

**OLSBA- WPCA
MEETING MINUTES - Unapproved Draft**

When: January 28, 2021 7:30pm

Where: Virtual Meeting via Zoom/Teleconference

The meeting was called to order at 7:31pm by Joe Halloran, WPCA Chairman.

WPCA members present: Joe Halloran, Al Roy, Tom Annuilli, Dede DeRosa, Patrick Burns, John Cunningham, Bob Palazzo, Matt Merritt (ex-officio)

In addition, approximately 36 OLS residents were on the call.

Meeting Minutes

A motion was made by Bob Palazzo to accept the minutes of the 10/24/2020 WPCA meeting along with the 11/6/2020 Issues update and the 12/9/2020 Project Update. Dede DeRosa seconded the motion. No changes were requested and the motion was unanimously approved.

A motion was made by Tom Annuilli to accept the 2021 Meeting Protocol and Meeting Schedule. The motion was seconded by Dede DeRosa and approved unanimously.

Treasurer's Report

Tom Annuilli reviewed the most recent WPCA financial statement. (Attached)

Tom reported that he and Norman Yester have been working to secure a line of credit for those expenses that cannot be financed by the State of CT. These expenses include one-time payments to East Lyme and New London to secure Inter-Municipal Agreements, 80% of storm drainage expenses, and required cash reserves. Bids will be made to Citizen's Bank, Webster Bank and Essex Bank. We anticipate needing a line of credit for \$800-\$1.2M.

Bob Palazzo moved to accept the Treasurer's report. Al Roy seconded the motion and it was unanimously approved.

Shared Infrastructure Update - Pump Station & Force Main

The Pump Station to be located at 73 Portland Avenue has been redesigned to better conform to the neighborhood. The architectural renderings and the purchase agreement for 73 Portland have been posted to the website.

Amendments 2 (Shared) & 6 (OLS) to the F&O engineering agreements are undergoing further review and renegotiation. The beaches have secured the pro-bono services of a retired engineer familiar with state contracts to assist with this review.

The Town of Old Lyme Zoning Commission approved the Special Permit for the sewer system and all associated components on OC and OLS property including the Odor Control Station on the "ballfield" – a power point overview of the the Odor Control station is posted on the website. Although the submission for the Special Permit occurred in September 2020, approval was not received until January 2021 partially due to the objections of several OLS and

OL residents. This resulted in additional legal & engineering expenses and a 4-month delay in the start of the bidding process

A time line and task plan for the bid process has been developed, The bid process will take approximately 6-months prior to the start of construction. We expect bid documents to be distributed to DEEP in early Feb to begin the process. According to the current timeline, construction would begin on Rte. 156 in August and the Pump Station in October. Although we have not secured official approvals, both AMTRAK and DEEP Coastal Management for the Flood Management Control have indicated that approvals will be forthcoming.

The CT Dept. of Transportation has given tacit approval for bridge modifications on Rt 156. We must show active work on installing force main before DOT will formally commit to assisting with the paving of Rte. 156. A volunteer from Old Colony is assisting F&O with DOT negotiations on the paving. This could be up to a \$1M savings.

Old Lyme signed an Agreement to join the Three-Beach Cost Sharing Agreement (CSA) and paid the Beaches \$66M on July 30 for their share of prior expenses. Old Lyme will officially join the CSA the when all precedents are completed (payments for Inter-Municipal fees, % of Maratta easement & purchase of 73 Portland Ave). Old Lyme and the beaches are working with New London and East Lyme to add Old Lyme to the Inter-Municipal Agreements.

Old Lyme Shores Sewer Project Update

The detail design of the Storm Water Management System has been completed and an overview of the project/design is available on the website. The objective is to channel the rain runoff from the northern ends of the OLS streets to new and additional catch basins and larger diameter pipes. A collector pipe will be installed along Bellaire Rd to channel the drainage to a larger outfall pipe on the crabbing rocks. Total investment is \$858,000 and included in the total cost estimate published in September.

