



**TOWN COUNCIL
WATERTOWN, CONNECTICUT
MONDAY, AUGUST 17, 2026
REGULAR MEETING – 7:00 P.M.**

MINUTES

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

Call Meeting to Order.

1. Chairman Jonathan Ramsay called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance.

Chairman Jonathan Ramsay led the pledge of allegiance.

3. Roll Call.

PRESENT:

Jonathan Ramsay, Chair
Mary Ann Rosa, Vice Chair
Dan Cocchiola
Ken Demirs (remote, lost connection at 7:20)
Robert Desena
Carina Noyd
Robert Retallick
Rachael Ryan

ABSENT:

OTHERS PRESENT: Mark Raimo, Town Manager
Tom DeMatteis

4. Consider the appointment of a member of the Watertown Town Council.

Motion: Mary Ann Rosa, I nominate Tom DeMatteis, 123 Pepperidge Tree Road, in Watertown.

Chairman Jonathan Ramsay asked for any other nominations?

Seeing none.

Carina Noyd asked for a point of order, per the Charter, Section 206, the vacancies the time period to appoint for replacement has gone beyond the sixty days, the time has passed this body has forfeited the opportunity to appoint a member.

Chairman Jonathan Ramsay stated I would disagree and I will send that to the Town Attorney to determine.

Motion passes unanimously

Tom DeMatteis was sworn in by Lisa Dalton, Town Clerk.

5. Public Participation.

The Town Council invites the public to speak during Public Participation. Please complete and submit a *Watertown Town Council Public Participation* form if you wish to speak at the meeting. Copies are available on the Town's website and at the meeting. Speakers are limited to three minutes each.

Denise Russ spoke about the Town's new website to have a set of instructions on how to log in for residents.

Alan Mickel spoke about Payroll Coordinator position requirements and title.

Barbara Zulkeski
read attachment

Katherine Camara spoke about a requirement for a fence for Ashford Woods Subdivision detention pond.

6. Minutes.

a. July 20, 2026 – Regular Meeting.

Motion: Mary Ann Rosa seconded by Robert Retallick: I move to approve the Regular Meeting minutes dated July 20, 2026 as presented.

Aye: 6 Ramsay, Rosa, Desena, Noyd, Retallick, Ryan

Nay: 0

Abstain: 2 DeMatteis, Cocchiola

Motion passes

7. Chairman's Report.

a. Correspondence.

1. Resignation from Karim Belica as a member of the Parks and Recreation Commission, dated July 22, 2026

8. Staff Reports.

a. Town Manager.

Mark Raimo reported:

1. The Town has completed its due diligence review of the three firms that responded to the request for Town Attorney services, the background information as well as references, submissions, qualifications and other relevant information that has been accumulated. If the Town Council wishes to proceed with interviews, staff can schedule the three applicants for consideration at the September 8, 2026 Town Council meeting. Additional information from the due diligence review can be provided for the meeting with some of the ethical information that was mentioned, those will be noted and for the council to go through the information with each applicant.
2. Over the past several weeks, significant work has continued on the Water & Sewer Authority's proposed rate structure and long-term financing plan. The Town has created a public newsletter which was prepared to provide residents with information on many of the questions and concerns that have been raised. Not all the information can be answered or the questions that individuals have, but the majority of them can be captured in this newsletter. There are still decisions that the WSA and the council need to make for us to finalize some of those details. It included Waterbury's latest estimated increases based on gallon usage for our residents. We created an online calculator so that residents can not only use the information that we put out there of the facts that we put on the website. They can actually punch in their numbers on the bill and give them the estimated increase on their bills, so they understand the impact as we move forward.
3. We began discussions with our bond advisor, on the band bond version as well as the six million dollars that we talked about for our roads. I would like to thank our Highway Department for doing a lot of work this year. We probably have 10 to 12 million of dollars going on in town at this point. We are going forward with the 10 million so we can have the additional 4 million dollars to invest in our roads for next year. We will be bringing more information to the town to go forward.
4. Last week in discussing with our bond advisor we talked about our balance sheet for WSA. I am concerned of the cash flow as we move into this bond band conversion. I have created a memo that I have left for the council members. I am going to ask the WSA on Wednesday to have a special meeting. They have already agreed to that and will be discussing this hybrid band bond conversion moving forward. I will bring more

details to the council after WSA has the opportunity to review this and decide whether that is something they are interested in.

