

**Regular Board Meeting of the WPCA on Tuesday, September 17, 2024 at 7pm via Zoom.**

1. A quorum was verified by a roll call and the meeting was called to order by Tim Larson at 7:00pm. The following members were present.

**Officers:**

Tim Larson, Chairman (TL)  
Chris Shelton, Treasurer (CS)

**Board:**

Dennis Colombie (DC)  
John Mandracchia (JM))  
Jack Reynolds (JR)  
Diane Duhaime (DD)

- Officers Bob Palazzo (Vice Chairman) and Jay Moynihan (Secretary) were not in attendance.
2. New board member John M prepared a statement as follows:
    - a. I believe the role of the WPCA is to make sure that if we move forward with any project, not just sewers, it is the best deal for the most reasonable cost to the citizens of Old Lyme Shores. If it is not, push back is warranted. The people on the WPCA should not be “pro” or “anti” sewer. My belief is that we should be like a baseball umpire calling balls and strikes. The project has to be financially feasible for the community as a whole, not just the few.
  3. **Vote** seeking approval of August 15, 2024 and September 5, 2024 Special Meeting minutes  
Motion made by **JM**/seconded by **DC**  
Roll Call: YES – JM, TL, DC, CS                      NO- none                      Abstain- JR  
Vote: 4-0-1  
**Motion passes.**
  4. Working session to review and update draft slides prepared by Chris S on the sewer & stormwater project with documents from Fuss & O'Neill (F&O), to create an updated presentation for the membership on current updates and cost estimates for the sewer project.
    - a. TL clarified these are **draft** costs to the best of the OLS WPCA's knowledge that has been gathered from F&O documents and other associated documents. He also stated that only WPCA members will be allowed to make comments during the session and any residents are encouraged to reach out to Tim Larson at [Tim.Larson@oldlymeshores.org](mailto:Tim.Larson@oldlymeshores.org) for answers to their questions.
    - b. The draft presentation was screenshared and CS explained how the slides and the content was assembled. Some topics covered by the slides are project updates, estimated gross costs & net costs, costs per EDU (equivalent dwelling unit), and other sensitivity scenarios assuming various levels of risk to cost.
    - c. Member Comments / Questions:
      - i. JM asked whether there would be separate loans for the Clean Water Fund (CWF) loan, the East Lyme loan, and the New London loan or if they would be consolidated. He also asked if the loan would be for the EDU or the owner (i.e. if an owner sells their house does the loan stay with the property).
        1. CS stated they are three separate loans, but currently unsure about how the payment process will work.

2. Scott Boulanger (SB), the President of the Miami Beach Association WPCA, stated that the benefit assessment goes against the property so the loan would stay with the property, not the owner.
    - ii. JR questioned if the one-time cost estimates for sewer connection and septic abandonment were too low.
      1. **SB** responded that costs would vary by property but felt the estimates were generally accurate.
    - iii. TL asked if the F&O estimates included a construction manager.
      1. CS was unsure, but WPCA will verify with F&O.
    - iv. JR asked about the contingency built into F&O estimates before CS's additional risk analysis.
      1. CS explained that F&O included a 17% escalation from 2021 to 2026 and an additional 8% contingency.
5. Resident Comments / Questions:
  - a. Al Roy (former WPCA chair) believes these estimates may be missing the ineligible construction costs for road enhancements above and beyond road reconstruction due to the installation of sewers.
  - b. Member, Sea Spray, asked whether it is going to be mandatory for residents to hookup to sewers if they have functioning septic systems and how it would impact resident's wells.
  - c. Steve cinami (Town's WPCA chair) offered clarifications:
    - i. The storm drain system does not connect to stormwater, as it is now illegal.
    - ii. In the town WPCA meeting they found due to the narrower than standard road sizes in the neighborhoods, all the roads are eligible for CF funding. SC assumed this would also apply to OLS and is something to research further.
  - d. JR requested an executive session meeting with the board on negotiating these contracts.
  - e. **Please send questions in writing to [tim.larson@oldlymeshores.org](mailto:tim.larson@oldlymeshores.org)**
6. Motion to adjourn **Chris S** / seconded by **Dennis C**

Meeting was adjourned at 8:23pm