



**AGENDA
AMENDED***
**REPRESENTATIVE TOWN MEETING
REGULAR MEETING
Monday, August 4, 2025
7:00pm – Waterford Town Hall**

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUL 25 P 4: 01
ATTEST: *[Signature]*
TOWN CLERK

- A. Pledge of Allegiance
- B. Roll Call
- C. To consider and act upon the minutes of the June 2, 2025 Meeting
- D. Correspondence
- E. Public Comment
- F. Committee reports and referrals
- G. Appointee & Liaison updates
- H. Transaction of Business on the Call:
 - 1. To consider and act upon a request from Finance Director Kim Allen to deposit a check for **\$15,000** from the **Gardiner Family Foundation** to be used for **Youth & Family Services student programs**.
 - 2. To consider and act upon a request from Finance Director Kim Allen to deposit a check for **\$20,000** from the **Dominion Energy** to be used for **Waterford's Summer Music and Town Parade Events**.
 - 3. To consider and act upon a recommendation from the Board of Finance to **re-designate existing appropriated funds** from **Line #20531-57816 (Old Norwich Road Pump Station)** in the amount of **\$125,000** to a new capital line for engineering services related to the capital requirements surrounding the potential renewal of the Waterford/New London Inter-local Water Agreement.
 - 4. To consider and act upon a recommendation from the Board of Finance for an **additional appropriation** in the amount of **\$71,500** to **Line #20560-57893 (Great Neck Field Improvement)** from the **Unassigned Fund Balance of the General Fund**.
 - 5. To consider and act upon a recommendation from the Board of Finance to **appropriate \$278,500** from designated **Line# 20560-57893 (Great Neck Field Improvement)**.

6. To consider and act on the Fire Services Review Special Committee's Final Report dated July 2025.
7. Update from the Oswegatchie Fire Station Building Committee.
8. To consider and act upon a recommendation from the Public Protection & Safety Standing Committee of the RTM to amend the Waterford Code of Ordinances by adopting the new Chapter 8.33 – Open Burning.
9. To consider and act upon a recommendation from the Public Protection & Safety Standing Committee of the RTM to amend the Waterford Code of Ordinances, Chapter 10 by adopting the new Section 10.10 - All Terrain Vehicles.
10. To consider and act upon a recommendation from the Board of Selectmen to amend the town's Purchase and Sale Agreement with LEARN to modify the purchase price from \$1.00 to \$770,000 to enable LEARN to utilize its state funding to cover the approximate cost of the Town's building permit fees associated with the project.
11. To consider and act on two appointments to the Waterford Police Commission. (Term 08/04/2025 – 08/06/2029)
12. To consider and act on an appointment to the Oswegatchie Fire Station Building Committee due to the passing of Guy Russo.

I. New Business

J. Adjournment

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

C

MINUTES
REPRESENTATIVE TOWN MEETING
Regular Meeting
June 2, 2025

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUN - 4 11 A 10:05
ATTN: Paul Goldstein
TOWN CLERK

RTM Moderator Paul Goldstein called the June 2, 2025 Regular Meeting of the Representative Town Meeting to order at 7:00 P.M.

ROLL CALL

PRESENT: Kyrah Augmon-Bossa (Speaker Phone), Michael Bono, Jennifer Bracciale, Mark Campo, Erica Casper (Speaker Phone), Mary Childs, Harry Colonis, Timothy Condon, Thomas J. Dembek, Susan Driscoll, Timothy Fioravanti, Paul Goldstein, Kristen Gonzalez, Narciss Greene, Ryan Healy, Matthew Keatley (Speaker Phone), Lindsay Khan, Shawn Monahan, Ursula Moreshead, Kayla Mullen, Kathleen Mullen Kohl, Theodore Olynciw, Danielle Steward-Gelinas, David Sugrue

ABSENT: Christina Jessuck, Kate MacKenzie

EX-OFFICIO MEMBERS PRESENT: First Selectman Robert J Brule, Selectman Richard Muckle, Board of Education Chair Pat Fedor, Board of Finance Chair Glenn Patterson

EX-OFFICIO MEMBERS ABSENT: Selectman Greg Attanasio, Board of Education Chair Pat Fedor

ALSO PRESENT: Town Clerk David L. Campo; Town Attorney Robert Avena; Town Attorney Nicholas Kepple; Director of Finance Kim Allen

AGENDA ITEM C – May 5, 2025 Minutes

MOTION by Steward-Gelinas, seconded by Moreshead, to approve the minutes with the following correction noted by Town Clerk Campo: The original budget presented under Police Commission should be corrected to \$7,250,097

VOTING IN FAVOR: Unanimous

RTM Representative Kyrah Augmon-Bossa joined via speaker phone.

CORRESPONDENCE

Three cover letters were received from Board of Finance Chair Glenn Patterson in regard to Item's 3, 4 & 5. Letter from First Selectman Robert Brule to Chair of the Oswegatchie Fire Station Building Committee requesting a detailed cost estimate for the new facility. A copy of the lease agreement between the Town of Waterford and the Oswegatchie Fire Company No. 4, Inc. A Board of Education Quarterly Report. Democratic recommendation to the Utility Commission. Copies of correspondence can be obtained from the Office of the Town Clerk.

PUBLIC COMMENT

Resident Dr. Victor Ferry, 13 Colonial Dr, Waterford, spoke in favor of a new Oswegatchie Fire House citing his experience as a past Building Committee Chair, Oswegatchie Fire Volunteer, and his FEMA

training background. He understands the need for accurate financials but believes the project should move forward as soon as those become available.

Resident Bryan Sayles, 54 Wintergreen Dr, Quaker Hill, spoke in regards to his opposition to a new Oswegatchie Fire House, the need for more complete public comment minutes, the need to replace the roof at Oswegatchie Fire House, the need for the Fire Services Review Report, among other concerns (See Attachments).

COMMITTEE REPORTS

Committee report received from Public Health, Recreation & Environment. (See Attachment)

MOTION by Steward-Gelinas, seconded by Moresehead to accept the committee report.

MOTION PASSED: Unanimous

APPOINTEE & LIAISON REPORTS

An Oswegatchie Fire Station appointee report from Ted Olynciw.

CALL ITEM 1 – Camp Dash Donation from Cactus Jack

PRESENTATION: Finance Director Kim Allen

MOTION by Steward-Gelinas, seconded by Dembek, to approve a request from Finance Director Kim Allen to deposit a check for **\$10,000** from the **Cactus Jack Foundation** to be used for **Town of Waterford's Camp Dash Program**.

MOTION PASSED: Unanimous

CALL ITEM 2 – 28 Industrial Drive Project

PRESENTATION: Planning Director Jonathan Mullen, AICP; Town Attorney Robert Avena

MOTION by Steward-Gelinas, seconded by Condon, to approve a recommendation from the Board of Finance for an additional appropriation of **\$85,000** from the **Undesignated fund balance #205-31520 of the Capital and Non-Recurring Expenditure Fund (CNR)** to the established project at 28 Industrial Drive, new account to be established.

MOTION PASSED: 19-1-0 (Gonzalez opposed)

CALL ITEM 3 – BOE Chromebooks and iPads

PRESENTATION: Superintendent of Schools Thomas Giard, Board of Education Finance Director Joseph Mancini

MOTION by Steward-Gelinas, seconded by Sugrue, to approve a recommendation from the Board of Finance for an appropriation of **\$197,000 to Line Item #20560-57884 (Chromebooks & iPad Equipment)** for the replacement of 400 Chromebooks, along with the purchase of iPads.

Friendly amendment offered by Driscoll and accepted to add Unassigned General Fund Balance to read as follows: MOTION by Steward-Gelinas, seconded by Sugrue, to approve a recommendation from the Board of Finance for an appropriation of **\$197,000 from the Unassigned General Fund Balance to Line Item #20560-57884 (Chromebooks & iPad Equipment)** for the replacement of 400 Chromebooks, along with the purchase of iPads.

MOTION PASSED: Unanimous

CALL ITEM 4: BOE Energy Efficiency

PRESENTATION: Superintendent of Schools Thomas Giard, Board of Education Finance Director Joseph Mancini

MOTION by Steward-Gelinas, seconded by Condon, to approve a recommendation from the Board of Finance for an appropriation of **\$243,335 to Line Item # 20560-57883 (Energy Efficiency)** for LED, new transformers and new VFDs across the District.

MOTION PASSED: Unanimous

RTM Member Narciss Greene arrived.

CALL ITEM 5 – Nevins Cottage

PRESENTATION: Planning Director Jonathan Mullen, AICP

MOTION by Steward-Gelinas, seconded by Condon, to approve a recommendation from the Board of Finance for an appropriation of **\$25,000 from Designated Line Item #20511-57767 (Nevins Cottage Structural Repairs)**.

MOTION PASSED: Unanimous

RTM Member Tim Fioravanti arrived.

CALL ITEM 6 – Utility Commission Update

PRESENTATION: Utility Commission Director Jill Stevens

Director Stevens updated the body and fielded questions in regard to operations. Copies of the Power Point available through the Office of the Town Clerk.

CALL ITEM 7 – Fire Services Review Special Committee Update

PRESENTATION: Fire Services Review Special Committee Chair Robert Tuneski, Director of Fire Services Chris Haley

Presentation followed by questions and answers. It was noted that the final study of the committee is awaiting final approval from the body and should be available in the coming weeks. Items discussed included the need for a complete report, staffing, number of firehouses needed, status of the volunteer system, how an Oswegatchie Fire Station would be incorporated within Waterford Fire Services, homeowner's insurance rates.

CALL ITEM 8 – Town of Waterford Oswegatchie Fire Station Bonding

MOTION by Steward-Gelinas, seconded by Driscoll, to pass over.

MOTION PASSED: Unanimous

CALL ITEM 9 – Salaries of Elected Officials

PRESENTATION: Finance, Wage and Personnel Chair Harry Colonis

Recommendation withdrawn because Town Counsel Attorney Nick Kepple has requested that we **table our recommendation to the RTM** for now. He has identified several concerns regarding the language of the resolution, which he believes should be addressed by the Standing Committee. Once those concerns are resolved, the revised resolution can be brought back to the full RTM at a future meeting.

CALL ITEM 10 – RTM Resolution

MOTION by Steward-Gelinas, seconded by Dembek to approve the attached resolution, postponed from the May 5, 2025 meeting, for a pilot program lasting one year to allow for all approved capital projects within the FY26 budget to move forward through the Finance Department without any further action by the Board of Selectmen, Board of Finance and the Representative Town Meeting.

Brief discussion

MOTION by Gelinas, seconded by Condon, to refer the resolution to the Finance, Wage & Personnel Standing Committee for further review.