5. During the past month staff has also continued to work with Harris, Beech and Murtha on the review of the Waterbury contractual matters and issues involving the Watertown Fire District. This work remains ongoing and additional information and recommendations will be provided to the council as the review progresses.
6. On the budget process we made some cuts to our budget. The assessor's office lost a position that was unfilled and that move was made so that we did not hurt any current employees of the town. The Assessor's office has struggled since that budget cut has gone through and they have asked us to review the position. I have asked the Assessor's office to do a work study; they have that at 80 to 90 percent. I plan to produce that study for the Town Council for consideration on bringing that position back mid-year. As you know the Assessor's office does a lot of proactive work and that is an office that produce's revenue for the town. At this point I would be endorsing that recommendation moving forward but I would like to get all the details before making that recommendation.
7. Taft School, we received a \$250,000 contribution from Taft School, that was broken down to \$210,000 for the town side, \$22,500 for our Fire service and \$17,500 for our Police Department, totaling \$250,000. I would like to thank Taft School the Head of School, Peter Becker and Chief Financial Officer, Jake Odin and the entire Taft Community for their continued support of the Town of Watertown. The town values its long-standing relationship with Taft School and appreciates the school's continued partnership and investment in our community.
8. I would also like to thank our Representative Joe Polletta; he has worked very hard for us working with the state. We have been in contention with state over our Pilot program. Watertown doesn't feel we receive enough money. The Pilot program is our payment in lieu of taxes, specifically the new building that was built down in the Black Rock Park. During the Governor's budget they put aside \$141,000 earmarked to Watertown as a onetime grant to offset those monies that we feel that property is taking away from our books. That grant was established for us, the state contacted us recently and advised us we have identify projects to receive that money. We have identified two projects; one would be the ADA sidewalks completion for the Senior Center; we had to cut out of the budget painting for the Senior Center. Those two projects are in the ballpark of \$141,000. As a reminder we do have a line item that was going to pay for the ADA sidewalks. As we regroup to push these projects forward at some point, I would come back to the Town Council to discuss maybe moving that money from that line item for that ADA

project and move it in the HVAC system for the Police Department that is going to need to be replaced soon than later.

9. Our Communications Union is still waiting for communication to ratify the contract: we are getting close to that and will bring that back to the council.

Jerry Lukowski Director of Public Works gave an update on current projects and funding.

9. Subcommittees.

Public Works Sub-committee, Robert Retallick reported: The French Street Trails Project is still moving forward with the bridge being built off site and trucked in. We discussed some needs in the future that Public Works Department is going to need for vehicles.

Rachael Ryan thanked Jerry Lukowski and Bob Ghrandpre. If you have been around looking in town, you seen the working that has been done. I think we should all be grateful for everybody on the crew and they have done. The town is going to be safer and better because of those. I know the Police Chief is in the back ion and I asked him about our discussion on the license plate readers cameras we approved as the Town Council for a number of years ago. They have been in the news a lot. I am sure some of you have seen them with the flock cameras, we do not have flock cameras. But I am hoping through the Town Manager and the Chair of the Town and the Police Chief that maybe at a future meeting we could have a little bit more information about those cameras. It would be helpful to know how they are used and they are certainly very effective and I know that the Police Department relies on them to keep us safer. That is something I would like to know about if we could.

Shared Services Committee, Mary Ann Rosa reported: There is a Shared Service Committee between the BOE and the Town Council working together and the first meeting is in September.

10. New Business.
 - a. Consider appointments to boards and commissions.

Motion: Mary Ann Rosa seconded by Robert Desena: I move to appoint Sabra Sarandrea, 21 Emile Avenue, Oakville as a member of the Park and Recreation Commission to fill the remaining term of Karim Balica, for a term to expire January 31, 2027.

Discussion: none.

Aye: 7 Ramsay, Cocchiola, Rosa, Desena, Noyd, Retallick, Ryan
Nay: 0
Abstain: 1 DeMatteis

Motion passes

- b. Consider an appropriation from the General Fund for Fiscal Year 2025/2026 in the amount of \$5,542.12 to be placed into the Police Overtime line item 010.50130.020.0000.9010. Funds received through a Department of Transportation grant for Click-it-or-Ticket enforcement.

Motion: Mary Ann Rosa seconded by Robert Desena: I move to approve an appropriation from the General Fund for Fiscal Year 2025/2026 in the amount of \$5,542.12 to be placed into the Police Overtime line item 010.50130.020.0000.9010. Funds received through the Department of Transportation grant for Click-it-or-Ticket enforcement.

Chairman Jonathan Ramsay it is a grant being received and then being reimburse it to the Police Department.

Motion passed unanimously

- c. Consider an appropriation from the General Fund for Fiscal Year 2026/2027 in the amount of \$2,015.83 of which \$825.00 is to be placed in the Dispatchers Training line item 010.50329.025.0000.9010 and \$1,190.83 to be placed in Dispatchers Overtime line item 010.50130.025.0000.9010. Funds have been received from the State Department of Emergency Services.

