

Meeting Minutes of the special Joint Meeting of the OLSBA BOG and WPCA October 9, 2025, at 7:00 pm via Zoom.

I. A quorum was verified of the BOG members on the call and the meeting was called to order by Paul Yellen at 7:03 pm.

BOG Officers:

Paul Yellen (Paul Y), President
John Cunningham (John C), VP

BOG Members:

Tim Larson (Tim L)
Jack Thomas (Jack T)
Mary Kate Reynolds (MK)
Jay Moynihan (Jay M)
Jerry Vandewerken (Jerry V)
Bob Palazzo (Bob P)

II. Verify quorum of WPCA members on the call.

WPCA Members:

Jay Moynihan (Jay M), President
Dennis Columbie
Bob Palazzo

Kurt Mailman with Fuss and O'neil on the call to review bids.

III. Review of the bids received on October 8,2025 with Kurt Mailman of F & O.

- A. **Kurt M:** Baltazar Contractors was the apparent low bidder at \$7,041,515 for the base sewer project and \$3,482,000 for storm drainage
- B. **Kurt M:** For paving alternatives, the cold reclaimed sub-base option at \$912,000 appears most favorable compared to permanent pavement repair (\$858,000) and mill and overlay (\$1,096,000)
- C. **Kurt M:** The total project costs with storm drainage are estimated at \$18.9 million, which is under the approved appropriation of \$22.7 million
- D. **Kurt M:** Without storm drainage, the project would cost approximately \$15.1 million against an appropriation of \$18.7 million
- E. **Tim L:** Requested clarification on how the numbers compare to what was authorized for borrowing
- F. **Kurt M:** Confirmed there is approximately \$3.7 million in headroom below the authorized borrowing amount
- G. The bid results are favorable and within the approved appropriation amounts
- H. **Kurt M:** Explained that the maximum loan forgiveness available is \$15 million
- I. **Kurt M:** Estimated annual debt service of approximately \$3,600 per EDU with storm drainage or \$2,900 without
- J. **Kurt M:** Estimated O&M costs of \$440-\$520 per year per EDU

- K. **John C:** Noted that with the extra funding availability, there may be options to address financial hardship concerns
- L. **Jay M:** Noted that the stormwater permitting process could take up to 180 days, which exceeds the 120-day bid hold period
- M. **Kurt M:** Explains the 3 opportunities homeowners will have to specify their lateral connection locations
- N. **Jay M:** Asks Kurt about the associations “hammer law” and its impact on the project
- O. **Kurt M:** Recommends considering temporary suspension of the hammer law to avoid mobilization/demobilization costs
- P. **Paul Y:** Noted that the BOG can vote to waive the hammer law
- Q. **Bob P:** Discussed the possibility of negotiating construction timing with the contractor
- R. **Tim L:** Emphasized the importance of including storm drainage to avoid having to dig up the streets again later

IV. **Update on Cost Sharing Agreement**

- A. Paul Y: Thanks Jerry V for his phenomenal work on the CSA
- B. Jerry V: Representatives from all beach associations and the Town of Old Lyme have been meeting to update the 2016 cost-sharing agreement.
- C. Jerry V: The agreement will be more comprehensive, particularly regarding the allocation of shared components and operation/maintenance aspects
- D. Jerry V: A final version incorporating all agreed revisions was distributed the morning of October 9th for review
- E. Jerry V: The Town of Old Lyme has indicated they will be a party to the agreement but needs to verify cost before going to referendum
- F. Jay M: Confirms the Town of Old Lyme won’t act until after the November elections, with a referendum likely in January

V. **Questions Comments from the BOG or WPCA**

Jack T: Asks if the board of governors should be reviewing the proposed agreement since they need to vote on it.

Jerry V: Confirms that after attorney review, the agreement would be presented to the BOG for approval

VI. **Member Questions/Comments**

Mark Bernacki: Asks about due diligence on the low bidder, cost per household, and expresses concern about the 5% contingency.

Paul Y; Fuss & Oneil is doing due diligence now

Jay M: Confirms further work is needed to determine exact assessment amounts per property

Meeting adjourned by Paul Y at 8:32 pm

