

**“GAME PLAN” LEADING TO A VOTE ON THE BOND RESOLUTION BY THE ASSOCIATION ON MAY 24, 2025 (JCM, 2-8-25)**

**APPROVED BY THE OLS WPCA, 2-18-25**

**I. OVERVIEW:**

OLSBA is the subject of two (2) Administrative Consent Orders by state of Connecticut (DEEP) - there probably needs to be a recognition that finally, after 12 years of "planning" that the state now expects OLSBA to vote on authorizing sufficient funding to pay for OLSBA's "share" of the "Sewer Project" (Shared & Internal).

We need to be committed having an "in person" Association meeting in order to vote on the "Bond Resolution(s)".

We need to be committed to having a meeting at a date/time that offers the potential of a high/highest turn out of our Association voters to discuss the matter(s) and vote...

Question - Do the WPCA & BOG now, or in the near future, have a "common vision" about the project and how to proceed, responsibilities and accountabilities?

We should recognize that the \$9.7 million authorized in 2012 initially involved - four (4) separate efforts: Sewer (Shared & Internal), Stormwater, and Water...Now we have three (3) - Sewer (Shared & Internal) & Stormwater

We should also recognize the three current components of the TOTAL EFFORT have, potentially, three (3) different responsible overseers:

Shared: CSA

Internal: OLS WPCA

Stormwater: BOG

Based upon my previous research and listening to the discussion at the January 15, 2025 meeting between OLSBA representatives & DEEP officials - I continue to believe that the state is willing to consider a "Game Plan" and "Timetable" which is prepared by OLSBA that the state believes is reasonable and well considered leading to a public vote on the sewer project(s).

Based upon my discussions with Bond Counsel, my understanding is, that the Bond Resolution(s) should reflect the total amount of potential funding required for the project(s)

Keep in mind the actual projected construction period involving the "Shared" project is circa 400 days...a similar period is projected for the Old Colony "internal" work (as an illustration) - accordingly, the funding for this project and related construction will be with us for two, or more years...

The "Shared" project is now out to bid (3 separate bids...) - bids scheduled to be all opened by 2/28/25. Potential bid award(s) hoped by Town/beaches to be circa mid-March, 2025 (needs to be monitored...).

"Internal" sewer projects for Old Colony & Miami Beach are now out for bid and bids are scheduled to be opened circa 2/28/25.

There is no revised CSA yet agreed to...that would seem to be a matter to be addressed - perhaps as a requisite, and/or in the same time period, as the award of the "Shared" bid works.

WPCA should continue to interact and participate with the CSA.

Documentation relative to the state fiscal support for the sewer projects remains to be clarified, understood and finalized.

**NOTE:** We need an "**Implementation Plan**" - so we can give ourselves, and the Association members some degree of confidence that there is an awareness and a well-considered plan as to what happens "**the day after**" an Association vote (and for the forthcoming days, months and years...) - what are the future "benchmark" or "big" items that need to be identified and prepare responsible plans to address those challenges?

## **II. ACTION TIMETABLE:**

By January 31, 2025: BOG & WPCA generally agree to a "Game Plan" focused on the presentation of the Bond Resolution(s) to the Association membership for a vote(s) on May 24, 2025

(I suggest that the "Plan" be presented "Informally" to state officials for their initial review, comments and consideration - DONE)

By February 18, 2025: The WPCA will have "finalized" the "Game Plan", in principal (primarily based upon, any informal input by state) & forwarded their action(s) to the BOG... By February 26, 2025 (there is a planned BOG meeting on February 19, 2025) the BOG will have met and provided input/comments/approval. By February 28, 2025 OLSBA will have forwarded the "plan", "timetable" and related planned activities to the state's DEEP Commissioner... NOTE: The "Game Plan" should also identify areas of information required by the state (Including clarification regarding potential non-construction fiscal obligations (i.e. construction involving Rt. 156 (subject of Shared - Amendment 5...) and others that will help the OLSBA leadership address potential Association member questions & concerns. Assume, at this time, based upon previous interaction with the state officials that the presented "Game Plan" for voting will be generally acceptable to the DEEP leadership.

By February 28, 2025 the "shared sewer bids" & the "internal" projects for Town, OC & MB are scheduled to have been opened

By March 1, 2025 - the WPCA will have commenced discussions with Bond Counsel regarding the development of draft bond resolution(s)

**NOTE:** The Bond Resolution(s) serve(s) two general principal purposes:

- Appropriating sufficient funds for potential project expenses relating to specifically identified projects
- Providing the legal basis for the expenditure of funds

Bond Resolution matters to be considered include, but are not limited to:

- Cost (we can "build" upon the circa 2/28/25 bid openings - but we also need to include sufficient funding for project components, such as, but not limited to, "Construction Contingencies" & "Administration", also potential professional staffing & support
- One, two or three different resolutions - all potentially serving as "stand alone" projects to be funded
- Sewer, Stormwater & Road Paving (?) in a single resolution, and/or...
  - Sewer, only
  - Stormwater, only
  - Road Paving (?)

IMPLEMENTATION PLAN - FOR "POST VOTE": By February 28, 2025: OLSBA leadership will have commenced an effort to have an "Implementation Plan" developed. (Illustration - CY 2025, alone: internal sewers bidding, IFO conversion, Stormwater permit contract/submission, funding source for "ineligible costs", role of the CSA, and its effect/impact on the Sewer Project (Shared & Financial...) going forward...)

By February 28, 2025: The BOG & WPCA will have jointly met (maybe more than once) and in preparation for the vote by the Association and the development of the "Implementation Plan", determined "who does what"? "Responsibility"... "Accountability"....

By February 28, 2025: OLSBA leadership will have concurred with a "Communications Plan" designed to provide project information to our Association members (the information should be "objective" and not that of "advocacy").

**NOTE:** We should the Bonding Resolution(s) involving sewer be "subject" to "state aid"? (Not sure how this might work...we are still under two ACOs, but I think it should be discussed and explored?). Also, role(s) of BOG, Association membership, Association President and Association Treasurer should be clarified in the Bond Resolution(s) (sole, concurrence, ministerial...?)

By March 1, 2025 - the WPCA will have commenced discussions with F&O regarding contracts involving preparation of information for Association vote, internal sewer bidding, updating of F&O labor numbers relating to their project management efforts, and proposal to securing permits for stormwater project

By March 7, 2025: The "Communications Plan" has commenced and initial information & update(s), including potential costs, state aid, information regarding "Shared" project(s) and concerns have been conveyed to the membership...

By March 18, 2025: The WPCA will have instituted a new contract with F&O to have them update their September 4, 2025 proforma and assist the WPCA & BOG (?) in its review of previous questions and responses (circa 11/24) in preparation of the Association meeting

By March 21, 2025: The draft "Bond Resolution(s)" have been presented to OLSBA BOG & WPCA for review and comment - also the subject of agenda items on both the

Meeting agendas of the BOG & WPCA....

By April 30, 2025: The "final" Bond Resolution(s) are completed, projected costs/assumptions determined, and concurred with by OLSBA BOG & WPCA and can be presented to the Association membership

### **During April & May 2025:**

-- Work continues on the "Implementation Plan" - with updates provided to BOG & OLS WPCA

-- Ongoing mailings, updates, zoom citizen opportunities/forums (consider at least 2 open forums - maybe at least one "in person" in late April and mid-May

(Also consider requesting state officials to attend (similar to the state officials attending a Town sewer presentation in August 2024) - Can be integrated into the "Communications Plan")

**May 24, 2025 - the Association will have voted on the Bond Resolution(s)**