Motion: Mary Ann Rosa seconded by Robert Retallick: I move to approve an appropriation from the General Fund for Fiscal Year 2026/2027 in the amount of \$2,015.83 of which \$825.00 is to be placed in the Dispatchers Training line item 010.50329.025.0000.9010 and \$1,190.83 to be placed in the Dispatchers Overtime line item 010.50130.025.0000.9010. Funds have been received from the State Department of Emergency Services.

Discussion: none.

Motion passed unanimously

- d. Consider an appropriation from the General Fund for Fiscal Year 2025/2026 in the amount of \$7,486.08 to be placed in the Police Overtime account 010.50130.0000.9010. Funds received from the State of Connecticut Department of Transportation for DUI enforcement.

Motion: Mary Ann Rosa seconded by Robert Desena: I move to approve an appropriation from the General Fund for Fiscal Year 2025/2026 in the amount of \$7,486.08 to be placed in the Police Overtime account 010.50130.0000.9010. Funds received from the State of Connecticut Department of Transportation for DUI enforcement.

Discussion: none.

Motion passed unanimously

- e. Consider an appropriation from the General Fund for Fiscal Year 2025/2026 in the amount of \$18,761.60 to be placed in the Police Overtime account 010.50130.0000.9010. Funds received from the State of Connecticut Department of Transportation for distracted driving and high visibility enforcement.

Motion: Mary Ann Rosa seconded by Robert Desena: I move to approve an appropriation from the General Fund for Fiscal Year 2025/2026 in the amount of \$18,761.60 to be placed in the Police Overtime account 010.50130.0000.9010. Funds received from the State of Connecticut Department of Transportation for distracted driving and high visibility enforcement.

Discussion: none.

Motion passed unanimously

- f. Consider an appropriation from the General Fund in the amount of \$7,225 to be placed in line item 010.50332.019.0000.9010-Police Maintenance Agreements. Funds received from Axiom Forensics through a grant from the Internet Crimes Against Children Taskforce.

Motion: Mary Ann Rosa seconded by Robert Retallick: I move to approve an appropriation from the General Fund in the amount of \$7,225 to be placed in line item 010.50332.019.0000.9010-Police Maintenance Agreements. Funds received from Axiom Forensics through a grant from the Internet Crimes Against Children Taskforce.

Discussion: none.

Motion passed unanimously

- g. Consider a resolution authorizing the transfer of \$20,000 from the General Fund Miscellaneous Revenue line item to Special Capital Project Fund 261 – Fiscal Year 2023/2024 Various Road Improvements.

RESOLUTION

WHEREAS, \$20,000 was received from Eversource during Fiscal Year 2023-2024 in connection with the restoration of damaged pavement on Wilson Street resulting from Eversource's natural gas pipeline project.

WHEREAS, the funds were originally deposited into the General Fund Miscellaneous Revenue line item and are now requested to be transferred to Special Capital Project Fund 261 for use toward roadway improvements identified by Public Works as part of the Town's Fiscal Year 2026-2027 road improvement and bonding project needs.

NOW THEREFORE BE IT RESOLVED that authorizing the transfer of \$20,000 from the General Fund Miscellaneous Revenue line item to Special Capital Project Fund 261 – 23/24 Various Road Improvements.

Dated at Watertown, Connecticut this 17th day of August, 2026.

Jonathan Ramsay, Chair
Watertown Town Council

Motion: Mary Ann Rosa seconded by Robert Retallick: I move to approve a resolution authorizing the transfer of \$20,000 from the General Fund Miscellaneous Revenue line item to Special Capital Project Fund 261 – Fiscal Year 2023/2024 Various Road Improvements.

Discussion: none.

Motion passed unanimously

- h. Consider the sale of a parcel of land located on Litchfield Rd., (Map 053-Block 33A-Lot 009) according to the Guidelines for Sale of Real Property (without building).

Motion: Mary Ann Rosa seconded by Robert Desena: I move to postpone action on item h on the agenda to a future meeting.

Discussion: none.

Aye: 7 Ramsay, Cocchiola, Rosa, Desena, Noyd, Retallick, Ryan
Nay: 0
Abstain: 1 DeMatteis

Motion passes

- i. Consider authorizing the assignment of the Crestbrook Park Golf Course Restaurant Lease agreement from JJST, Inc. to Sunset Bar and Grill, Inc.

Motion: Mary Ann Rosa seconded by Robert Retallick: I move to authorizing the assignment of the Crestbrook Park Golf Course Restaurant Lease agreement from JJST, Inc. to Sunset Bar and Grill, Inc. all other conditions of the lease remain the same.

