robert Desena  
Anthony DiBona  
Gary Lafferty  
Carina Noyd  
Jonathan Ramsay  
Robert Retallick  
Rachael Ryan

ABSENT:

OTHERS PRESENT: Jerry Lukowski, Acting Town Manager  
Maria Guerrera, Finance Director

Mary Ann Rosa announced that since copies of the resolutions are available for the public here at the podium, we will waive the reading of the entire document for the meeting tonight.

4. Consider a resolution regarding the Introduction and Public Hearing Scheduling of the following ordinance:

*AN ORDINANCE APPROPRIATING \$34,000,000 FOR SETTLEMENT OF LITIGATION AGAINST THE TOWN IN THE CITY OF WATERBURY V. TOWN OF WATERTOWN AND FOR RELATED COSTS; AND AUTHORIZING THE ISSUE OF BONDS OR NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION*

Motion: Ken Demirs seconded by Jonathan Ramsay: I move to authorize the resolution introducing and setting of a public hearing to hear public comment on the proposed ordinance entitled:

*AN ORDINANCE APPROPRIATING \$34,000,000 FOR SETTLEMENT OF LITIGATION AGAINST THE TOWN IN THE CITY OF WATERBURY V. TOWN OF WATERTOWN AND FOR RELATED COSTS; AND AUTHORIZING THE ISSUE OF BONDS OR NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION*

Such Public Hearing to be held Tuesday, August 12, 2025, at 7:00 p.m. at Watertown Town Hall, Town Council Chambers, in Watertown, Connecticut

RESOLVED, that the Town Council hold a public hearing on Tuesday, August 12, 2025, at 7:00 p.m. at Watertown Town Hall, Town Council Chambers, in Watertown, Connecticut, on the following proposed bond ordinance, which is hereby introduced:

“AN ORDINANCE APPROPRIATING \$34,000,000 FOR SETTLEMENT OF LITIGATION AGAINST THE TOWN IN THE CASE OF CITY OF WATERBURY V. TOWN OF WATERTOWN AND FOR RELATED COSTS; AND AUTHORIZING THE ISSUE OF BONDS OR NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WATERTOWN:

1. That the sum of THIRTY-FOUR MILLION DOLLARS (\$34,000,000) is hereby appropriated for: (i) payment by the Town of Watertown (the “Town”) to the City of Waterbury in full and complete satisfaction of any and all claims alleged in the complaint filed in Waterbury Superior Court, captioned City of Waterbury v. Town of Watertown, Docket No. UWY-CV19-6045213, as affirmed by the Connecticut Appellate Court, pursuant to the judgment of the Court, and (ii) for costs related thereto, including payment of post judgment interest, if

any, assessed by the Court and for the cost of interest on any temporary borrowings and costs of issuance related thereto and to the issuance of the bonds authorized hereunder.

2. That the Town issue bonds or notes in an amount not to exceed THIRTY-FOUR MILLION DOLLARS (\$34,000,000) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-374b of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town. It is anticipated that the payment of the judgment, including all debt service on bonds, notes and temporary notes issued pursuant to this Ordinance shall be paid from the fees and other revenues of the Water and Sewer Authority of the Town.

3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes. The amount of the notes outstanding at any time shall not exceed THIRTY-FOUR MILLION DOLLARS (\$34,000,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

4. That the Town Manager and the Director of Finance of the Town shall sign any bonds or notes by their manual or facsimile signatures. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and the Director of Finance are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem

necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

6. That the Town Manager and the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

7. That the Town Manager, the Director of Finance, and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the Project and to issue bonds, notes or temporary notes and obtain other funding to finance the aforesaid appropriation, including but not limited to applying for and accepting grants and funds that may be available for the Project.

8. This ordinance shall be published in full within ten days after passage by the Town Council in a newspaper having circulation within the Town, and shall become effective on the 21st day after such publication and after approval at referendum.”

FURTHER RESOLVED, that notice of such public hearing be given by the Chairman, Town Manager or Assistant Town Clerk.

Council questions:

Rachael Ryan asked are we paying all the money immediately to Waterbury will there be any investment opportunities, I know we have done that with other bonds?

Maria Guerrero, Finance Director answered the plan right now is to pay what was appropriated the 5 million first and then look to see what the options are first.