MOTION PASSED: Unanimous

CALL ITEM 11 – Utility Commission Appointment

MOTION by Steward-Gelinas, seconded by Dembek, to nominate Ryan Boyle, 10 Lark St, to the Utility Commission. (Term 04/01/2025 – 03/31/2029)

MOTION by Driscoll, seconded by Moreshead, to nominate Joshua Steele Kelly, 6 Marlin Dr, to the Utility Commission. (Term 04/01/2025 – 03/31/2029)

VOTING IN FAVOR OF BOYLE: Bono, Bracciale, M. Campo, Casper, Condon, Dembek, Floravanti, Goldstein, Gonzalez, Healy, KeatleyMonahan, Olynciw, Steward-Gelinas, Sugrue

VOTING AGAINST: Augmon-Bossa, Childs, Driscoll, Greene, Khan, Moreshead, Mullen, Mullen Kohl

Abstained: Colonis

RYAN BOYLE appointed to the Utility Commission 15-8-1

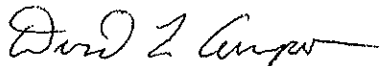
NEW BUSINESS:

Moderator Goldstein noted that the items being recommended for removal from the Public Health, Recreation and Environment Committee, per the submitted committee report, would be taken up at the next meeting of the RTM. (See attachment)

MOTION by Steward-Gelinas, seconded by Bracciale, to adjourn at 9:33 P.M.

MOTION PASSED: Unanimous

Respectfully Submitted,



David L. Campo, CCTC
Waterford Town Clerk

Fight for a qualified fire fighting force in Waterford

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Published: Jun 02, 2025 6:03 AM Updated: Jun 01, 2025 9:43 AM

Waterford residents should attend the June 2 Representative Town Meeting (RTM) to question why First Selectman Rob Brule is directing RTM members to vote about borrowing \$12 million for a new firehouse in Oswegatchie. It's a senseless request to pay back upwards of \$1 million or more every year while all five fire stations lack adequate firefighting staff.

Since shoring up the roof in 2011, taxes totaling \$2.99 million had accumulated between two capital project funds, Oswegatchie Building Renovations and Oswegatchie Building Improvement. In 2021, the entities were combined, yet Mr. Brule continued to leave the roof in disrepair. In early 2024, Mr. Brule directed transfers totaling \$432,000 from Waterford's surplus fund to pay for architects, consultants and plans for a new station while ignoring the long-overdue roof repair. Mr. Brule has submitted his \$12 million bond request prior to completing and publishing the Waterford Fire Services Review Special Committee report. The report will conclude what residents have known in the last seven years of Brule's leadership. Even his predecessor knew it when Mr. Brule served as his Second Selectman: hiring a qualified firefighting force is essential. The meeting starts at 7 p.m. at the Waterford Town Hall.

Brian Sayles

Quaker Hill

SHARE STORY

Bryan Sayles
page 1 of 3
RTM - 6/2/25

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUN -4 10:08
ATTACHED TO: BRYAN SAYLES

COMMENTS (5)
Words: 177/200

Bryan Sayles
Page 2 of 3
RTM-6/2/25

Post Comment

BRYAN SAYLES
6/2/2025 4:49 PM

The only disappointment is in the mismanagement of (pick anything) by First Selectman Brule. Just read the meeting attachment signed by Ted Olynciw. Readers, a.k.a., Waterford taxpayers, especially those from Quaker Hill need to pay attention to how the First Selectman's office has been screwing them by collecting taxes earmarked for specific projects, in this case, repairing the Oswegatchie firestation roof, then not spending that money for said purpose. Year after year. To a man on a horse, seeing those line items in writing you'd think you could trust that the repairs were done. Not so. Where is that 2.99 million dollars that was accrued since shoring up that roof in 2011? Surely, a good amount was collected from Quaker Hill's residents whose own firehouse staffing has been run into the ground under his administration. That sucking sound? It's our neighborhood taxes drawn for someone else's benefit. In this case, at the expense and safety of taxpayers and first responders. I'd highly recommend you start attending meetings and asking questions. There is good reason to attend tonight.

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Report Comment

Debra Gilpin
6/2/2025 12:15 PM

Mr. Sheehan is correct. However Item 7 on the agenda is, "Fire Service Review Special Committee Presentation." This will cover more than just the replacement of the Oswegatchie Fire Dept. building. Wayne Gilpin

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Report Comment

JOHN W BILL SHEEHAN
6/2/2025 9:51 AM

Just so readers are not disappointed. The BOS did not forward the Bonding request to the Board of Finance so the BOF did not forward the request to the Representative Town Meeting. The reason for not forwarding the request was because there was no cost information in the backup material. Possibly, the numbers will be available in August or September.

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Report Comment

Ken Scandariato
6/2/2025 7:23 AM

If staffing is *and it always is, the primary issue here, there must be a financial plan for an ongoing rotational system that manages that part of the public safety envelope which should be considered separate and apart from infrastructure investment. Mutual aid adds response time and is not an adequate first choice. Is there expansion/development on the horizon that requires upgraded facilities rather than spending on an aging infrastructure? In a growing community there always is that need. Primary considerations in Public Safety bonding/taxation must include Staffing, Facilities, Equipment, Administration, Communications, and Training as the foundation of a system. Financial planning for each part is essential.

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Report Comment

Debra Gilpin
6/2/2025 6:51 AM

For some reason, my signature was truncated in my comment. Wayne Gilpin

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Report Comment

Debra Gilpin
6/2/2025 6:49 AM

Mr. Sayles is correct that staffing is vital. However it is only one of the three legs on the stool. The other two are equipment and facilities. Please visit the Oswegatchie Fire Co. #4 Inc. FaceBook page. There is a letter and series of pictures that will show that the station is beyond repair. <https://www.facebook.com/oswegatchiefirecompany4> For those without FaceBook access, the pictures are available at: https://www.canva.com/design/DAGophQir0g/Zhbjer-IJ6uc04RtYIMA6Q/view?utm_content

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Report Comment

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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Bryan Bayles
page 1 of 1
RTM - 4/25

May 27, 2025

Dear Chairman Tuneski,

I understand that the project architect, SPA, is nearing completion of the final design drawings for the new Town Fire Station. With that in mind, I respectfully request that you ask the Oswegatchie Fire Station Building Committee to work with Downes, the Project Manager, to prepare a detailed cost estimate for the new facility based on SPA's completed plans.

Having a current and comprehensive estimate will ensure that the Oswegatchie Fire Station Building Committee, the Board of Selectmen (BOS), the Board of Finance (BOF), and the Representative Town Meeting (RTM) have the most accurate and transparent information available to guide their decision-making, particularly regarding potential bonding for the project. From what I understand, Downes' estimate should be ready in the second half of June.

In the interest of due diligence and fiscal responsibility, I intend to propose to the Board of Selectmen tonight that we table the bonding resolution until these updated figures are available. I will also encourage both the Board of Finance and the Representative Town Meeting to do the same. A decision of this financial scale requires careful consideration, and we owe it to the taxpayers of Waterford to proceed with the clearest possible understanding of the costs involved.

Please also extend, on behalf of the Board of Selectmen and the residents of Waterford, our sincere gratitude to the Oswegatchie Fire Station Building Committee. The dedication and professionalism demonstrated by the Committee through nearly fifty meetings over the past two and a half years is deeply appreciated.

With Thanks,

Robert Brule

Robert Brule, First Selectman

You think?!

When will the Fire Services Review report be made public? Will you allow a minimum of 60 days for taxpayers to study the report and talk with their RTM members before your decision?

RECEIVED FOR RECORD
WATERFORD, CT
2025 MAY 27 1 P 3 43
ATTN: BOF / RTM

(Bryan Paylor
RTM-6/2/25) =

ASSIGNEE REPORT OF THE OSWEGATCHIE FIRE HOUSE BUILDING COMMITTEE

May 23, 2025 (REVISED)

This report is a summary of facts gathered during the past 2+ years the committee has been working on this project.

RECEIVED FOR RECORD
WATERFORD, CT

2025 MAY 27 11:58

ATTACHED
8/9/25

1. The Building Committee has never voted on a motion to request funding or bonding from the Town for this project.
 - a. In fact, the Committee voted, at the April 1, 2025 meeting, Rocco Bracciale made a motion and seconded by Richard Muckle, to have a hard number (based on actual bids) before requesting Town funding / bonding since budget numbers have been proven to be unreliable.
 - b. The Committee reaffirmed, at its most recent meeting on May 6th, to request funding or bonding only based on hard bid numbers.
 - c. The Chairman, Bob Tunaski, on May 6th, stated during his conversation with Kim Allen, Finance Director, that she decided to ask the BOS to approve bonding for this project based on budget numbers, not actual cost.
2. Fire Services Review Special Committee.
 - a. The RTM formed this Committee at its meeting on 6/7/21 meeting.
 - b. THE MISSION: REVIEW ISSUES INCLUDING PERFORMANCE, POLICIES, AND STAFFING AND PRESENT THEIR FINDINGS/RECOMMENDATIONS OF ANY CHANGES NEEDED TO ENHANCE PUBLIC SAFETY, CREATING A STEERING DOCUMENT AND STRATEGIC PLAN.
 - c. This committee has failed after 4 years to provide a full comprehensive report of their findings and recommendations regarding the needs for all 5 Fire Houses.
 - d. Mr. Tim Condon, at the RTM meeting, on 8/7/23 stated "The decision to approve an Oswegatchie Fire Building Committee was facilitated by the fact that report from the Fire Service Review Special Committee would be provided. As you are aware this report has never been submitted to the Town for review and consideration.
3. The RTM decided without the benefit of a report from the Fire Services Review Special Committee, which was established by the RTM on June 7, 2021, to go forward with a new fire house at Oswegatchie. By not having this report we have placed the cart before the horse by designing a new fire house before obtaining this report which would have met the needs of all 5 fire houses.

page 1 of 3

Alarm ing

Bryan Sayles
RTM - 6/2/25

4. The Building Committee was formed on 2/6/23 with the specific instruction to "REPAIR OR REPLACE". This was understood to consider the cost of renovating the existing building versus building a new building. At a subsequent RTM meeting that was changed by majority vote that the new meaning was to "REPAIR AS NECESSARY THE EXISTING BUILDING UNTIL THE NEW BUILDING IS COMPLETED".
5. Jonathan Mullen, Planning Director, provided us with the attached Population Projections which shows that the population in Waterford will decrease between now and 2040. See attached.
6. The proposed design, approved by the Fire House Building committee, includes 3 drive through bays. The cost of this additional bay is approximately \$410,000.
- a. Only 2 drive through bays are needed based upon the present and future needs.
 - b. There are existing unused indoor parking spaces for 7 additional vehicles in the other 4 fire houses.
 - c. According to Director of Fire Services, Michael Howley, there are no plans for the next 10 years to add any additional vehicles.
 - d. The existing structure is 16,000 square feet in size versus the proposed new building which is 10,000 square feet in size.
 - e. The existing building adequately houses 4 pieces of apparatus, the same for the proposed fire,
7. The proposed plans have included the following luxury items:
- a. Heated floor slab with the garage bays.
The cost is \$181,000 plus 15% general conditions, overhead and profit, and 5% for contingency for a total cost of \$ 217,000.
There is already in the design a redundant gas fired forced air heating system which is adequate to heat the entire garage. This is the same system that is being used in our Municipal Garage. This is included in the budget.
 - b. Providing 3 bi-folding garage at the front of the building versus 3 typical rolling overhead doors. Cost for the bi-fold door is estimated to be \$ 108,000 versus rolling overhead doors estimated to be \$ 36,000. These figures include the 15% for general contractors overhead/ profit plus 5% for contingency. This is included in the budget.

page 2 of 3

Alarm

Bryan Sayles
RTM - 6/2/25

8. The existing poor soil conditions for the placement of the new building foundation requires an additional \$300,000 including General Contractors 15% fee for overhead/profit plus 5% contingency. The entire footprint of the building has to be excavated to a dept of 6' and the material removed from the site. Additionally, 4' of structural fill has to be installed in the excavation before the foundation can be backfilled. I do not believe that this cost is not included in the budget.
9. The existing traffic light may have to be relocated due to the new location of the building at an additional cost of \$ 600,000. The Chief of Police will make a decision to keep the existing light or install a new one after he reviews the line of site along the Boston Post Road. This cost is \$600,000 including the General Contractor's fee of 15% and 5% contingency. This potential cost is not included in the budget.