Chairman Jonathan Ramsay stated there is a slight change in the ownership structure they are doing.

Carina Noyd asked the new couple in that agreement; do they have a history of owning a restaurant in the area.

Michael Ganem, Park and Recreation Director read a letter from the new ownership coming into the partnership and thanked Joe Romano who is stepping aside from ownership.

Attached

Robert Retallick asked if they were residents of Watertown?

Michael Ganem answered they are from Southington.

Robert Retallick asked how many years are left on the lease?

Chairman Jonathan Ramsay answered it runs through 2029.

Tom DeMatteis added to the past ownership then it was JG, it was Jojo, Steve, and Tom.

Robert Desena stated I attended a function at the Sunset Grill and it was the first function that was hosted by Mr. Yankis. I was surprised to see someone who I hadn't seen in over 30 years. He is very hospitality oriented, I known him and his wife for 40 years and I would have to go along with Mr. Ganem's evaluation of him.

Aye: 7 Ramsay, Cocchiola, Rosa, Desena, Noyd, Retallick, Ryan

Nay: 0

Abstain: 1 DeMatteis

Motion passes

- j. Consider authorization the purchase of Fiscal Year 2026/2027 Public Works Vehicle Replacements for a total amount of \$850,000. Funding is requested for the purchase as follows:

Motion: Mary Ann Rosa seconded by Robert Retallick: **I MOVE** to authorize an appropriation in the amount of **\$403,281** from the Construction Replacement Fund, Account **230.50535.244.000.9230**, to FEMA Expenditures, line item **283.50690.460.0000.9283**, for the purchase of vehicles and replacement equipment for the Public Works Department.

I FURTHER MOVE that the Town Council set a **Special Town Meeting** to be held on **September 8, 2026, at 6:45 p.m.** in the Town Council Chambers to consider the following:

1. An appropriation of **\$155,640** from FEMA Account **010.40236.420.3052.0000** to FEMA Expenditures, line item **283.50690.460.0000.9283**; and
2. An appropriation of **\$291,079** from FEMA Account **010.40236.2191.0000** to FEMA Expenditures, line item **283.50690.460.0000.9283**.

The appropriations are for the purchase of the following, or similar, vehicles and associated equipment:

- One Dyna-4 cab tractor mower;
- Two Chevrolet Regular Cab 2500 trucks;
- One Chevrolet Regular Cab 3500 truck;
- One Freightliner 114SD single-axle plow truck; and
- Partial funding for one Freightliner 114SD axle plow with wing, with the remaining amount to be financed.

Jerry Lukowski, Director of Public Works stated we are looking at purchasing the six vehicles that were part of our Town Fleet Replacement Life Cycle Management Plan and our past budget briefings. These six vehicles amount to 1.1 million dollars. Our fleet average for highways is 17 years. The average of a half dozen to a dozen municipal towns that are close to us is 12 years average. The State DOT highway average is 8 years. Using these funding sources, we are going all in on our construction replacement equipment for \$403,000. We have been saving \$100,000 a year but primarily more for grade all and a paving box, we definitely need to have these vehicles. The other two accounts are the FEMA account, we got reimbursed from the storm that was two years ago, on the 18th of August. We did the documentation of paperwork for 1.7 million and got reimbursed for 1.3 million from that storm. The idea is to purchase the first five vehicles outright with no loan payment. The sixth vehicle, the other freight liner would be \$113,000 down payment which

comes out of the \$850,000 and we are looking at financing \$253,000 for 4 years and I am saying 5% for about \$71,000 a year for those 4 years.

Bob Grandpre, Highway Superintendent talked about the status of the equipment and what they face for winter when half the equipment is broken down. Our equipment is aging; our average fleet age is way past any other municipality and the DOT. We would like to take this opportunity to replace these six vehicles and would like to break the cycle of financing. We spend a lot of money on financing and we had the opportunity this year to start getting away from financing.

Carina Noyd asked there are two memos in our packet from you to Mark and there's a \$50,000.

Jerry Lukowski answered the first memo was briefed at a Public Works Sub-committee. I did an update with the memo; we received updated numbers from the Finance office.

Motion passed unanimously

k. Consider updated job description for Payroll Coordinator.

Motion: Mary Ann Rosa seconded by Robert Retallick: I move to approve the updated job description for Payroll Coordinator.

Rachael Ryan asked what was needed to be updated for the job description?

Mark Raimo answered as we went through the process of replacing our payroll person and we brought in an outside agency to do our payroll. We realized there is room in here to absorb other duties. Most of the changes are including some HR support. As we discussed many times over the last couple of years, payroll should be under human resources and it would be a perfect opportunity for us to expand.