An update of the WPCA portion of the OLS website is underway with a target date of end-February for structural changes and content additions.

Together with Connecticut Water Co.(CWC) we have submitted an application to the State for funding to assist well owners with the conversion to CWC. The application as well as the list of well owners and their responses for connecting to CWC is posted on the website. We are waiting for approval from DPH which distributes funding from the federal EPA in the form of a grant and loan to well owners to connect to CWC and possibly abandon wells. DPH encourages all well owners to connect and abandon wells.

The Connecticut Water Co. project of installing the water mains, fire hydrants and connections to existing customers and clearing of the staging area was completed mid-January. Delays were caused by extensive ledge work and stoppage due to COVID 19.

Estimated Timetable for sewer construction to start is now August. Like the shared infrastructure, there is a 6-month bidding process before construction can start. Bid documents will be distributed to DEEP in early Feb to begin the process. Road easements from 7 residents are required for road reconstruction and discussions are in progress.

Fuss & O'Neill updated our cost estimate on Sept 8, 2020 based on the detail design work conducted over a number of months in 2020. Estimated costs are \$39600 or \$2700 / yr. financed over 20 years. Increases and changes from prior estimates are the result of new information acquired during the detail design process. We expect to avoid costly change

orders once construction starts. When we receive actual bids we will be able to confirm a final budget. The WPCA/ BOG is continuing efforts with state agencies (DOT, DEEP, DPH) to provide additional cost savings to our residents including the following:

Volunteers from Old Colony have consulted with DOT & AMTRAK

We applied for a CT Block Development Grant - unfortunately we did not get it

We looked into obtaining Federal Flood Assistance funds to assist in the repair and prevention but did not receive any funds

We are looking at a USDA Rural Development Grant

We engaged a volunteer engineer to review F&O construction contracts for possible saving

Correspondence and Resident Comments

No new correspondence was received by the WPCA Secretary.

Jack Reynolds 41 Saltaire Road: Concerned that there continues to be too much overlap between BOG and WPCA board members (there are currently 3 board members on both boards - not counting Matt Merritt who is an ex-officio WPCA member). Accused WPCA of holding meetings that are not in accordance with FOIA regulations- only 2 formal WPCA meetings held last year.

The WPCA by ordinance is required to have "at least two members of the BOG" on the board. The BOG president is a non-voting member of the WPCA. Last year was difficult for all of us and due to COVID only two official WPCA meetings were held (a total of 8 project updates were presented in 2020). The WPCA is making a concerted effort to increase communication to residents in 2021 through monthly meetings, increased usage of the OLS website, and more regular written updates.

Flora Stuart 53 Seaspray Road: when will the water project be done and available year round?

The water mains and lateral connections for existing water company customers have been completed. If you desire year round "deep water" service you must obtain official year round status from the Town of Old Lyme. The Town will then notify CT water that you are eligible for the service. If you have a well, work on lateral connections to the water company will be scheduled later in 2021 when grant/loan funding is made available. If you need more information please contact Dede DeRosa or Brian Even.

Chris Shelton 37 Seaspray: Concerned with ramifications of not moving forward with the project - could result in penalties and legal issues.

Wendy Zlto 43 Saltaire Road: Not looking to stop project but concerned with escalating costs. Recent estimates are \$39K plus the cost of hook up. Need an explanation of why costs have increased \$1.3M in one year.

*The board is equally concerned with increasing costs and we realize we are on the high side of our original estimates. We are making every effort to manage project costs while moving the project forward as quickly as possible. Cost estimates are just that: **estimates**. Fuss and O'Neil only recently completed detail design and line item estimates have changed as a result. Project cost estimates will likely change again when we receive bids later this year and we will work hard to keep totals in line with current projections.*

Kathy Stickley 312 Brightwater Road: Major concern that the cost of lateral connections is no longer included in the “shared cost” and is a significant add-on for people.

The board acknowledges that there has been confusion about lateral connections but our current approach of having the homeowner pay for their own connection is consistent with our original plan.