Personal note to the BOF. I urge you to review these facts before you cast your vote on the motion to approve funding / bonding for this project based on a budget number versus actual cost.

Ted Olynciw
Ted Olynciw, RTM Representative, 2nd District and RTM Appointed Member
To the Oswegatchie Building Committee

62 Twin Lakes Drive, Waterford, CT. 06385

Page 3 of 3

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

RECEIVED FOR RECORD
JUN - 21 P 12:31
TOWN CLERK

**PUBLIC HEALTH, RECREATION AND ENVIRONMENT STANDING COMMITTEE OF
THE RTM COMMITTEE REPORT**

Review of Feral Cat Management, RTC 12/05/2022

Review of Creation of a Special Revenue Fund, RTC 04/07/2025

Background

At the RTM Regular Meeting on December 5, 2023 following public comment and discussion The RTM voted unanimously to refer the "Review of Feral Cat Management" and on April 7, 2025 they voted to refer "Review of Creation of a Special Revenue Fund" to the Public Health Recreation & Environment Standing Committee of the RTM

Summary

This committee met January 30, 2023, July 12, 2023 April 16, 2025 in regard to **"Review of Feral Cat Management"**. The committee heard from a member of the public at the January 30 2023 meeting regarding their concern for the feeding of feral cats. The committee reviewed current state legislation regarding feral cat management and submitted questions for review to the Chief of Police and the Animal Control Officer at subsequent meetings.

The Committee met April 16, 2025 in regard to **"Review of Creation of a Special Revenue Fund"** with Assistant Director of Recreation and Parks Timothy Cieplik and heard from members of the public who represented the town's co-sponsored Little League program. The committee found that there is a significant need for additional support for our towns co-sponsored recreation programs.

Recommendations

At the April 16, 2025 meeting the committee unanimously recommended the following issues out of committee with no action taken.

Review of Feral Cat Management, RTC 12/05/2022

The committee felt that the issue of **"feral cat management"** was not widespread or rose to the level that would require action through ordinance. The committee also notes that there haven't been significant complaints of feral cat issues heard by the committee

since the item was referred.

Review of Creation of a Special Revenue Fund, RTC 04/07/2025

The committee also recommends to report the item **"Review of Creation of a Special Revenue Fund"** out of committee after with a recommendation the RTM recommends to report to the full RTM that they direct the finance Director, in conjunction with the board of Finance, to review the issue, and move forward with establishing a special revenue account to address Hoelck Park field rental and maintenance.

Attachments

Minutes and supporting documents available online and/or by request.

Respectfully submitted,
Michael Bono
Committee Chair



WATERFORD POLICE DEPARTMENT
41 AVERY LANE
WATERFORD, CT 06385-2819



D

Marc Balestracci
Police Chief

(860) 442-9451 TEL
mbalestracci@waterfordct.org

To: Paul Goldstein- Moderator of the RTM
Cc: David Campo-Town Clerk
From: Marc Balestracci, Chief of Police
Date: July 16, 2025
Re: Town Ordinance consideration

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUL 16 A 9:23
ATTEST: David J. Campo
TOWN CLERK

Moderator Goldstein,

In the State of Connecticut, including New London County, police departments have been challenged by the illegal operation of dirt bikes and ATVs on public roads. Oftentimes, large groups of individuals coordinate efforts to illegally use public roadways with these vehicles, which creates extremely dangerous and confusing situations. I requested a town ordinance in August of 2023 to address this concern and believe it may be before the RTM in August of 2025.

As the laws in Connecticut have recently authorized similar actions regarding street takeovers (Public Act 25-80), using vehicles rather than dirt bikes and ATVs, I am again requesting the RTM consider a Town of Waterford Ordinance in regards to street takeovers which will allow our police department to better enforce these illegal activities but also deter them from occurring in our town.

As the State of Connecticut has also approved enforcement cameras for speed and traffic light violations, I am respectfully requesting this too be referred to committee for consideration. There are many steps to this process, to which a town ordinance is one of the first. Should an ordinance be created for Waterford, the issue of enforcement cameras would still need to go before the Board of Police Commissioners as they are the Local Traffic Authority, the Board of Selectmen and the Board of Finance, for approvals, before seeking approvals from the State of Connecticut.

I have no plans to request these cameras in Waterford at this time, however, there may come a time in which the Town of Waterford may seek these tools to improve traffic safety in particular areas, to which that long process could begin with an ordinance already in place. Knowing that the previous ordinance request has taken two years to achieve a public hearing, I feel as though this should be reviewed at this time.

At the last Board of Police Commissioners regularly scheduled monthly meeting on July 14, 2025, the issue of enforcement cameras was discussed. It should be clear that the board supported the request for an ordinance, but did not endorse cameras to be installed at any location in Waterford during that meeting.



Marc Balestracci
Police Chief

WATERFORD POLICE DEPARTMENT
41 AVERY LANE
WATERFORD, CT 06385-2819



(860) 442-9451 TEL
mbalestracci@waterfordct.org

Therefore, I am respectfully requesting that the Representative Town Meeting have a committee review these requests. I would also request that I speak with the committee, if assigned, as I have draft and standing ordinances from other communities that may provide some insight to the needed language.

Thank you for any consideration,

A handwritten signature in black ink, appearing to read "M. Balestracci".

Marc Balestracci
Chief of Police
Waterford Police Department

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

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TO: Paul Goldstein
RTM Moderator

FROM: Kim Allen, Director of Finance

COPY: Rob Brule, First Selectman
Dani Gorman, Youth & Family Services

RE: Contributed Gift Approval

DATE: July 2, 2025

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUL - 31 P 3:11
ATTEST: *David H. Langley*
TOWN CLERK

Per Waterford Ordinance 3.05.030 (Contributed Gifts Fund), all third party receipts over \$10,000 require the approval of the Representative Town Meeting.

The Gardiner Family Foundation has donated \$15,000 to Youth & Family Services to be used for the Town of Waterford's student programs. As directed, funds will be utilized to provide additional support to the Youth & Family Services student programs.

I respectfully request the RTM's approval for the donation to be deposited into the Youth & Family Services Special Revenue Fund to be used to support children support services and programs.

Respectfully,

Kimberly Allen

Kimberly Allen

To: Kimberly Allen, Director of Finance
From: Dani Gorman, Human Services Administrator
Cc: Rob Brule, First Selectman
David Campo, Town Clerk
Mike Buscetto, Chairman of Youth & Family Services Advisory Board
Re: Contributed Gift Approval
Date: July 2, 2025

I respectfully ask, on behalf of Youth and Family Services, that you notify the Town Clerk through a memo to RTM Moderator Goldstein that an item be placed on the agenda of the August meeting so that we may accept a contributed gift from the Gardiner Family Foundation in the amount of \$15,000. As you have notified us in the past, the applicable ordinance is 3.05.030.

Once approved, the donation will be deposited into the department's special revenue fund and used as directed by the foundation.

GARDINER FAMILY FOUNDATION

P.O. Box 717 WATERFORD, CT 06385
(860) 444-1177

June 23, 2025

Dani Goreman, Director
Youth & Family Services
Town of Waterford
15 Rope Ferry Rd
Waterford, CT 06385

RE: \$15,000 Grant

Dear Dani:

Please find attached, our Grant payable to the Town of Waterford, restricted for use by Youth & Family Services in the amount of \$15,000.

We welcome the opportunity to assist with the Waterford Youth Programs. These programs promote the health and well being of children and their families when they may have limited options, and strengthen the bonds of our Waterford community,

With my best wishes, I am,

Sincerely yours,



Alan H. Gardiner
Treasurer

Enclosure

Copy: Lee Gardiner
Skye Gardiner
Thomas Gardiner
Sue Gardiner



Bank of America, N.A.

Date: 06/06/25

PT 20820073

Sub Class Code
01

Town of Waterford
200 Boston Post Road
Waterford CT 06385

Overnight to Alan Gardiner

Account Name: IM GARDINER FAMILY FDN INC

Account Number: 42-01-104-1152446

Payment in Settlement as Described Below

2025 grant unrestricted for
Youth & Family Services

Total Amount

15,000.00



Retain This Portion For Your Records

BANK OF AMERICA		PT 20820073	
Bank of America, N.A.		10	
Account Number 42-01-104-1152446	Account Name IM GARDINER FAMILY FDN INC	Date 06/06/25	
Fifteen Thousand and 00/100 Dollars		Amount \$****15,000.00	
In Payment Of 2025 grant unrestricted for		Pay	
To The Order Of	Town of Waterford 200 Boston Post Road Waterford CT 06385	<i>Ajeenah Samples</i>	

⑈00 208 200 73⑈ ⑆111000025⑆ 1390023848⑈

To: Kimberly Allen, Director of Finance
From: Dani Gorman, Human Services Administrator

Cc: Rob Brule, First Selectman

David Campo, Town Clerk

Mike Buscetto, Chairman of Youth & Family Services Advisory Board

Re: Contributed Gift Approval

Date: July 2, 2025

I respectfully ask, on behalf of Youth and Family Services, that you notify the Town Clerk through a memo to RTM Moderator Goldstein that an item be placed on the agenda of the August meeting so that we may accept a contributed gift from the Gardiner Family Foundation in the amount of \$15,000. As you have notified us in the past, the applicable ordinance is 3.05.030.

Once approved, the donation will be deposited into the department's special revenue fund and used as directed by the foundation.

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUL -2 1 P 3:28
ATTEST: *David F. Campo*
TOWN CLERK

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

2

TO: Paul Goldstein
RTM Moderator

FROM: Kim Allen, Director of Finance

COPY: Rob Brule, First Selectman
Ryan McNamara, Director Recreation & Parks

RE: Contributed Gift Approval

DATE: May 23, 2025

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUL 23 A 9:29
ATTEST: *David J. Baggio*
TOWN CLERK

Per Waterford Ordinance 3.05.030 (Contributed Gifts Fund), all third party receipts over \$10,000 require the approval of the Representative Town Meeting.

Dominion Energy has donated \$20,000 to be used for the Town of Waterford's Summer Music Program and Community Events. As outlined in the donation, funds will be utilized towards Waterford's Summer Music and Town Parade Events.