Rachael Ryan asked about the point that Al made is there a difference between the Coordinator and Bookkeeper?

Mark Raimo answered Payroll Bookkeeper was our old title for this, it was updated about a year and a half ago with the Payroll Coordinator.

Motion passed unanimously

- l. Consider a resolution authorizing an appropriation from the General Fund for tax refunds.

RESOLUTION

WHEREAS, taxpayers have applied for Tax Refunds pursuant to Connecticut General Statutes, Refund of Excess Payments; and

WHEREAS, the Tax Collector certified the refunds in accordance with the provisions of Refund Statutes; and

WHEREAS, to refund taxpayers monies must be appropriated into the budget line item to expend the funds.

NOW THEREFORE BE IT RESOLVED, that the Town Council appropriates \$12,727.76 to line item 010.50341.043.0102.9010 from the General Fund for tax refunds.

Dated at Watertown, Connecticut this 17th day of August, 2026.

Jonathan Ramsay, Chair
Watertown Town Council

Motion: Mary Ann Rosa seconded by Robert Retallick: I move to approve the resolution authorizing an appropriation from the General Fund for tax refunds.

Discussion: none.

Motion passed unanimously

- m. Consider a resolution authorizing the payment of tax refunds.

RESOLUTION

WHEREAS, taxpayers have made application for the property tax refunds in accordance with C.G.S. Sections *Refunds of Excess Payment*:

WHEREAS, per State Statute, the Tax Collector shall, after examination of such application, refer the same, with recommendations thereon, to the Town Council, and shall certify to the amount of refund, if any, to which the applicant is entitled.

WHEREAS, upon receipt of such application and certification, the Town Council shall draw an order upon the Finance Department, in favor of such applicant for the amount of refund so certified.

NOW THEREFORE BE IT RESOLVED: that the Town Council authorizes a request that the Finance Department shall issue the payments for the certified refunds.

Dated at Watertown, Connecticut this 17th day of August, 2026.

Attached

Jonathan Ramsay, Chairman
Watertown Town Council

Motion: Mary Ann Rosa seconded by Robert Retallick: I move to approve the resolution authorizing the payment of the tax refunds.

Discussion: none.

Motion passed unanimously

Dan Cocchiola asked about the public comment made, Denise Russ stated concerns regarding the website and the possibility of instructions on how to navigate through the website, is it possible for us to do?

Mark Raimo answered yes, we don't sign into our website, I will touch base with her, we want make sure people understand how to navigate the system.

11. Adjournment

Motion: Mary Ann Rosa seconded by Robert Retallick: to adjourn the Regular Meeting at 7:48 p.m.

Motion passed unanimously

Respectfully submitted,

Jonathan Ramsay, Chair
Watertown Town Council

Approved: _____
Susan King, Clerk



WATERTOWN TOWN COUNCIL PUBLIC PARTICIPATION FORM

Date of Meeting: _____

8/17/26

(Please complete this form and submit it to the clerk of the Town Council if you wish to speak at this meeting)

Please Note: Three Minute Time Limit

1. I agree to a three-minute time limit;
2. I agree not to raise my voice;
3. I agree not to use lewd, obscene, profane, slanderous or libelous language or speak or act in a manner that would tend to incite a breach of the peace;
4. I agree not to speak about Town personnel matters. Personnel matters include comments about the job performance of named Town employees, other than elected officials;
5. After three minutes I agree to leave the microphone and yield the floor;
6. I agree that if I cause a disruption and am asked to leave, I will leave the Chambers.

Name: _____

Denise Russ

(please print)

Address: _____

135 Porter St

Watertown

Signature: _____

Denise Russ

Written materials may be submitted to the Clerk of the Town Council. Personnel matters should be directed to the relevant Department Head and/or Supervisor or in the case of a Department Head to the Town Manager except for the Town Manager which should be directed to the Chair of the Town Council.



WATERTOWN TOWN COUNCIL PUBLIC PARTICIPATION FORM

Date of Meeting: TEDAY

(Please complete this form and submit it to the clerk of the Town Council if you wish to speak at this meeting)

Please Note: Three Minute Time Limit

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5. After three minutes I agree to leave the microphone and yield the floor;
6. I agree that if I cause a disruption and am asked to leave, I will leave the Chambers.

Name: ALAN WICKEL
(please print)

Address: _____

Signature: _____

Written materials may be submitted to the Clerk of the Town Council. Personnel matters should be directed to the relevant Department Head and/or Supervisor or in the case of a Department Head to the Town Manager except for the Town Manager which should be directed to the Chair of the Town Council.



WATERTOWN TOWN COUNCIL PUBLIC PARTICIPATION FORM

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6. I agree that if I cause a disruption and am asked to leave, I will leave the Chambers.