Beth Howley (on behalf of Sally Howley) 60 Seaspray Road: Not looking to stop project but does not want to connect to sewers since they have a newer septic system that is working well.

The consent decree that OLS, Old Colony and Miami Beach are all a party to requires full compliance of all residents. Septic systems in the high density beach communities are not considered compliant regardless of the age of the system.

Roger Zito 43 Saltaire Road: questioned the deed restriction on the vacant lot on Gorton Ave. and how it could be used to house the Odor Control Station. This facility should be moved to another lot or at a minimum to another position on the lot.

The BOG obtained a legal opinion stating that the restrictions no longer apply and the BOG had the authority to designate the lot for this use. An overview of the “Pump Station and Odor Control System” is on the website.

Jay Moynihan 10 Billow Road: questioned why the BOG was approving amendments to the F&O contract and continues to have concerns about escalating costs.

Our practice has been to have both the WPCA and the BOG review contracts and amendments. The BOG is the financial entity and the President, on behalf of the association, must sign F&O contracts and amendments.

Old Lyme Shores Beach Association Water Pollution Control Authority
Balance Sheet
As of 12/31/2020

Assets:

Cash - Citizens Bank \$ 47,869.19

Less: Outstanding Check
Fuss & O'Neil \$ (40,686.99)

Total Assets \$ 7,182.20

Liabilities

Accrued Interest-State of Connecticut \$ 14,509.26

Due to State of Connecticut 445,291.99

Due to Old Colony \$ 83,475.01

Due to Fuss & O'Neil \$ 64,431.61

Equity

Capital contribution - Old Lyme Shores Beach Association 317,527.10

Accumulated Earnings/(Deficit) 1/1/20 (496,039.86)

Current Income (Loss) (422,012.91)

Accumulated Earnings/(Deficit) (918,052.77)

Total Liabilities and Equity \$ 7,182.20

Old Lyme Shores Beach Association Water Pollution Control Authority
Income Statement
31-Dec-20

Grant Income		\$ 168,391.76
Interest Income		<u>14.08</u>
Total Income		\$ 168,405.84
Expenses:		
Fuss & O'Neil	Engineering	\$ 544,082.96
Shipman & Goodwin	Legal	10,773.53
Robinson & Cole	Legal-Bond	20,108.65
US BANK	FINANCING	500.00
Town of OldLyme	Permits	135.00
State of Connecticut	Interest	12,168.61
Levine Insurance	Insurance	<u>2,650.00</u>
Total Expenses		590,418.75
Total Income (Loss)		<u>\$ (422,012.91)</u>



ROP450
P.O. Box 7000
Providence, RI 02940



1-800-862-6200

Call Citizens' PhoneBank anytime for account information, current rates and answers to your questions.

Business Account Statement

1 OF 1

Beginning November 01, 2020
through November 30, 2020

OLD LYME SHORES BEACH ASSOCIATION
WATER POLLUTION CONTROL AUTHORITY
8 PLUMROSE CT
PORTLAND CT 06480-4629

Business Checking

US 7 0 2

SUMMARY

Balance Calculation

Previous Balance	47,844.93	<i>Average Daily Balance</i>	47,844.93
Checks	.00 -	Interest	
Debits	.00 -	<i>Current Interest Rate</i>	.01%
Deposits & Credits	.00 +	<i>Annual Percentage Yield Earned</i>	.01%
Interest Paid	.39 +	<i>Number of Days Interest Earned</i>	30
Current Balance	47,845.32 =	<i>Interest Earned</i>	.39
		<i>Interest Paid this Year</i>	6.13

OLD LYME SHORES BEACH ASSOCIAT
WATER POLLUTION CONTROL AUTHORI
Association Checking with Int I

Your next statement period will end on December 31, 2020.

Previous Balance

47,844.93

TRANSACTION DETAILS

Interest

Date	Amount	Description
11/30	.39	Interest

+	Total Interest Paid	.39
=	Current Balance	47,845.32

Daily Balance

Date	Balance	Date	Balance	Date	Balance
11/30	47,845.32				