I respectfully request the RTM's approval for the donation to be deposited into the Special Revenue Fund to be used to support the listed community events.

Respectfully,

Kimberly Allen

Kimberly Allen

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

3

July 18, 2025

Mr. Paul Goldstein, Moderator
Representative Town Meeting
15 Rope Ferry Road
Waterford, CT 06385

Dear Moderator Goldstein:

At the meeting of the Board of Finance held Wednesday, July 16, 2025, it was voted to recommend the Representative Town Meeting to consider and act on a request from the Director of **Utilities**, Jill Stevens, to **re-designate existing appropriated funds from Line# 20531-57816 (Old Norwich Road Pump Station)** in the amount of **\$125,000** to a new capital line for engineering services related to the capital requirements surrounding the potential renewal of the Waterford/New London Inter-local Water Agreement.

I respectfully request you place this item on the agenda of the next meeting of the Representative Town Meeting. Copies of backup justification are attached hereto.

Respectfully submitted,

Glenn Patterson

Glenn Patterson, Chairman
Board of Finance

Enclosure: Utility Commission, Re-designate Funds

GP/rhh

Cc: Town Clerk

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUL 18 P 2:21
ATTEST: *[Signature]*
TOWN CLERK

1000 HARTFORD TURNPIKE



WATERFORD, CT 06385

July 2, 2025

Mr. Rob Brule, First Selectman
Town of Waterford Town Hall
15 Rope Ferry Road
Waterford, CT 06385

Dear Mr. Brule,

The Utility Commission respectfully requests a re-designation of existing appropriated funds within L.I. # 20531-57816, Old Norwich Road Pump Station, into a new capital account in the amount of \$125,000 for engineering services related to the capital requirements surrounding the potential renewal of the Waterford/New London Interlocal Water Agreement.

Additional ARPA funds have recently become available from the Old Norwich Road Pump Station Upgrade project which would enable the re-designation of already appropriated CNR funds for this project.

A formal task order from our on-call engineers is included with this request as an example of the scope and related costs required to perform the necessary due diligence required to fully evaluate Waterford's capital requirements for a long term safe and reliable supply of drinking water into the future. Additional tasks must be added to the included scope prior to finalizing the Request for Proposals to be competitively bid, therefore we anticipate the revised scope costs to be \$125,000 for this project. We are requesting funds currently designated be appropriated now in order to solicit competitive bids for and consequently begin the engineering study by this fall.

Thank you.

Jill N. Stevens, Director
Utility Commission

Cc: Utility Commission
Kimberly Allen, Director of Finance

7/8/25 - BOS, approved

December 6, 2024

Jill Stevens, Director of Utilities
Waterford Utility Commission
1000 Hartford Road
Waterford, CT 06385

DRAFT

**SUBJECT: Waterford Utility Commission (WUC) – Water Supply Study – Proposal for Engineering Services
WP #T17710**

Dear Jim,

As requested, Wright-Pierce (WP) is pleased to submit our proposal to provide engineering services to evaluate alternate sources of water supply in advance of the expiration of Waterford's Interlocal Water Agreement with the City of New London in 2028.

Project Understanding

The Town of Waterford (the Town) and the City of New London (the City) have an Interlocal Agreement in which the City supplies water directly to customers in New London and the City operates and maintains all facilities, while the Town is responsible for any capital improvements in their system. The term of the Agreement was initially from July 1, 1988 to July 30, 2036, as stated in the Interlocal Agreement, but this term length was reduced by eight years and will now expire in June of 2028. In advance of this Agreement's expiration date, the WUC would like to evaluate other potential sources of supply for their residents.

Waterford is currently supplied with water from the City's Lake Konomoc Water Treatment Plant (WTP). The City directly bills customers in Waterford based on individual meter readings. There are 34 interconnections between the Town's distribution system and the City's. There is currently a plan to install 11 master meters on at least some of these interconnections. Prior to 2007, water was wheeled to Montville from New London through Waterford via the 24-inch interconnection on Lathrop Road. Since 2007, Montville has purchased all of their water wholesale from Groton Utilities using the Thames River Basin interconnection.

Lake Konomoc has a safe yield of 6.4 MGD while the City's WTP has a normal capacity of 9 MGD and a peak capacity of 12 MGD. Per the Connecticut Agencies Regulations §16-262m-8, "there shall be at least a 15% margin of safety maintained between the system's safe daily yield and anticipated average daily demand." The projected demand for City of New London customers is not known but with Waterford's projected increase in demand alone, Lake Konomoc WTP may not be able to provide the project average day demand of 6.11 MGD with a 15% margin of safety by 2030. WUC may be required to seek additional sources of supply to replace or supplement City's supply to meet its future water supply needs.

12/6/2024

Jill Stevens, Director of Utilities

Page 2 of 5

The Town's historical and projected water usage is summarized in the Table 1 below, as provided in the WSP.

Table 1. Town of Waterford Historical and Projected Water Usage Compared to Current Lake Konomoc WTP Demand

Time Period	Average Day Demand (ADD) in MGD	ADD with 15% Margin of Safety (MOS) in MGD	Maximum Month Average Daily Demand (MMD) in MGD	Maximum Daily Demand (MDD) in MGD
Waterford Historical Five-Year Average (2011 to 2015)	3.02	3.47	3.75	4.60
Waterford Projected 2030	3.32	3.82	4.15	5.05
Waterford Projected 2060	3.77	4.34	4.71	5.73
Lake Konomoc WTP Historical Five Year Average (2011 to 2015)	5.32	6.11	6.38	7.95

1. Data obtained from the September 2016 Town of Waterford Utility Commission Water Supply Plan.
2. Bolded values exceed Lake Konomoc's safe yield of 6.4 MGD.

WUC has previously evaluated at least two other potential groundwater sources including the Jordan/Nevins Brook Well and the Polly Brook Well. Initial testing at the Jordan/Nevins Brook production well determined a yield of 0.3 MGD which was considered too low for source development to meet Town's current and projected future water needs. As stated in the 2016 Water Supply Plan (WSP), this well would also require treatment for iron and manganese removal and would have potential impacts on streamflow and wetlands.

The Polly Brook well is in zoning district IP-3, the Aquifer Protection Industrial Park zone, which was established by the Waterford Utilities Commission (WUC) through the zoning board. The 2016 Water Supply Plan states that this well is not being considered for future use, but the reasoning is not given.

Therefore, WUC has requested that Wright-Pierce evaluate other potential long-term sources of supply, associated permitting and regulatory requirements, and infrastructure improvement needs and costs for Waterford residents. Based on our understanding of WUC's needs the following is our proposed scope of services.

Scope of Services

Based on our understanding of the project, we propose the following scope of services:

1. Conduct a project kick-off meeting with WUC staff.
2. Request pertinent project information from WUC and Veolia. The requested information includes:

- a. The report titled *A Discussion on the Feasibility of Metering Between the Waterford Utility Commission and City of New London Public Water Systems* dated May 30, 2016, and referenced in the WSP.
 - b. Any available reports/data regarding the Jordan/Nevins Brook Well and the Polly Brook Well.
 - c. Historical water usage data (2016 through 2024) in Waterford.
 - d. Projected residential, commercial and industrial growth and estimated future water demand in Waterford.
 - e. Projected residential, commercial and industrial growth and estimated future water demand in New London.
 - f. A copy of New London's water supply plan.
3. Evaluate the feasibility of purchasing water wholesale from the City of New London with the Town of Waterford performing operations and maintenance. This task includes:
 - a. Up to two (2) in-person meetings with the City of New London staff.
 - b. Evaluate Waterford's long-term supply capacity needs from the City of New London.
 - c. Evaluate availability of supply from New London, water quantity and permitting requirements.
 - d. Review the City of New London's Water Supply Plan, historical water usage data (2016 through 2024), Capital Improvements Plan, and current and projected (if available) water rates.
 - e. Evaluate City's projected capital costs, operations and maintenance costs and pro-rated cost per user in Waterford for a 25-year planning and operational period.
 - f. Identify CT DPH requirements that WUC would need to meet to self-service their system.
4. Evaluate the feasibility of purchasing wholesale water from Groton Utilities via the Thames River Basin connection with Groton Utilities . This task includes:
 - a. Up to two (2) in-person meetings with Groton Utilities (GU) staff.
 - b. Evaluate availability of supply from GU, water quantity, quality and permitting requirements.
 - c. Identify potential interconnection points and infrastructure needs.
 - d. Request and review Groton's Water Supply Plan, Capital Improvements Plan, and reports related to the Thames River Basin project.
 - e. Evaluate water system operations requirements (WUC performing operations and maintenance).
 - f. Identify CT DPH requirements that WUC would need to meet to self-service their system.
 - g. Evaluate capital costs and operations and maintenance costs for a 25-year planning and

operational period.

- h. Evaluate available funding options (low interest loans and grants).
5. Evaluate potential new groundwater sources to replace or augment the City's supply. Tasks include:
- a. Review the existing documents including any available reports regarding the Jordan/Nevins Brook Well and the Polly Brook Well, water distribution map, hydrogeologic data, reports, studies, and other pertinent project data.
 - b. Complete a desktop hydrogeologic assessment to identify potentially favorable locations for a groundwater source which includes:
 - i. Review previous studies and published geologic maps and reports regarding the wells and geology in the area.
 - ii. Analyze and compile available GIS data including FEMA flood plains, contaminant threats, geologic data, hydrologic features, detailed soil maps, light detection and ranging (LiDAR) derived DEM data, and sensitive receptors such as wetlands and endangered species.
 - iii. Conduct a state file review for any additional data for the assessment.
 - iv. Review property plans and assessor's database to determine property ownership of potential favorable parcels.
 - v. Review well inventory data for existing well construction, pump testing data, and drilling logs of wells in the study area.
 - vi. Identify properties that have the potential for development of a new groundwater source with consideration of meeting regulatory setbacks, minimizing the potential for permitting limitations, distance to the existing system to minimize future infrastructure costs, and indication of favorable geologic conditions.
6. Provide a draft report for WUC's review and comment.
7. Meet with WUC staff to review the draft report and prepare a final report that addresses WUC comments.

Future Tasks

Following completion of the report, Wright-Pierce would proceed to develop a cost-benefit analysis and a rate study for any sources of supply that the Town of Waterford would like to pursue further. If an interconnection with Groton Utilities is pursued, we recommend developing a hydraulic model of the WUC's distribution system that is compatible with Groton Utilities' hydraulic model. The hydraulic model would be useful in evaluating various hydraulic scenarios for potential operating and hydraulic conditions. Engineering costs for future tasks are not included as part of this proposal letter.

12/6/2024

Jill Stevens, Director of Utilities

Page 5 of 5

Schedule

Wright-Pierce is available to begin work on this project in the beginning of 2025. We anticipate the work will take approximately six to eight months to complete.

Fee

For the Scope of Services described above we propose to undertake this work for a not-to-exceed fee of \$97,715 based on our estimated effort in the attached fee table (**Attachment A**) and our current billing rates (**Attachment B**).

