

Old Lyme Shores WPCA

Minutes

February 14, 2026

(minutes via AI Summary Assistance)

DRAFT

Quorum – The meeting was called to order at 7:05 pm. A quorum was present with Jay Moynihan (JM), Marty Merritt (MM), Roger Zito (RZ), Jack Reynolds (JR) and Dennis Colombie (DC) all present. Also present was John Cunningham-BOG President (JC) and Attorney Norbert Church.

Quick recap

The meeting focused on the sewer project's current status and challenges, particularly regarding the state's recent change in applying loan forgiveness and Clean Water Funds, which increased costs by approximately \$6,000 per household. Members discussed the need for transparency in communicating cost estimates to homeowners, with Marty emphasizing the importance of presenting both the 4% and 15% contingency scenarios. The board agreed to post the current pro forma and Table 4 on the website to provide residents with updated cost information. Jay and Marty shared that Fuss and O'Neill are working on updated estimates for market adjustments, expected by February 23rd, and the board discussed the need to prepare for project management responsibilities, including potentially hiring a clerk of the works.

Next steps

- [OLSBA: Provide tutorial to martinmerritt on accessing AI Companion/Zoom meeting minutes and set up appropriate permissions](#)
- [martinmerritt: Send thoughts on January 13th to iPhone by the weekend](#)
- [iPhone \(Jay\): Send out project sequencing/timeline through at least June to members early next week](#)
- [iPhone \(Jay\) and martinmerritt: Work on preparing schedule with pro forma summary page and Table 4 internal/shared projects for website posting](#)
- [Fuss & O'Neill: Provide updated cost estimates for shared and internal projects before end of February \(target date ~Feb 23\)](#)

- [Fuss & O'Neill: Check with State Historical Society regarding Native American artifact findings from previous Connecticut Water excavations](#)
- [iPhone \(Jay\): Add "Clerk of the Works" discussion item to next meeting's agenda](#)
- [Fuss & O'Neill: Update incumbency certificate with new association president's information](#)
- [Fuss & O'Neill: Continue work on punch list items needed for the state](#)
- [iPhone \(Jay\): Send out note on bond council's review of Treasury's Office spreadsheet](#)
- [Norbert: Review East Lime Agreement and New London Agreement to help prepare for construction](#)
- [iPhone \(Jay\): Schedule meeting with state to discuss process for Clean Water Funds permitting and stormwater project contracting](#)
- [iPhone \(Jay\): Schedule meeting with state to get definitive answer on sequencing of \\$15M loan forgiveness and 25% clean water funds application](#)
- [iPhone \(Jay\): After Thursday's cost-sharing group meeting, inform everyone of proposed plan of action regarding state discussions](#)

Summary

AI Minutes and Insurance Discussion

The meeting began with a discussion about meeting minutes, where Martin expressed interest in using an AI tool for minutes, with Olsba explaining how it works and the need to set up access. The group agreed to postpone approval of December meeting minutes until the next meeting in March. The group noted that Chris was absent but had paid the insurance invoice, and Martin committed to providing thoughts on January 13th by the weekend.

Bond Resolution and Project Approvals

The meeting discussed recent events and decisions related to a bond resolution and project approvals. The state presented a pro forma with cost estimates, which the board approved after reviewing it on January 31st. Conditional letters of approval were issued for various project components, including the pump station, force main, and access. The group also addressed concerns about the sequencing of a \$15 million forgivable loan and Clean Water Funds, noting that the state's proposed change in sequence would be less advantageous for the communities involved. The beaches are united in seeking a revision of the state's plan.

Water Project Cost Contingency Concerns

The board discussed concerns about the state's recent changes to cost allocation and contingency plans for the water project, which increased overall costs by approximately 3 million dollars and shifted more expenses to the three towns. Marty expressed strong concern

about the state's last-minute reversal of their previous cost-sharing approach, which would increase costs for homeowners by about \$6,000 each, and highlighted that the proposed 4% contingency was unusually low compared to the typical 8-15% range used throughout the project. The board agreed to discuss these issues with their homeowners and vote on an appropriate contingency level before advising the board.

Project Cost Discussion

The meeting focused on the project and its financial implications. Jay discussed a meeting with the cost-sharing group on Thursday to address the state's response and clarify issues. The group emphasized the need for definitive action and preparation for potential project start in the fall. John expressed concerns about the 4% contingency and the cost per house, questioning if board members were aware of these details. Jay defended the board members, stating they had limited time to review the information and were under pressure to move the project forward.

Loan Forgiveness Process Changes

The board discussed concerns about the state's decision to change the order of operations for loan forgiveness and discount applications, which resulted in increased costs for property owners. John Cunningham, the new association president, was introduced and defended the board's actions, explaining that the state was still determining the best approach for these funds. They also discussed the town's ongoing obligation to participate in the project, with potential scenarios ranging from absorbing additional costs to maintaining current funding levels.

Construction Project Management Challenges

The meeting focused on concerns about project management and oversight of a \$60 million construction project, with Jack Reynolds emphasizing the need for professional staff to review documents and handle legal matters. The group discussed the administrative consent order with the state and acknowledged that while they need to be firm in negotiations, they should not look a gift horse in the mouth. Jay noted that the project still has 420 construction days remaining, highlighting the long road ahead, and the board agreed they need to recalibrate their approach going forward.

Project Cost Management and Budgeting

The group discussed the financial implications of a project, focusing on per-household costs and bond thresholds. Marty presented internal project numbers, which included a 15% contingency and resulted in approximately \$100,000 per household, while the state's estimates, with a 4% contingency, were lower. Didi emphasized the importance of working within the \$18.7 million

bond threshold for sewers and advised against second-guessing decisions, urging the group to move forward. The discussion highlighted the need for clear communication of cost estimates to homeowners and the importance of managing the project to stay within budget constraints.

WPCA Budget and Contingency Review

The WPCA discussed project costs and contingency plans, with Martin Merritt presenting a detailed budget analysis showing real bid numbers and a reduced contingency of 15% compared to the previous 23%. The board agreed to post the pro forma summary page and Table 4 data on their website to provide transparency to homeowners, while acknowledging that numbers may change as more definitive information becomes available. The group also discussed upcoming F&O contract amendments, permit expirations, and the need to transition away from operational management to focus on project oversight, with Norb advising that the board's primary focus should be managing the project within the \$22.7 million budget.