Rachael Ryan asked he said we would pay the five million first but we are asking for a bond for 34 million?

Maria Guerrero answered correct.

Rachael Ryan asked you said you will be looking into other bonding what do you mean by that?

Maria Guerrero, Finance Director answered we can band short term which would be the first year to buy us some time. The best option because our budget is set for fiscal year 25/26 right now to band the first year would be in our best interest it would give a year to get exact numbers to go out to bond for, the bond will be long term after that.

Rachael Ryan asked can you define what you mean when you say band?

Maria Guerrero answered the band is a short term note within one year and the bonding is over several years.

Rachael Ryan asked I am looking at part two of the resolution of the Town Council and the last sentence says it is anticipated that the payment of the judgement including all debt service on bonds, notes and temporary notes pursuant to the ordinance shall be paid for the fees and other revenues of the Water & Sewer Authority of the Town. I am just wondering that the expectation of the 34 million bond, the interest and the principal will be paid from the revenues from the Water & Sewer Authority or is it from general revenues from the Town to pay that off.

Jerry Lukowski, Acting Town Manager answered that comes through the Water & Sewer Enterprise not to the Town, only rate payers from the enterprise fund.

Rachael Ryan asked the rate payers are going to be responsible for the principal and interest for the 34-million-dollar bond.

Jerry Lukowski answered yes.

Rachael Ryan asked because the bonds are going to be issued with full faith and credit of the Town does that mean there will be a higher interest rate?

Barry Bernabe answered the Town will be the back stop to the bonds. The general public out there, if the bonds were issued, they would look to the Town to pay. Internally those funds would come from the Water & Sewer Authority. On the prospectus that would go out it would say the Town of Watertown, Ct. That would allow a lowering borrowing cost, the Town has a very good bond rating of AA rating that can help get into a competitive industry.

Rachael Ryan asked will there be an offering memorandum issued?

Barry Bernabe answered yes there will be an official statement, I have to work with the Finance Director they will talk to the Town of Watertown Water & Sewer Authority and there will be a bond rating assigned to it also.

Rachael Ryan asked how will this impact our bond limit of what we sort of set and worked on over the years of what we would like it to be?

Barry Bernabe answered the state law allows a lot of flexibility for a lot debt. The Town would not approach that legal limit and what was said before these bonds even though they will be issued by the Town of Watertown, the ultimate payment would be from the Water & Sewer Authority by the self-supporting bonds. There are some bonds now that the Town has issued but the Water & Sewer Authority is actually paying them. Again, the ultimate investors out there will look at as the Town of Watertown but internally would be paid by the Water & Sewer Authority.

Gary Lafferty asked how much interest are we paying right now per day or month, is it going to exceed the 34 million?

Maria Guerrero answered the plan is to initially pay them off that amount of money from the interest accruing with the rest of the bill. I did a full analysis on the estimate, that is how we came up to the 34. It is paying them and the remainder of the bill and what we expect to pay. It all depends on usage and the weather. We predict for a year's time an estimate of what we thought was a pretty conservative.

Jonathan Ramsay asked what is the fastest we could have either bonds or bans in place to change our high interest rate to something much lower?

Barry Bernabe answered I was going to start working with Maria in the coming days on that offering statement. We can't issue the bonds until that referendum happens but we can do a lot of preliminary work before, assuming if it does pass the town could move quickly.

Jonathan Ramsay asked by year end?

Barry Bernabe answered yes, I am assuming some point in October.

Roll Call Vote:

Aye: 9 Rosa, Demirs, Desena, DiBona, Noyd, Retallick, Lafferty, Ramsay, Ryan

Nay: 0

Abstain: 0

Motion passed unanimously.