Please note that this signed letter proposal will constitute our contract and Notice to Proceed for the work under our current standard terms and conditions in our on-call agreement with the Town of Waterford dated May 10, 2023. Should our proposal be acceptable, we will send a Task Order for signature.

We appreciate the opportunity to be of continued service to the Waterford Utilities Commission. Let us know if you have any questions regarding our proposed scope of work.

Sincerely,

WRIGHT-PIERCE

Mariusz Jedrychowski, PE
Regional Group Leader II
mariusz.jedrychowski@wright-pierce.com

Seen and agreed to by:

Waterford Utilities Commission

By: _____

Name: _____

Title: _____

Date: _____

Waterford Utilities Commission
Water Supply Study
Project Budget

DRAFT

Tasks	Water Practice Leader @ RJW \$241	Senior Project Manager @ MDJ \$239	Project Engineer @ ED \$151	Staff Engineer @ TH \$116	Lead Hydrogeologist @ GJS \$187	Hydrogeologist @ LNT \$140	Hydrogeologist @ KMC \$121	GIS Analyst @ CCH \$127	Engineering Assistant @ KK \$120	Total Hours	Loaded Labor	Expenses	SUBCONTRACTED SERVICES	TOTAL FEE
Phase 1: Study														
1. Conduct a project kick-off meeting with WUC staff.	0	4	4	4	0	0	0	0	0	12	2,028	50	0	\$ 2,078
2. Collect and review documents from WUC and Veolia.	0	6	16	16	0	4	16	0	0	58	8,211	50	0	\$ 8,261
3. Evaluate the feasibility of purchasing water wholesale from the City of New London.	1	16	20	48	0	0	0	0	0	85	12,679	220	0	\$ 12,899
4. Evaluate the feasibility of purchasing water wholesale from Groton via the Thames River Basin connection.	1	16	40	40	0	0	0	0	4	101	15,252	220	0	\$ 15,472
5. Data review and desktop hydrogeological analysis for potential sources of supply in Waterford.	0	0	2	4	40	30	34	6	0	110	16,569	50	0	\$ 16,619
6. Provide draft report.	1	16	80	60	24	10	10	24	8	233	34,257	50	0	\$ 34,307
7. Meet with WUC and prepare a final report based on comments received.	0	8	16	12	8	4	0	0	2	50	8,028	50	0	\$ 8,078
Total Hours	3	66	178	184	72	48	60	24	14	649				
Total Direct Labor Cost	\$ 723	\$ 15,791	\$ 26,932	\$ 21,404	\$ 13,472	\$ 6,737	\$ 7,247	\$ 3,046	\$ 1,674	\$ 97,025	\$ 97,025	\$ 690	\$ -	\$ 97,715

Billing Rates as of April 2024

The following labor rates and non-labor costs are provided as requested. Billing rates are based on salary costs for Wright-Pierce within each classification, multiplied by our salary multipliers. Actual billing rates for the project are based on the actual rates for the individuals assigned. Allow for a standard 6% salary increase year-over-year for multi-year contracts.

Labor Billing Rates

Accounting/Billing Classification	Hourly Billing Rate Range
Principal/Engineering Manager	\$250 to 380
Senior Project Manager	\$190 to 290
Project Manager/Senior Project Engineer/Construction Manager	\$190 to 260
Senior Project Engineer	\$180 to 250
Project Engineer	\$130 to 170
Engineer Intern/Intern Architect	\$100 to 140
Architect/Structural/Mechanical/Instrumentation/Electrical Engineer	\$150 to 310
Senior CAD Designer	\$140 to 160
CAD Designer/Senior CAD Technician	\$100 to 150
CAD Technician	\$90 to 110
GIS Analyst	\$100 to 170
Survey Crew (two people)	\$260 to 300
Field Service Manager/Technician	\$90 to 140
Hydrogeologist	\$110 to 190
Resident Project Representative	\$100 to 180 (\$120 to 210 w/ expenses)
Office Administrator/Engineering Assistant	\$90 to 140

Non-Labor Billing Rates

Description/Equipment	Job Cost Rate Per Unit
CADD Bond	\$0.15/sq. ft.
Field Books	\$20 each
iPad	\$5/day
Meals and Tips	At Cost
Mileage	IRS Rate
Misc. Equip.* 1-3 items	\$5/day
Misc. Equip.* 4-6 items	\$10/day
Misc. Equip.* 7-10 items	\$20/day
Misc. Fees	At Cost
Misc. Field Supplies	At Cost
Misc. Office Supplies	At Cost

Description/Equipment	Job Cost Rate Per Unit
Mylar	\$1.00/sq. ft.
Photocopies	\$0.10/copy
Postage	At Cost
Printing/Reproduction Cost	At Cost
Rental Vehicles	At Cost
Room	At Cost
Subcontracts	1.1 x Cost

* Miscellaneous equipment = paint gauge, measuring wheel, measuring tape, thermometer, manhole pick, laser measuring device, ice auger, flashlights, traffic cones, etc.

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

4

July 23, 2025

Mr. Paul Goldstein, Moderator
Representative Town Meeting
15 Rope Ferry Road
Waterford, CT 06385

Dear Moderator Goldstein:

At the Special Meeting of the Board of Finance held Tuesday, July 22, 2025, it was voted to recommend the Representative Town Meeting to consider and act on a request from the BOE Director of Finance/Operations, Joseph Mancini, for an **additional appropriation** in the amount of **\$71,500** to **Line# 20560-57893 (Great Neck Field Improvement)**.

I respectfully request you place this item on the agenda of the next meeting of the Representative Town Meeting. Copies of backup justification are attached hereto.

Respectfully submitted,

Glenn Patterson

Glenn Patterson, Chairman
Board of Finance

Enclosure: Liberty Landscapes, LLC Proposal

GP/rh

Cc: Town Clerk

RECEIVED FOR RECORD
WATERFORD, CT
2025 JUL 23 A 9:50
ATTEST *David H. Langley*
TOWN CLERK

LIBERTY LANDSCAPES, LLC

ATHLETIC FIELD CONTRACTORS

TOWN OF WATERFORD
165 GREAT NECK ROAD
WATERFORD, CT 06385

JULY 21, 2025

ATTN: **BILL MCMINN – PROJECT MANAGER**

RE: **GREAT NECK ELEMENTARY SCHOOL ATHLETIC FIELD/PLAY AREA RECONSTRUCTION**

PROPOSAL

ATHLETIC FIELD/ PLAY AREA – 45,000 SF

1. <u>MOBILIZATION</u>	\$5,000.00
2. <u>6' PRIVACY SCREEN FENCING (1YR)</u>	\$9,170.00
3. <u>REMOVAL & DISPOSALS</u>	\$29,900.00
• STRIP OFF EXISTING VEGETATION – 2"	
• REMOVE EXISTING ROOTZONE – 6"	
○ PUSH TOWARDS DOG LEG	
4. <u>LASER GRADE ESTABLISHED SUBGRADE</u>	\$8,330.00
5. <u>FURNISH & INSTALL 2MM SAND LAYER – 1"</u>	\$19,190.00
• LASER GRADE SAND	
6. <u>ROOTZONE BLEND – 5"</u>	\$129,670.00
• IMPORT & FURNISH TOPSOIL – 1.5"	
• LASER GRADE TOPSOIL	
• IMPORT & FURNISH C33 SAND – 3.5"	
• LASER GRADE SAND	
• REVERSE TILL IN 3 DIRECTIONS	
• LASER GRADE FINISHED GRADE	
7. <u>IRRIGATION SYSTEM</u>	\$62,000.00
8. <u>SET MANHOLE TO GRADE</u>	\$3,500.00
• PROTECTIVE RESILIENT PADDING	
9. <u>FERTILITY AMENDMENTS</u>	\$1,000.00
• NUTRITIONAL TESTING	
10. <u>SEEDING PER SPECIFICATIONS</u>	\$15,750.00
11. <u>MAINTENANCE PER SPECIFICATIONS</u>	\$10,000.00
2.5% BOND	\$300,850.00

NOTES:

- ROCK REMOVAL – IF, DURING THE PERFORMANCE OF THE CONTRACT, ROCK REMOVAL IS REQUIRED, THE PRICE SHALL BE \$500 PER CUBIC YARD FOR THE FIRST TEN YARDS. IF TEN CUBIC YARDS OF ROCK ARE EXCEEDED, THE PRICE SHALL BE \$250 PER CUBIC YARD.
- UNSUITABLE SOILS – IF, DURING THE PERFORMANCE OF THE CONTRACT, UNSUITABLE SOILS ARE ENCOUNTERED, THE PRICE SHALL BE \$500 PER CUBIC YARD FOR THE FIRST TEN YARDS. IF TEN YARDS OF UNSUITABLE SOILS ARE EXCEEDED, THE PRICE SHALL BE \$100 PER CUBIC YARD.
- MATERIAL TESTING – ALL MATERIAL TESTING COSTS WILL BE BY OTHERS

PRICE TABLES

Nunes original quote

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	LUMP SUM - ALL MATERIALS AND INSTALLATION (outside of irrigation system)	1	WHOLE	\$419,650.00	\$419,650.00
2	MATERIALS AND INSTALLATION OF IRRIGATION SYSTEM (ADD ALTERNATE)	1	WHOLE	\$35,000.00	\$35,000.00
Total					\$454,650.00

Less Revision <85,555>

\$369,095

Joseph Mancini

From: Luis Cibrao <luisc@nunesconst.com>
Sent: Monday, July 21, 2025 1:54 PM
To: Kevin Dufour
Cc: William McMinn; Joseph Mancini; Scott Vose; Kari Nunes; Filipe Nunes
Subject: RE: Great Neck optional revisions.

ATTENTION! This message originated from outside of Waterford Public Schools. Please be careful when clicking links or opening attached documents.

**To report PHISHING, forward to: spamreport@waterfordschools.org
To alert IT of a security concern, use the Help Desk.**

Good afternoon Kevin,

I was able to discuss this with Phil Nunes, and he advised on the following possible cost savings below in RED.
In total it comes out to a savings of about \$ 85,555.

Also, we have other ideas to save money but would like to discuss them with another meeting onsite.

Regards,

Luis Cibrao

Controller | EEO Officer

Nunes Connecticut, Inc.

"An Affirmative Action/Equal Opportunity Employer"

Ph: 413-547-6488

From: Kevin Dufour <kevin@tomirwinadvisors.com>
Sent: Thursday, July 17, 2025 3:04 PM
To: Luis Cibrao <luisc@nunesconst.com>; rachel@liberty498.com; Kari Nunes <karin@nunesconst.com>; smiller@turcogolf.com
Cc: McMinn William <wcmminn@waterfordschools.org>; Joseph Mancini <jmancini@waterfordschools.org>; Scott Vose <scottvose@tomirwinadvisors.com>
Subject: Great Neck optional revisions.

Thank you for attending the contractor interviews for the Great Neck Elementary School Project. As we had discussed, cost is a significant factor in evaluating any bids. If any contractors wish to exercise an option to adjust their proposal as part of a value engineering process, that would be welcomed by the Town.