Name: _____

(please print)

Address: _____

Signature: _____

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August 17, 2026

Tonight, I am asking the Town Council to proceed cautiously before appointing Watertown's next town attorney.

My concerns involve independence, accountability, potential conflicts, and the need for a fresh legal perspective.

First, I do not believe Attorney Franklin Pilicy is the right choice. A town attorney must be independent in both fact and appearance. Attorney Pilicy has longstanding personal and professional relationships within our town government. Some Council members have used his legal services or know him personally. Even if these relationships do not constitute formal conflicts, residents deserve full disclosure before the Council votes.

Second, Attorney Pilicy was not simply an observer during the Waterbury water-and-sewer litigation. He testified about the historical basis of Watertown's position and provided legal advice concerning the matter.

Records obtained through an FOI request indicate that Attorney Pilicy had an additional professional relationship relevant to the water-and-sewer matter. It is unclear from the information available to me whether that relationship was disclosed during the trial. I respectfully ask whether the Council had reviewed the circumstances and determined whether all relevant professional relationships were appropriately disclosed.

The Waterbury dispute ultimately left Watertown facing an obligation of approximately \$34 million. One attorney did not create this situation alone. Nevertheless, someone who participated in the underlying legal strategy should not be appointed town attorney without a serious public examination of his advice, testimony, relationships, and disclosures.

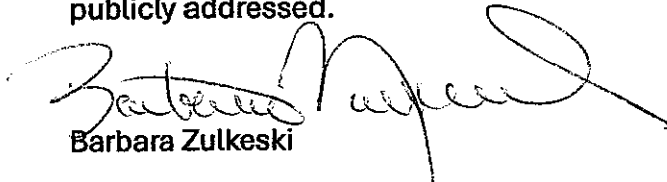
I also have concerns about Carmody, Torrance, Sandak & Hennessey. The firm represents Taft School and has appeared on its behalf in building and land-use matters before Watertown agencies. Because the town attorney may advise those same agencies, that representation could produce recurring conflicts, recusals, or additional expenses for separate counsel.

That relationship may not automatically disqualify the firm, but it requires complete disclosure and careful review. The Council should determine whether the firm could advise the town on matters involving Taft and how often outside council might be required.

Watertown needs legal counsel capable of reviewing previous decisions objectively and providing advice without divided loyalties or longstanding entanglements. The Council

should carefully evaluate the remaining proposal. If none of the three candidates meets the town's needs, the Council should reopen the process rather than make an unsuitable appointment simply because a decision is expected now.

After what this community has experienced, residents deserve independence, transparency, accountability, and a fresh set of eyes. I respectfully ask the Council not to appoint Attorney Pilicy and not to select any firm until every potential conflict has been publicly addressed.

A handwritten signature in black ink, appearing to read 'Barbara Zulkeski', with a long, sweeping horizontal line extending to the right.

17 Mallory Rd. Watertown 06795

JOSEPH AND VALERIE YANKUS

**24 Juniper Road
Southington, CT 06489
(203) 910-2756
vlyrealestate@aol.com**

Dear Honorable Town of Watertown Council Members,

In partnership with Stephen Martino of the Sunset Grille Restaurant, Joe and Valerie Yankus would like to share a small amount of information pertaining to their careers and personal life so that the Town may have a more personal and professional look at both their previous and current lives as well as their intentions as to their future hopes to grow the Sunset Grille, along with Steve, into an even more wonderful venue for the Town.

Joe and Valerie bring decades of combined business, hospitality and customer service experience to Sunset Grille at Crestbrook Park Golf Course.

Joe has an extensive background in the food and beverage industry including many years serving as a Beverage Manager for both the Sheraton and Hilton Hotels. His experience in hospitality operations, food and beverage service and management and guest relations along with his strong business acumen altogether provide a strong foundation for the continued growth of Sunset Grille.

Valerie brings more than 10 years of restaurant and banquet experience, including waitstaff and event service, along with an extensive background in high end customer service, business ownership, real estate, marketing and creating welcoming spaces and experiences for clients and guests.

Together, Joe and Valerie have successfully owned and operated their own businesses for over 35 years. They are also the proud parents of four beautiful children and grandparents to three.

In partnership with Steve, their goal for Sunset Grille is to build upon the restaurant's existing strengths and the natural beauty of its setting at Crestbrook. They hope to enhance the overall dining and guest experience, expand private and community events, develop new revenue opportunities, and create additional partnerships with local residents, businesses, organizations and the Town of Watertown.

Joe and Valerie look forward to becoming an even greater part of the Crestbrook community and helping Sunset Grille continue to grow as a welcoming destination for golfers, residents, families, celebrations and community gatherings.