5. Consider a resolution regarding the Introduction and Public Hearing Scheduling, and Section 8-24 Referral of the following ordinance:

*AN ORDINANCE APPROPRIATING \$10,000,000 FOR VARIOUS ROAD IMPROVEMENTS AND RELATED WORK; AND AUTHORIZING THE ISSUE OF BONDS OR NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION*

Motion: Ken Demirs seconded by Robert Retallick: I move to authorize the resolution introducing and setting of a public hearing to hear public comment on the proposed ordinance entitled:

*AN ORDINANCE APPROPRIATING \$10,000,000 FOR VARIOUS ROAD IMPROVEMENTS AND RELATED WORK; AND AUTHORIZING THE ISSUE OF BONDS OR NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION*

Such Public Hearing to be held Tuesday, August 12, 2025, at 7:00 p.m. at Watertown Town Hall, Town Council Chambers, in Watertown, Connecticut

RESOLVED, that the Town Council hold a public hearing on Tuesday, August 12, 2025, at 7:00 p.m. at Watertown Town Hall, Town Council Chambers, in Watertown, Connecticut, on the following proposed bond ordinance, which is hereby introduced:

“AN ORDINANCE APPROPRIATING \$10,000,000 FOR VARIOUS ROAD IMPROVEMENTS AND RELATED WORK; AND AUTHORIZING THE ISSUE OF BONDS OR NOTES AND TEMPORARY NOTES IN THE SAME AMOUNT TO FINANCE THE APPROPRIATION

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WATERTOWN:

1. That the sum of TEN MILLION DOLLARS (\$10,000,000) is hereby appropriated for costs of milling, paving and other improvements to Town Roads (the “Project”). The Project shall consist of milling and removal of waste materials, paving and materials, installation of manholes and drainage risers, traffic protection, including signage and police and flag personnel. The appropriation may be spent for design, demolition and construction costs, equipment, furnishings, materials, site improvements, survey costs, architects’ fees, engineering fees, other consultants’ fees, legal fees, net temporary interest and other financing costs, and other expenses related to the Project. The Town Manager is, or such person or persons delegated such power by the Town Manager are, upon consultation with the Director of Public Works, authorized to determine the scope and particulars of the Project, and may reduce or modify the scope of the Project, and the appropriation may be spent on the Project as so reduced or modified.

2. That the Town issue bonds or notes in an amount not to exceed TEN MILLION DOLLARS (\$10,000,000) to finance the appropriation for the project. The bonds or notes shall be issued pursuant to Section 7-369 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

3. That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds or notes. The amount of the notes outstanding at any time shall not exceed TEN MILLION DOLLARS (\$10,000,000). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

4. That the Town Manager and the Director of Finance of the Town shall sign any bonds or notes by their manual or facsimile signatures. The law firm of Pullman & Comley, LLC is designated as bond counsel to approve the legality of the bonds or notes. The Town Manager and the Director of Finance are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds or notes; to designate one or more

banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds or notes; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.

5. That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Director of Finance are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds or notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

6. That the Town Manager and the Director of Finance are authorized to make representations and enter into written agreements for the benefit of holders of the bonds or notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes.

7. That the Town Manager, the Director of Finance, and other proper officers and officials of the Town are authorized to take all other action which is necessary or desirable to complete the Project and to issue bonds, notes or temporary notes and obtain other funding to finance the aforesaid appropriation, including but not limited to applying for and accepting grants and funds that may be available for the Project.

8. This ordinance shall be published in full within ten days after passage by the Town Council in a newspaper having circulation within the Town, and shall become effective on the 21st day after such publication and after approval at referendum.”

FURTHER RESOLVED, that notice of such public hearing be given by the Chairman, Town Manager or Assistant Town Clerk.

FURTHER RESOLVED, that the project that is the subject of the ordinance be referred to the Planning and Zoning Commission for its review pursuant to Section 8-24 of the General Statute of Connecticut, Revision of 1958, as amended.

(The second public hearing will directly follow the first scheduled hearing)

Chair Mary Ann Rosa stated I would like to start by saying we needed to bond our road work and it was something we were going to be doing in the same time frame. Rather than two referendums and the cost of two, we put them as two separate questions on the same referendum and saved the Town money.

Council questions:

Rachael Ryan asked they are two separate questions and people can vote yes or no or both yes and no.

Roll Call Vote:

Aye: 9 Rosa, Demirs, Desena, DiBona, Noyd, Retallick, Lafferty, Ramsay, Ryan

Nay: 0

Abstain: 0

Motion passed unanimously

6. Adjournment.

Motion: Ken Demirs seconded by Jonathan Ramsay: to adjourn the Special Meeting at 6:43 p.m.

Motion passed unanimously.

Respectfully submitted,

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Mary Ann Rosa, Chair  
Watertown Town Council

Approved: \_\_\_\_\_  
Susan King, Clerk