Some areas where savings could be realized are listed below. These options, singularly or in combination, are all acceptable to the town. The list below are suggestions only and is not intended as a comprehensive or exclusive list of cost savings options. All options are welcome and will be evaluated individually.

Some potential cost savings options include:

- Reduce the soil profile to 5" (thus saving 2" of material costs and related disposal costs)
 1. 454 CY @ \$45.00 = (\$ 20,430)

- Reduce the shim layer to 1" (thus saving half the cost for the shim layer and reducing the amount of material to be transported off-site)(both options reduce the amount to be removed and transported off-site 3" or 1/3)
 2. 225 CY @ \$65.00 = (\$ 14,625) – should remove entire shim area.
- Remove the perimeter drain entirely and adjust the grades to utilize the existing surface drains (saving the cost of the perimeter drain)
 3. 435 FT Pipe = (\$ 18,000)
Stone = (\$ 5,000)
- Reducing the Maintenance obligation to 6 months of the active growing season after construction is completed. (reduces maintenance cost)
 4. No deduction as we were going to hand it over 30 days after completing.
- Blend the rootzone onsite using imported topsoil and appropriate sands. This must still meet performance specifications.
 5. Difficult to do onsite without taking over parking lot. If we can use parking lot and restore, then (\$ 15,000).
- Potentially keeping some material on site in the "dog leg" area, provided that the existing drainage outlets and wetland areas are protected. 18" of material in this 15,000 sq ft. area would equal the 6" in the revised depths that would need to be removed from the 45,000 sq ft field area. (\$ 12,500)

We feel the irrigation system is a very important aspect of the long-term success of the project, and it should be included.

We would appreciate having any response back by close of business on Monday.

Cordially yours,

Kevin Dufour
Sustainability Advisor
Tom Irwin Advisors
Cell: 781-999-5464
Email: Kevin@tomirwinadvisors.com
Follow us at: www.tomirwinadvisors.co
LEED Accredited Professional
Green Globes Professional

Cordially yours,

Kevin Dufour
Sustainability Advisor
Tom Irwin Advisors
Cell: 781-999-5464

Email: Kevin@tomirwinadvisors.com
Follow us at: www.tomirwinadvisors.co
LEED Accredited Professional
Green Globes Professional

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

5

July 23, 2025

Mr. Paul Goldstein, Moderator
Representative Town Meeting
15 Rope Ferry Road
Waterford, CT 06385

Dear Moderator Goldstein:

At the Special Meeting of the Board of Finance held Tuesday, July 22, 2025, it was voted to recommend the Representative Town Meeting to consider and act on a request from the BOE Director of Finance/Operations, Joseph Mancini, to **appropriate \$278,500** from designated **Line# 20560-57893 (Great Neck Field Improvement)**.

I respectfully request you place this item on the agenda of the next meeting of the Representative Town Meeting. Copies of backup justification are attached hereto.

Respectfully submitted,

Glenn Patterson

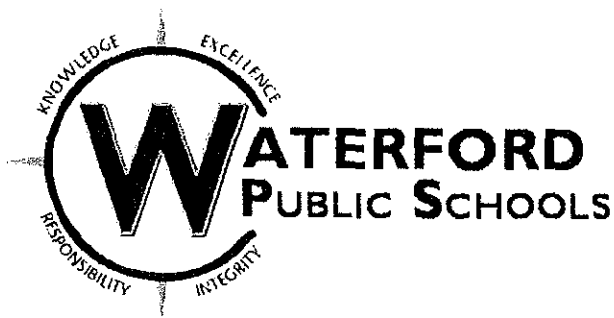
Glenn Patterson, Chairman
Board of Finance

Enclosure: Letter of Request from Joseph Mancini

GP/rlh

Cc: Town Clerk

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WATERFORD, CT
2025 JUL 23 A 9:51
ATTEST: *[Signature]*
TOWN CLERK



Mr. Joseph P. Mancini
Director of Finance

Mr. Thomas W. Giard III
Superintendent of Schools

July 21, 2025

This request is for an appropriation in the amount of \$278,750 from Capital and Non-recurring designated line 20560-57893 Great Neck Field Remediation.

This request is to move \$278,750 from designated to appropriated and is accompanied with another motion for \$71,250 to bring funding of this project to \$350,000. We are in the process of evaluating bids, with specific efforts given to bringing bids down below the \$350,000. This project remediates the back recess area at Great Neck Elementary school to work towards having the field available for students to access, historically this field has difficulty draining and students were limited to time on the playscape and asphalt as a result.

Respectively,

Joseph Mancini
Director of Finance



Town of Waterford
Purchasing
Shea Davy, Purchasing Agent
15 Rope Ferry Rd, Waterford, CT 06385

EVALUATION TABULATION
IFB No. IFB# 24-033
Great Neck Elementary School Athletic Field/Play Area Reconstruction
RESPONSE DEADLINE: June 26, 2025 at 2:00 pm
Report Generated: Thursday, June 26, 2025
Revised Responses: July 21, 3:30PM

SELECTED VENDOR TOTALS

Vendor	Total	Bid evaluations and value engineering (costs savings 7/21/25)
Nunes Connecticut, Inc.	\$454,650.00	\$369,095
Turco Golf, Inc.,	\$457,829.48	\$457,829
Liberty Landscapes, LLC	\$522,322.00	\$300,850 Plus disposal fees
Greenway Property Services Inc.	\$586,000.00	
Suchocki and Son, Inc.	\$598,888.39	

6,7

Update to be provided in person

Fire Services Report available at WaterfordCT.org under the Oswegatchie Fire House Building Committee. Hard copies can be requested through the Town Clerk

Chapter 8.33
OPEN BURNING

- 8.33.010 Declaration of Policy.
- 8.33.020 Prohibition.
- 8.33.030 Open Burning Official; permit procedures.
- 8.33.040 Excluded open fires; required permits.
- 8.33.050 Standards for open burning permits.
- 8.33.060 Outdoor burn ban.
- 8.33.070 Violations and penalties.

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8.33.010 Declaration of Policy.

The Town Fire Marshal is increasingly concerned about safety and environmental impacts associated with the open burning of brush and other materials. To seek to ensure that the health and safety of its residents is safeguarded, the Representative Town Meeting (RTM), pursuant to the authority of Section 7-148 and Section 22a-174 of the Connecticut General Statutes, hereby enacts legislation prohibiting all open burning except as noted.

8.33.020 Prohibition.

Except as hereinafter provided, no person shall set, cause or permit an open fire within the limits of the Town of Waterford. As used herein, "person" means an individual, firm, partnership or corporation. As used herein, "open burning" means the burning of any matter in such manner that the products of combustion from the burning are emitted directly into the ambient air without passing through an adequate stack or flue. Open burning thus includes burning done in simple outdoor structures such as barrels and drums as well as on the ground surface.

8.33.030 Open Burning Official; permit procedures.

- A. The First Selectman shall appoint one or more Open Burning Officials of the Town of Waterford who shall be solely responsible for the issuance of permits for those open fires excluded from the prohibition of section 8.33.020 of this chapter.
- B. A permit application for any permitted open fire shall be made on forms furnished by the Open Burning Official. Each application shall describe the purposes of the fire, the

DRAFT

nature and quantity of the materials to be burned and such other information as the Open Burning Official may require.

- C. A permit issued under this section shall be applicable only for the occasion or the purpose for which it was obtained.

8.33.040 Excluded open fires; required permits.

- A. A permit shall not be required for the following open fires:

- (1) Barbeques or other outdoor open fires for the purpose of cooking food for human consumption.
- (2) Fires to abate an immediate fire hazard, provided that the abatement fire is supervised by a responsible fire official.
- (3) Fires for training firefighters in methods of fighting fires as authorized by the Fire Marshal and/or Fire Chief.
- (4) Fires in an outdoor fireplace (i.e., chimineas, patio hearths, fire rings). Outdoor fireplaces must be noncombustible and specifically designed to hold outdoor fires. Fires shall not exceed four feet in diameter and only untreated natural wood is permitted to be burned. Fires must be a minimum of 10 feet from any structure. Drums of any kind shall not be permitted.
- (5) Fires in salamanders or other similar devices used by construction or other workers for heating purposes, which fires are essential to street installation or paving activities, the repairing of utilities, or other similar work.

- B. Permits shall be required for the following open fires:

- (1) Fires for the prevention, control, or destruction of diseases and pests, and agricultural burning for vegetation management.
- (2) Campfires, bonfires or other fires for ceremonial or recreational purposes, including cooking fires, that do not meet the standards as defined in Subsection A(4) above.

- C. Permits are required for the following open fires and may only be issued by the Commissioner of the Department of Environmental Protection or his designee:

- (1) Fires for the disposal of dangerous material such as toxic gases where there is not a reasonable alternative method.
- (2) Fires to thwart a hazard which cannot properly be managed by any other means or is necessary for the protection of public health.

8.33.050 Standards for open burning permits.

The Open Burning Official shall not issue a permit when it is determined that:

- A. A hazardous health condition will be created by such burning;
- B. The fire constitutes a salvage operation by open burning;
- C. A practical and alternative method for the disposal of the material to be burned exists, including but not limited to the following techniques: chipping, cutting for forest products, land filling, piling for protective cover for wildlife and stockpiling;
- D. Such open burning would interfere with or prevent the attainment or maintenance of a relevant ambient air quality standard;
- E. The forest fire danger, as determined by the state forest fire warden, is high or extreme and the area is within 100 feet of a woodland or grassland;
- F. An advisory of an air pollution emergency episode state is in effect; or
- G. Garbage, paper, grass, metals, plastics, leaves, rubber, painted materials or demolition waste is to be burned.

8.33.060 Outdoor burn ban.

- A. Whenever the state DEEP issues an outdoor burning ban on state properties, the Town Fire Marshal is hereby authorized to issue a similar townwide ban.

8.33.070 Violations and penalties.

- A. The Fire Marshal, police officer, and any Fire Department officer having jurisdiction, after having been made aware of a particular open fire and having satisfied themselves as to the circumstances and applicable requirements, shall cause any fire not specifically permitted by this ordinance or any fire deemed a hazard or nuisance, to be immediately extinguished, and may summon the fire service to accomplish this extinguishment.
- B. Any person who violates this chapter shall be fined \$250.00. Each singular daily event shall be considered a separate violation.

(See Attachment A - Policies for Open Burning in Waterford)

Effective Date: This ordinance shall take effect 15 days after final action by the RTM.

Chapter 10.10
All-Terrain Vehicles Ordinance

- 10.10.010 Declaration of Policy.**
- 10.10.020 Definitions.**
- 10.10.030 Prohibition.**
- 10.10.040 Penalties.**
- 10.10.050 Sign Posting Required for All-Terrain Dealers.**
- 10.10.060 Sale of Gasoline for Illegal Purposes.**
- 10.10.070 Appeal.**

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WATERFORD, CT
2025 JUL 23 A 10:45
ATTEST: *[Signature]*
TOWN CLERK

10.10.010 Declaration of Policy.

As authorized under C.G.S. Section 14-390(A), the Police Chief and Police Commission have become concerned with unregistered and unsafe vehicle use in Waterford. Therefore, all-terrain vehicles, mini bikes, mini motorcycles and dirt bikes on streets and public property are prohibited.