Town Council Regular Meeting August 17, 2026 Line item 10m

Bill	Name	Address	City/State/Z	Prop Loc/Vehicle Info.	Reason	Tax	Int	Fee	Refund
2025-03-0050953	BALDINO ANITA	5 OAK ST	WATERTOWN	2014/1HGCRR2F85EA293666	12-129 Refund of Excess Pmts - Acct prorated	104.09	-	-	104.09
2025-03-0053080	CARPINTERI MAURO	57 JOSHUA TOWN	WATERTOWN	2009/WBAPK73549A464308	12-129 Refund of Excess Pmts - Acct prorated	49.42	-	-	49.42
2025-03-0053325	CENKOLLI AURELA	550 WOODBURY F	WATERTOWN	2014/WDDHF9BB7EA967278	12-129 Refund of Excess Pmts - Acct prorated	75.46	-	-	75.46
2023-01-0001905	COTALITY	PO BOX 9202	COPELL, T	245 CHERRY AVE	12-129 Refund of Excess Pmts - Acct prorated	15.90	-	-	15.90
2024-01-0001915	COTALITY	PO BOX 9202	COPELL, T	245 CHERRY AVE	12-129 Refund of Excess Pmts - Acct prorated	16.83	-	-	16.83
2024-04-0080763	DRX FINANCIAL	856 ECHO LAKE R	WATERTOWN	2015/3N6CM0KNXFK708202	12-129 Refund of Excess Payments.	6.16	-	-	6.16
2024-03-0056297	EAN HOLDINGS LLC	ONE FINANCIAL P	HARTFORD,	2022/1N4BL4DY6NN380538	12-129 Refund of Excess Pmts - Acct prorated	322.39	-	-	322.39
2024-04-0080105	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2022/2C3CDZIG5NH237754	12-129 Refund of Excess Pmts - Acct prorated	180.90	-	-	180.90
2024-04-0080516	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2022/2FMPK4K92NBB07175	12-129 Refund of Excess Pmts - Acct prorated	172.82	-	-	172.82
2024-04-0080514	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2022/2FMPK4K99NBB06721	12-129 Refund of Excess Pmts - Acct prorated	58.06	-	-	58.06
2024-04-0080108	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2022/5TDH2RBH0NS240864	12-129 Refund of Excess Pmts - Acct prorated	411.97	-	-	411.97
2024-04-0081621	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2023/2C3CDXHGH8PH60001	12-129 Refund of Excess Pmts - Acct prorated	52.42	-	-	52.42
2024-04-0081612	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2023/2C4RC1GG0PR553884	12-129 Refund of Excess Pmts - Acct prorated	284.84	-	-	284.84
2024-04-0081278	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2023/JN8AY2BB5P9833312	12-129 Refund of Excess Pmts - Acct prorated	366.36	-	-	366.36
2024-04-0080510	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2024/1C4RXNN69RW172208	12-129 Refund of Excess Pmts - Acct prorated	394.58	-	-	394.58
2024-04-0081630	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2024/1GYFZDR41RF211273	12-129 Refund of Excess Pmts - Acct prorated	69.13	-	-	69.13
2024-04-0081613	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2024/2T3P1RFV0RC431189	12-129 Refund of Excess Pmts - Acct prorated	98.62	-	-	98.62
2024-04-0081633	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2024/3C4NDDN8RT119320	12-129 Refund of Excess Pmts - Acct prorated	229.38	-	-	229.38
2024-04-0080107	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2024/3GNAXUEG9RL184004	12-129 Refund of Excess Pmts - Acct prorated	441.37	-	-	441.37
2024-04-0080106	EAN HOLDINGS LLC	14002 E 21ST ST S	TULSA, OK 7	2024/5N1DR3BC9RC202503	12-129 Refund of Excess Pmts - Acct prorated	255.43	-	-	255.43

