

Special Meeting of the OLSBA BOG on Wednesday, December 3, 2025, at 7 PM via Zoom.

1. A quorum was verified by a roll call and the meeting was called to order by **Paul Yellen** at 7:04 PM.

**BOG Officers:**

Paul Yellen (**Paul Y**), President  
John Cunningham (**John C**), Vice President  
Tracey Cappellucci (**Tracey C**), Secretary  
Rob Cappellucci (**Rob C**), Treasurer

**BOG Members:**

Jerry Vande Werken (**Jerry V**)  
MaryKate Reynolds (**MaryKate R**)  
Jay Moynihan (Jay M)  
John Thomas (**Jack T**)  
Tim Larson (**Tim L**)

- There were 17 attendees on the Zoom call

2. Discussion and vote on authorizing the President of the OLSBA to sign paperwork supporting the award of the shared infrastructure portion of the sewer project. Paul Y confirms no additional items can be added to the agenda to be voted on.

Paul Y: Before moving forward to the one agenda item, Paul/John C lead a discussion to share information on the 12/3/2025 call with Paul Y, John C, and DEEP representatives. Key points from the call:

- Deep suggests that with 3 out of 4 parties, they intend to move forward with the project and the bid deadline is December 15<sup>th</sup>
- Old Colony has signed all documents to move forward
- If only 2 parties sign, the project would be delayed further and the 15 million is likely to go to another community, before the federal funds would be unavailable
- Signing the letter may not have an immediate impact on moving the project forward but will show OLS is acting in good faith
- The town referendum is on December 16<sup>th</sup>, all are urged to vote/send in absentee ballots

Paul Y reads proposed motion:

**The motion we will be voting on is: To direct the President of the OLSBA to sign a letter dated today that supports the award of the shared infrastructure contract to Baltazar Contractors incorporated who have extended their bid opening date to December 15, 2025, in order to allow the CT DEEP time to process the necessary paperwork before the bid expires.**

**Motion made by Mary Kate R, seconded by Jack T**

**Discussion:**

Jerry V: Points out that JL Ray Maaker is not included in the motion as it should be.

John C: Agrees and suggests amending the motion to include Ray Maaker.

**Jerry V makes motion to amend the motion to include JL Ray Maaker, seconded by Jack T  
Paul Y confirms Mary Kate R (who made original motion) agrees with amendment, she does**

**Discussion continues:**

Mary Kate R: suggests sending a letter of intent, hold off on awarding until knowing the town's decision and when Miami Beach is voting

Jerry: Noted signing the letter would show commitment to the project without harming it if other parties don't approve, signing shows commitment to our residents in supporting what they voted for last May. Jack T agrees

Tim L: Emphasized the importance of voting tonight and moving the project forward

Jay: Expresses concerns about proceeding without Legal review and bond counsel input, suggesting postponing the vote to December 17<sup>th</sup>, the next scheduled meeting. Not comfortable holding a vote, suggest an attorney should draft the motion. Suggests council be present on the meeting and BOG vote.

Jerry V: Suggests BOG authorizes Paul Y to send a letter to Deep saying we are in favor of moving forward and awarding the bid but contingent on us getting an opinion from bond council and that doing so would not be in violation of our bond resolution that requires a signed cost sharing agreement of 4 parties. Jay is against this idea, we should be sending clean letter, vote should be postponed to the 17<sup>th</sup>.

John C suggests it is presumptuous to assume the contractors will extend the bids past the 15<sup>th</sup>, after giving 3 extensions.

John C suggests Jay make a motion to the board to move the vote to the 17<sup>th</sup>.

Tim L notes there is already a motion on the floor that is in discussion.

Jay M makes a motion to postpone the vote to the regularly scheduled meeting on December 17<sup>th</sup>.

Paul Y asks Mary Kate R if she wishes to withdraw her motion. Motion withdrawn.

Jay M makes motion to table the authorization of Paul to sign the letter to the next scheduled BOG meeting on the 17<sup>th</sup>. Tim L confirms this exact motion will be voted on at the next meeting. John C reminds that this vote will take place 2 days after the bids expire. There is no second to Jay's Motion.

Jay M suggests scheduling a meeting within one week, after receiving information from council, have attorney Church write the motion, vote takes place before December 15<sup>th</sup>.

Jack T makes motion to authorize Paul to sign the letter, Jerry seconded.

Discussion of tabling until Monday night after obtaining information from council.

Paul Y reads the amended motion and calls for a vote.

**Roll Call Vote: Yes-3 (Tim L, Jack T, Jerry V) No-2 (Jay M, Mary Kate R) Abstain-none  
Motion Passes**

Motion to adjourn meeting made by Mary Kate R, seconded by Jack T at 8:11pm