10.10.020 Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section:

All-terrain vehicle means a self-propelled vehicle designed to travel over unimproved terrain and which has been determined by the commissioner of motor vehicles to be unsuitable for operation on the public highways and also defined as any three (3) or more wheeled motorized vehicle, generally characterized by large, low-pressure tires, a seat designed to be straddled by the operator and handlebars for steering, which is intended for off-road uses by an individual rider on various types of non-paved terrain. Such vehicles do not include trail bikes, golf carts, agricultural tractors, farm implements and construction machines.

All-terrain vehicle dealer means any person engaged in the business of manufacturing, selling, leasing or renting all-terrain vehicles, mini bikes, as defined by this section, mini-motorcycles, as defined by this section, or dirt bikes, as defined by this section, at retail having a regular and established place of business within the Town.

Dirt bike shall mean a two-wheeled motorized recreational vehicle designed to travel over unimproved terrain and not designed for travel on a highway, and also defined pursuant to General Statute § 14-390m(d) as may be amended.

Mini-motorcycle shall mean a vehicle that has not more than three (3) wheels in contact with the ground, has a manufactured seat height of less than twenty-six (26) inches measured at the lowest point on top of the seat cushion without the rider, and is propelled by an engine having a piston displacement of less than fifty (50) c.c.

Pocket bikes, mini bikes, mini sport bikes, mini dirt bikes, chopper scooters, motor scooters, bicycles with helper motors, and any other similar vehicle (hereinafter collectively "mini bikes") shall mean any wheeled vehicle designed to transport one (1) or more persons that is powered by any type of motor.

As used in this section, "all-terrain vehicle", "mini bike", "mini motorcycle" and "dirt bike" shall not include the following:

- (1) Any registered "motorcycle" as defined in General Statute § 14-1(46);
- (2) Any registered "motor vehicle" as defined in General Statute § 14-1(47);
- (3) Any moped that meets Federal Department of Transportation guidelines for use on streets and is approved by the State of Connecticut Department of Motor Vehicles for use on streets, provided, however, the moped is operated pursuant to all applicable state laws, rules, and regulations and all Town ordinances;
- (4) Any wheelchair or similar mobility assisting device utilized by a person with a physical disability or whose ambulatory mobility has been impaired due to age or physical ailment;
- (5) Any self-propelled snow plow, snow blower or lawn mower when used for the purpose for which it was designed and operated at a speed not to exceed four (4) miles per hour;
- (6) Any vehicle owned or leased by the Town; and
- (7) Any electronic assistive mobility device as defined by the Town Code.
- (8) Electric ("E") Bikes as defined by state statute.

10.10.030 Prohibitions

- (1) It shall be unlawful for any person to operate an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike and/or for any owner of an all-terrain vehicle, mini bike, motorcycle, or dirt bike to knowingly permit the operation of his/her all-terrain vehicle, mini bike, mini motorcycle, or dirt bike on any street or sidewalk in the Town or on any public property, including but not limited to school property, playgrounds and parks, within the Town.
- (2) It shall be unlawful for any person to ride as a passenger on an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike and/or for any owner of an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike to knowingly permit any person to ride as a passenger on his/her all-terrain vehicle, mini bike, mini motorcycle, or dirt bike operated in violation of subsection (1) above.
- (3) It shall be unlawful for any person to operate an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike, ride as a passenger on an all-terrain vehicle, mini bike, mini

motorcycle, or dirt bike, and/or for any owner of an all-terrain vehicle or mini cycle to knowingly permit its operation on any private property, within the Town, without first obtaining the written permission of the property owner if the property is not owned by the operator, passenger, and/or owner of the all-terrain vehicle, mini bike, mini motorcycle, or dirt bike.

- (4) This section shall not be applicable to any dirt bike being operated upon any road or highway provided that, (i) said dirt bike is properly and validly registered with the Connecticut Department of Motor Vehicles and (ii) is being operated in compliance with all applicable motor vehicle laws of the state.

10.10.040 Penalties.

- (1) Any person who operates an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike in violation of subsection 10.10.030(1) and/or 10.10.030(2) above, or is the owner of an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike who knowingly permits its operation in violation of subsection 10.10.030(1) and/or 10.10.030(2) above, shall be fined one thousand dollars (\$1,000.00) for a first violation, shall be fined one thousand five hundred dollars (\$1,500.00) for a second violation, and shall be fined two thousand dollars (\$2,000.00) for a third or subsequent violation.
- (2) Any person aged sixteen (16) or older who rides as a passenger on an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike in violation of subsection 10.10.030(2) above, or is the owner of an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike who knowingly permits a passenger to ride on his/her all-terrain vehicle, mini bike, mini motorcycle, or dirt bike in violation of subsection 10.10.030(1), shall be fined two hundred fifty dollars (\$250.00).
- (3) Any police officer that observes any person in violation of this section may detain such person for purposes of enforcing the provisions of this section. Any all-terrain vehicle, mini bike, mini motorcycle, or dirt bike used in violation of this section shall be seized by any police officer and shall be forfeited to the Town, subject to any bona fide lien, lease or security interest in the all-terrain vehicle, mini bike, mini motorcycle, or dirt bike, including, but not limited to, a lien under General Statute § 14-66c.
- (4) Any all-terrain vehicle, mini bike, mini motorcycle, or dirt bike ordered forfeited pursuant to this section shall be either (i) sold at public auction conducted by the Town, with the proceeds of such sale being paid to the treasurer of the Town who shall deposit such proceeds into the general fund of the municipality, or (ii) be destroyed by the Town. See Connecticut General Statute § 54-339.

10.10.050 Sign Posting Required for All-Terrain Dealers.

Each all-terrain vehicle dealer in Waterford offering for sale, lease or rental any all-terrain vehicle, mini bike, mini motorcycle, or dirt bike shall post this section in a prominent location at said all-terrain vehicle dealer's place of business. Any all-terrain vehicle dealer who violates any provision of this section shall be fined one hundred and fifty dollars (\$150.00).

10.10.060 Sale of Gasoline for Illegal Purposes.

- (1) No retail dealer of gasoline shall sell, offer for sale, or attempt to sell, any article or product represented as gasoline for use in an all-terrain vehicle, mini bike, mini motorcycle, or dirt bike as defined in this Ordinance, unless that vehicle is conveyed to and from the retailer's premises by a registered motor vehicle, as defined in General Statute § 14-1, as may be amended, and no individual shall purchase or attempt to purchase gasoline for this purpose.
- (2) Signs with the words "FUELING OF UNAUTHORIZED VEHICLES PROHIBITED" in English and "PROHIBIDO DESPACHAR GASOLINA A VEHICULOS NO AUTORIZADOS" in Spanish at least one (1) inch in height with a contrasting margin shall be posted at all dispensing locations. The location of warning signs shall be based on local conditions but shall be visible and legible from all gas pumps, subject to zoning sign permits.
- (3) An individual or retail dealer of gasoline who violates any provision of subsections (1) and/or (2) of this section shall be fined two hundred dollars (\$200.00) per each day the violation occurs.

10.10.070 Appeal.

An appeals hearing process shall be made available to the owner or lien holder prior to forfeiture of a motorized recreational vehicle as provided in Ordinance 10.09.070, entitled Hearing Procedures.

Effective Date: This ordinance shall take effect 15 days after final action by the RTM.

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WATERFORD, CT
2025 JUL 23 A
ATTEST: [Signature]
TOWN CLERK

10

THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS **THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT** (this "**Amendment**"), dated as of August __, 2025 (the "**Effective Date**"), is made by and between **TOWN OF WATERFORD**, a Connecticut municipal corporation having an address of 15 Rope Ferry Road, Waterford, Connecticut 06385 (the "**Seller**"), and **LEARN**, a regional educational service center established pursuant to Section 10-66a of the Connecticut General Statutes having an address of 44 Hatchetts Hill Road, Old Lyme, Connecticut 06371 (the "**Purchaser**").

BACKGROUND:

WHEREAS, Purchaser and Seller entered into that certain Purchase and Sale Agreement dated as of December 13, 2023, as amended by that certain First Amendment to Purchase and Sale Agreement dated as of August 1, 2024, as further amended by that certain Second Amendment to Purchase and Sale Agreement dated as of July __, 2025 (as amended, the "**Agreement**"), for the purchase and sale of certain real property commonly known as 51 Daniels Avenue, Waterford, Connecticut, as more particularly described in the Agreement; and

WHEREAS, Purchaser and Seller desire to amend the Agreement as set forth herein.

NOW, THEREFORE, in consideration of the promises and mutual covenants herein made, and other good and valuable consideration, the parties hereto agree as follows:

1. Defined Terms. Capitalized and otherwise undefined terms used herein have the meaning given to them by the Agreement.

2. Property. Schedule B to the Agreement shall be deleted in its entirety and replaced with Exhibit A, attached hereto and made a part hereof (the "**Accepted Lot Line Revision Map**"). All references in the Agreement to the "Property" shall mean that portion of the Town Property measuring approximately 15.360 acres on which is located the building commonly known as the Southwest School and all other improvements located thereon as shown on the Accepted Lot Line Revision Map.

3. Purchase Price. Section 2.1 of the Agreement shall be deleted in its entirety and replaced with the following:

"2.1 Purchase Price. Purchaser agrees to pay to Seller, as the total purchase price for the Premises, the sum of ~~[[SEVEN HUNDRED SEVENTY THOUSAND and 00/100 DOLLAR (\$770,000.00)]]~~ (the "**Purchase Price**"). The Purchase Price shall be payable to Seller on the Closing Date (as hereinafter defined) by cash, certified or bank check, or by wire transfer of immediately available federal funds. There shall be no deposit."

4. Allocation of Purchase Price to Building Department. Seller, in its capacity as a municipality of the State of Connecticut, agrees and accepts that it shall allocate the amount of Purchase Price to the Building Department of the Town of Waterford, Connecticut (the "**Building Department**") for accounting purposes and which Seller and the Building Department shall accept,

and treat as a credit up to the full amount of the Purchase Price, for any building permit fees, costs or other fees due from Purchaser to the Building Department (or any other relevant governmental entity or organization of said town) for one or more building permits issued or to be issued by the Building Department (or any other relevant governmental entity or organization of said town) in connection with, arising out of or in any way related to the Project (collectively, the "**Building Permit Fee**"). For the avoidance of doubt, Seller and the Building Department shall credit Purchaser for the full amount of the Purchase Price as a credit to be used for the Building Permit Fee. In the event that the Building Permit Fee exceeds the Purchase Price, any such excess shall be promptly paid by Purchaser to Seller upon the issuance of a certificate of occupancy by the Building Department with respect to the Project. In the event that the Purchase Price exceeds the Building Permit Fee upon the issuance of such certificate of occupancy, then no refund by Seller is required to be paid to Purchaser. This Section 4 shall survive the Closing and the delivery of the Deed.