2024-04-0081627	EAN HOLDINGS LLC	14002 E 21ST ST	TULSA, OK 7	2024/WA1EAAF9R2063650	12-129 Refund of Excess Pmts - Acct prorated	329.60	-	-	329.60
2024-04-0082056	EAN HOLDINGS LLC	14002 E 21ST ST	TULSA, OK 7	2025/1GNEVGRS8S146736	12-129 Refund of Excess Pmts - Acct prorated	66.92	-	-	66.92
2024-04-0080110	EAN HOLDINGS LLC	14002 E 21ST ST	TULSA, OK 7	2025/W1K5J4HB9S527336	12-129 Refund of Excess Pmts - Acct prorated	366.19	-	-	366.19
2025-03-0057756	GEFFERT TODD W	117 WESTGATE RD	WATERTOWN	2006/1D4HB58266F193392	12-129 Refund of Excess Pmts - Acct prorated	26.98	-	-	26.98
2025-03-0059824	HYUNDAI LEASE TITLE	3161 MICHELSON	IRVINE, CA 9	2023/5NMJFCAESP4190239	12-129 Refund of Excess Pmts - Acct prorated	445.67	-	-	445.67
2025-03-0059837	HYUNDAI LEASE TITLE	3161 MICHELSON	IRVINE, CA 9	2023/5XYRKDL8PG192829	12-129 Refund of Excess Pmts - Acct prorated	284.72	-	-	284.72
2025-03-0059895	HYUNDAI LEASE TITLE	3161 MICHELSON	IRVINE, CA 9	2023/KM8JFCAESPU201082	12-129 Refund of Excess Pmts - Acct prorated	490.61	-	-	490.61
2025-03-0059852	HYUNDAI LEASE TITLE	3161 MICHELSON	IRVINE, CA 9	2024/5NMJFCAESP4190239	12-129 Refund of Excess Pmts - Acct prorated	792.24	-	-	792.24
2025-03-0059804	HYUNDAI LEASE TITLE	3161 MICHELSON	IRVINE, CA 9	2024/5XYRK3CDF5HG155859	12-129 Refund of Excess Pmts - Acct prorated	183.88	-	-	183.88
2025-03-0059793	HYUNDAI LEASE TITLE	3161 MICHELSON	IRVINE, CA 9	2025/KNDETCA74S7681123	12-129 Refund of Excess Pmts - Acct prorated	135.18	-	-	135.18
2024-03-0060147	JEFFREY GENEVIEVE	53 NORTH ST	OAKVILLE, C	2009/WAUMF78K39N052413	12-129 Refund of Excess Pmts - Duplicate & Over	76.10	-	-	76.10
2025-03-0061733	LEPINE DAVID F	6 HILLTOP RD	WATERTOWN	2003/5J6YH28503L002075	12-129 Refund of Excess Pmts - Acct prorated	6.25	-	-	6.25
2025-01-0004604	LEVASSEUR DAVID F &	146 SMITH RD	THOMASTON	2017/19XFC1F77HE005257	12-129 Refund of Excess Pmts - Duplicate & Over	4,699.16	-	-	4,699.16
2025-03-0061936	LOMBARDI MICHAEL	58 MEADOWCREST	WATERTOWN	2015/1G1YF3D77F5122384	12-129 Refund of Excess Pmts - Acct prorated	82.88	-	-	82.88
2025-03-0062612	MANCINI EMIL A	235 MAIN ST	WATERTOWN	2017/19XFC1F77HE005257	12-129 Refund of Excess Pmts - Acct prorated	41.78	-	-	41.78
2024-03-0064715	NISSAN INFINITI LT LLC	P O BOX 22059	NASHVILLE, TN	2020/3N1AB8CV3LY287996	12-129 Refund of Excess Pmts - Acct prorated	298.30	-	-	298.30
2025-03-0065707	PELKEY PETER N	68 TUCKER AVE	OAKVILLE, C	2013/5NPEB4AC4DH682180	12-129 Refund of Excess Pmts - Acct prorated	43.92	-	-	43.92
2025-03-0067640	RUSS DENISE	136 PORTER ST	WATERTOWN	2008/1HD1KB41687690605	12-129 Refund of Excess Pmts - Acct prorated	20.88	-	-	20.88
2025-03-0067698	RYDER TRUCK RENTAL	99 MURPHY RD	HARTFORD, CT	2019/3ALACWFC8KDKF8387	12-129 Refund of Excess Pmts - Acct prorated	555.14	-	-	555.14
2025-03-0068177	SCIARAPPA MALANI A	25 SHAW FARM RD	OAKVILLE, C	2016/JF2GPADCXG8239587	12-129 Refund of Excess Pmts - Acct prorated	106.04	-	-	106.04
2025-03-0068509	SHPATA ERION	755 WOODBURY F	WATERTOWN	2005/2T1BR32E95C550965	12-129 Refund of Excess Pmts - Acct prorated	9.65	-	-	9.65
2025-03-0068847	SNOW JOHN C	306 NORTH ST	WATERTOWN	2015/2HKRM4H70FH632478	12-129 Refund of Excess Pmts - Duplicate & Over	30.64	-	-	30.64
2025-03-0071697	XHUTI ZHULIETA	35 WHEELER FARM	WATERTOWN	2012/5FNVYF4H46CB003278	12-129 Refund of Excess Pmts - Acct prorated	28.90	-	-	28.90
TOTAL						12,727.76	-	-	12,727.76