

OLD COLONY BEACH CLUB ASSOCIATION WPCA
April 22, 2019

CALL TO ORDER: The meeting was called to order at 6:30 pm by Frank Noe, Chairman.

PRESENT: Frank Noe, Bob Asal, Frank Nicotera, Nancy Zimmerman. Steve Humes called in.

ABSENT: Joe Cancelliere, Don Brodeur.

APPROVAL OF THE MARCH 25, 2019 MINUTES: A motion was made by Bob Asal and 2nd by Frank Nicotera to accept the minutes. No discussion, none opposed, motion passed.

TREASURER'S REPORT: Don Brodeur was absent, therefore, we have no treasurer's report.

OCBCA UPDATE TO THE SHARED PROJECT LOAN & PROJECT GRANT AGREEMENT: The cost sharing agreement with Old Lyme Shores and Miami Beach for the force main and pump station loan was closed in April, 2019 and the total of the loan was \$466,425.00. The grant was \$135,475.00 and we are taking the responsibility and will dispense the money to the vendors from the state of Connecticut. This is for the design, not the construction.

The attorney fee for the closing is \$16,753.00 divided by 3. The money will be paid to Robinson & Cole and Glenn Santoro. The construction closing will be about \$25,000.00.

UPDATE ON THE TEXT CHANGE: A public hearing was at the zoning commission and they voted on it and it passed unanimously. We can put the pump station in the flood zone.

PUMP STATION LOCATIONS: The first is the town parking lot and it got approved. That lot is the larger of the two. The private lot is not a conforming lot since it is only .12 acres. We will have to go for a variance for the private lot to get approval and OCBCA will have to pay for that.

Frank Noe will talk to Miami Beach and Old Lyme Shores and tell them that we would rather have the town parcel because the town may not approve a non-conforming lot. He will also talk to the private home owner because we have to have a variance.

REQUEST FOR PROPOSALS FOR APPRAISAL SERVICES FOR BENEFIT ASSESSMENTS: Steve Humes put together a RFP (request for proposal.) The goal is to set forth our request for proposals open ended in the sense that we are not

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specifically stating how it should be done, but we would want a written report that they could defend with what they come up with as to a rationale. The RFP is open to different ideas or alternatives, while at the same time being specific about our expected deliverables. We will post it to the State of Connecticut website and other websites as well.

A motion was made to approve the RFP to interview different appraisers by Frank Nicotera and 2nd by Bob Asal. No discussion, none opposed, motion passed unanimously.

OTHER BUSINESS: Frank Nicotera asked when we would realistically start construction. Frank Noe said it would be about 2020 and the completion would be about 2021.

Our infrastructure application is at DEEP and will go to the Attorney General's office for approval so they can start working on our design for the infrastructure. Old Lyme Shores has already been approved.

NEXT MEETING: The next meeting will be on Friday, May 31, 2019 at 6:30 pm at Frank Nicotera's home in Old Lyme.

PUBLIC COMMENT: None

ADJOURNMENT: Motion was made to adjourn by Steve Humes and 2nd by Frank Noe. No Discussion, none opposed, motion passed. The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Nancy Zimmerman, Secretary