5. **Ratification; Entire Agreement; Modification.** Except as modified by this Amendment, all parties hereto hereby ratify and affirm the Agreement and agree that the Agreement shall remain unchanged and shall continue in full force and effect. The Agreement as amended by this Amendment contains the entire agreement between the parties hereto and supersedes all prior agreements and understandings with respect to the subject matter contemplated herein, and may not be altered, amended, modified, or otherwise changed in any respect whatsoever, except by a writing duly executed by an authorized representative of the parties hereto. In the event there is any conflict between the terms of the Agreement and the terms set forth in this Amendment, the conflicting terms specifically set out in this Amendment shall control. From and after the Effective Date, any and all reference to "the Agreement" or "this Agreement" in the Agreement shall mean the Agreement as modified by this Amendment.

6. **Mutual Authorization Representation; Binding Effect.** Each of the parties hereto hereby represent and warrant to each other that: (a) this Amendment (and each term and provision hereof) has been duly authorized by such party through proper written corporate action and approval; (b) each individual executing and delivering this Amendment on behalf of a party has been duly authorized and empowered to make such execution and delivery; and (c) no additional consent, agreement, or approval is required with respect hereto. This Amendment, and the covenants and agreements contained herein, shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns.

7. **Severability.** The language of all parts of this Amendment shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any party. Should a court determine any part, term, or provision of this Amendment to be illegal or invalid, said illegal or invalid part, term, or provision shall be deemed not to be part of this Amendment. The validity of the remaining parts, terms, or provisions shall not be affected thereby and shall continue to be valid and enforceable to the fullest extent permitted by law or equity.

8. **Counterparts.** This Amendment may be executed and delivered in one or more counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. A .pdf signature shall constitute an original signature and an Amendment containing the signatures (original or .pdf) of all of the parties hereto is binding on such parties once such signatures are transmitted via confirmed electronic mail.

9. Governing Law. This Amendment shall be governed by and construed in accordance with the laws of the State of Connecticut in all respects, including all matters of construction, validity and performance, without regard to its conflicts of laws principles, and the state or federal district courts located in New London County, Connecticut, shall have exclusive jurisdiction over any legal action concerning or relating to this Amendment.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Purchaser and Seller have executed this Amendment as of the Effective Date.

SELLER:

TOWN OF WATERFORD

By: _____
Name:
Title:
Duly Authorized

PURCHASER:

LEARN

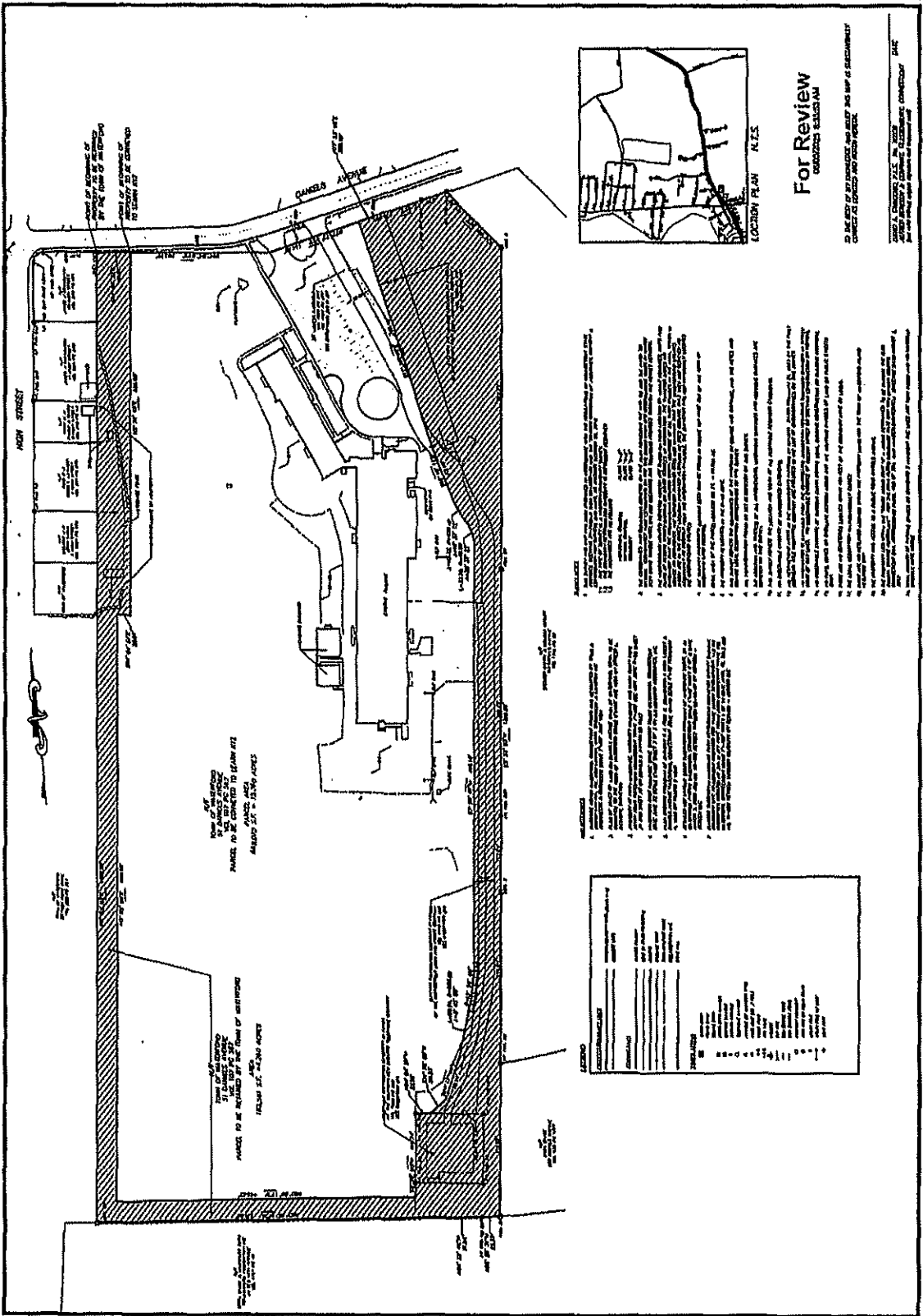
By: _____
Name:
Title:
Duly Authorized

Exhibit A

Lot Line Revision Map

(see attached)

SV.01 SHEET NO. 1 OF 1		LOT LINE MODIFICATION SURVEY PREPARED FOR TOWN OF WATERFORD & LEARN K12 PROJECT NO. 123456789		benesch ENGINEERS & ARCHITECTS 12345 MAIN STREET WATERFORD, CT 06495 TEL: (860) 123-4567 FAX: (860) 987-6543 WWW.BENESCH.COM		SCALE: 1" = 100' DATE: 12/15/2023 DRAWN BY: J. SMITH CHECKED BY: M. JONES APPROVED BY: K. BROWN	
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FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

July 11, 2025

Robert E. Kyne Jr.
18 Dimmock Road
Waterford, CT 06385

RE: APPOINTMENT TO THE RECREATION AND PARKS COMMISSION

Dear Bob,

Please be advised that on Tuesday, July 8, 2025 the Board of Selectmen voted unanimously to appoint you to the Recreation and Parks Commission as follows:

RECREATION AND PARKS COMMISSION
CGS 9-167a, Charter 5.5, Ordinance 2.68.020
Robert E. Kyne Jr. (R)
142 Niles Hill Road
Waterford, CT 06385
9/1/25 to 8/31/28
(860) 460-0513
relkyne@gmail.com

Please go to the Town Clerk's Office during Town Hall hours to be administered your Oath of Office at your earliest convenience.

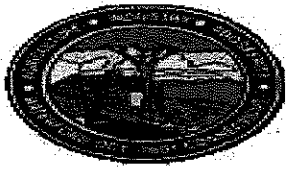
Thank you for your interest in serving the community on this Commission. It is through your service that our Town Government functions in the interest of the community.

Sincerely,

Rob Brule

Robert Brule
First Selectman

ATTEST: *[Signature]*
TOWN CLERK
2025 JUL 11 P 1:24
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Town of Waterford

Board Book Report



11

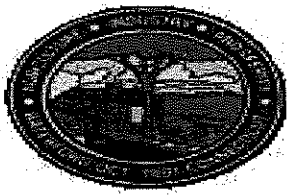
Board of Police Commissioners

Basic Information

Type	Board
Status	Enabled
Visibility	Public

Board Seats

Board Name	First Name	Last Name	Address	City	Email	Political Party	Calculated Start Date	Calculated End Date	Status
Board of Police Commissioners	Christopher	Gamble	18 Cottage Lane	Waterford	gamblec@me.com	Republican	8/7/2023	8/2/2027	Active
Board of Police Commissioners	James	Dimmock	10 Old Barry Road	Quaker Hill	jamesdimmock@ymail.com	Democrat	8/7/2023	8/2/2027	Active
* Board of Police Commissioners	Mark	Gelinas	92R Butlertown Road	Waterford	markgelinas@yahoo.com	Republican	8/2/2021	8/4/2025	Active
Board of Police Commissioners	Robert	Brule	15 Leary Drive	Waterford	rbrule@waterfordct.org	Republican	11/21/2023	11/16/2027	Active
* Board of Police Commissioners	Thomas	Sheridan	318 Great Neck Road	Waterford	tsheridan@chamberect.com	Democrat	8/2/2021	8/4/2025	Active



Town of Waterford

Board Book Report



12

Oswegatchie Fire Station Building Committee

Basic Information

Type	Committee
Status	Enabled
Visibility	Public

Board Seats

Board Name	First Name	Last Name	Email	Political Party	Calculated Start Date	Calculated End Date	Status
Oswegatchie Fire Station Building Committee	Guy	Russo		Democrat	12/6/2024	Life Term	Active
Oswegatchie Fire Station Building Committee	J. Robert	Tuneski	j_robert_tuneski@sbcglobal.net	Republican	3/8/2023	Life Term	Active
Oswegatchie Fire Station Building Committee	Jennifer	Antonino Bracciale	jlabracciale6@gmail.com	Republican	12/5/2023	Life Term	Active
Oswegatchie Fire Station Building Committee	Matthew	Blankenship	matt.j.blankenship@gmail.com	Republican	3/8/2023	Life Term	Active
Oswegatchie Fire Station Building Committee	Paul	Rafuse	egpffemt@gmail.com	Independent	7/12/2023	Life Term	Active
Oswegatchie Fire Station Building Committee	Richard	Muckle	rmuckle@comcast.net	Republican	3/8/2023	Life Term	Active

Board Name	First Name	Last Name	Email	Political Party	Calculated Start Date	Calculated End Date	Status
Oswegatchie Fire Station Building Committee	Rocco	Bracciale	roccobracciale@gmail.com	Unaffiliated	3/8/2023	Life Term	Active
Oswegatchie Fire Station Building Committee	Ted	Olynciw	tedolynciw@yahoo.com	Democrat	3/8/2023	Life Term	Active
Oswegatchie Fire Station Building Committee	Wayne	Gilpin	wgilpin53@gmail.com	Republican	3/8/2023	Life Term	Active