

WHAT A RELIEF!

THE WASTEWATER TREATMENT TRUTH



CLAY 
BRETT
FOR WEST UNIVERSITY PLACE CITY COUNCIL

The Story Residents Were Sold

Over the course of 2024 and 2025, thousands of West U residents have been contacted regarding planned upgrades to the West U Wastewater Treatment Plant (WWTP) and their relationship with the City's Civic Center improvements.

The message is basically this:



“Council wants this...”



“...and doesn't care about that...”



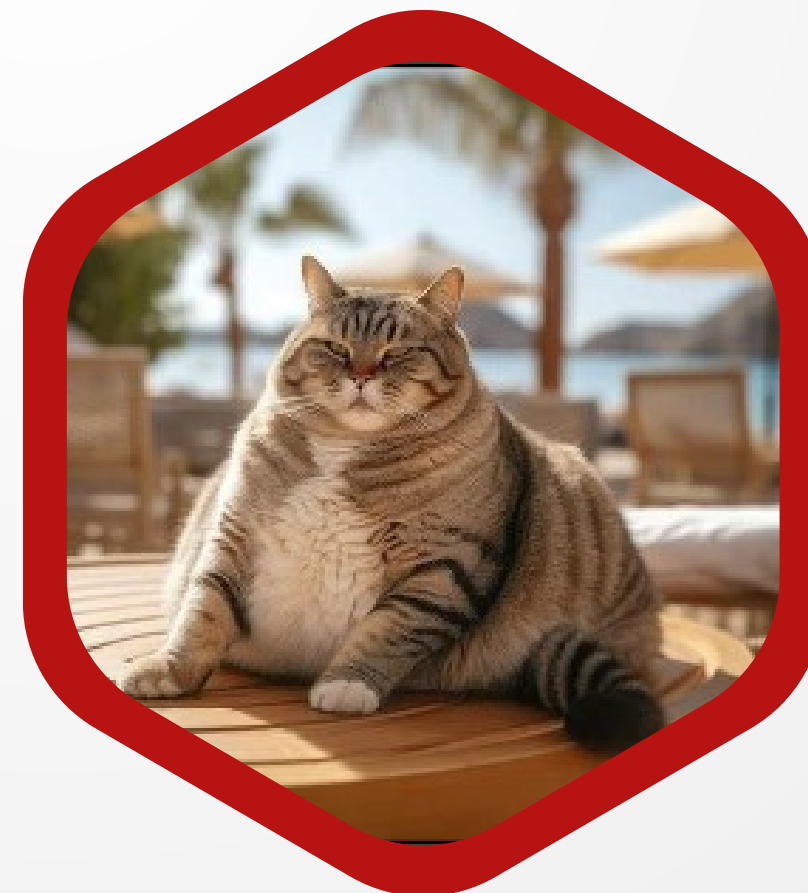
“...so you will get this.”

For that story to hold up, certain things would have to be true...



West U's finances would have to be so tight that we could only afford either the WWTP or the library...

The WWTP would have to be on the verge of failure...



The city would have to have no choice but to accept a single, uncompetitive bid for the WWTP upgrade...

Some Good News: West U Finances

Bond Capacity (AAA Rating) + Cash on Hand

West U has hundreds of millions in financial capacity to invest in infrastructure without compromising its strong investment-grade rating.

City Projects

West U has the flexibility to pursue both projects, neither, or just one—there was never a forced either/or decision. The city regularly manages multiple major projects at once, and the city has voted to award Phase I of WWTP while putting the library & community center to a vote

How They Want You to Think It Works

“I can’t do two things with my one coin.”



“A city can have a functioning WWTP or a nice library, but not both!”

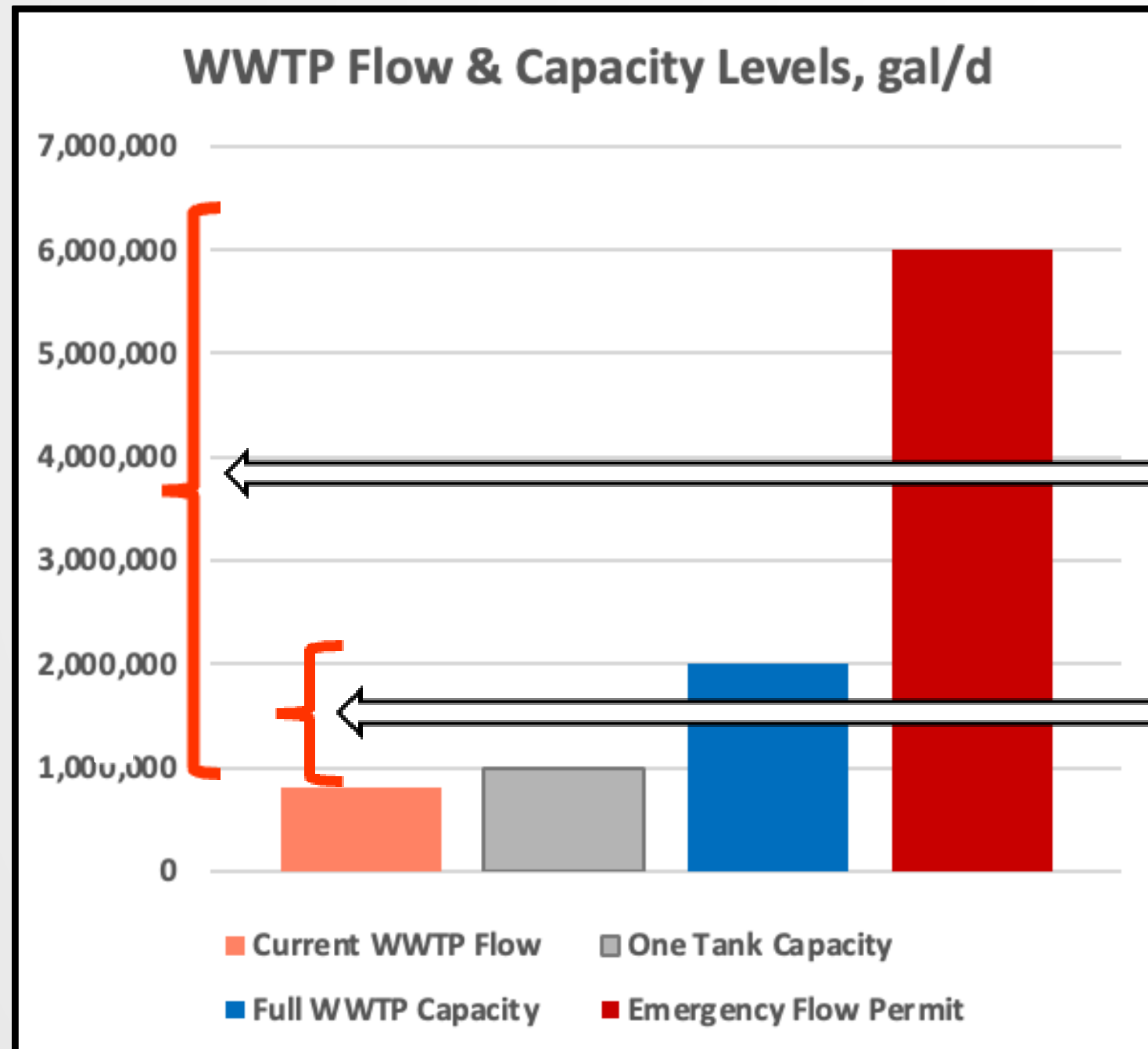
Some More Good News: A Healthy WWTP

1

WWTP is flowing well below capacity, which permits opportunistic upgrades

2

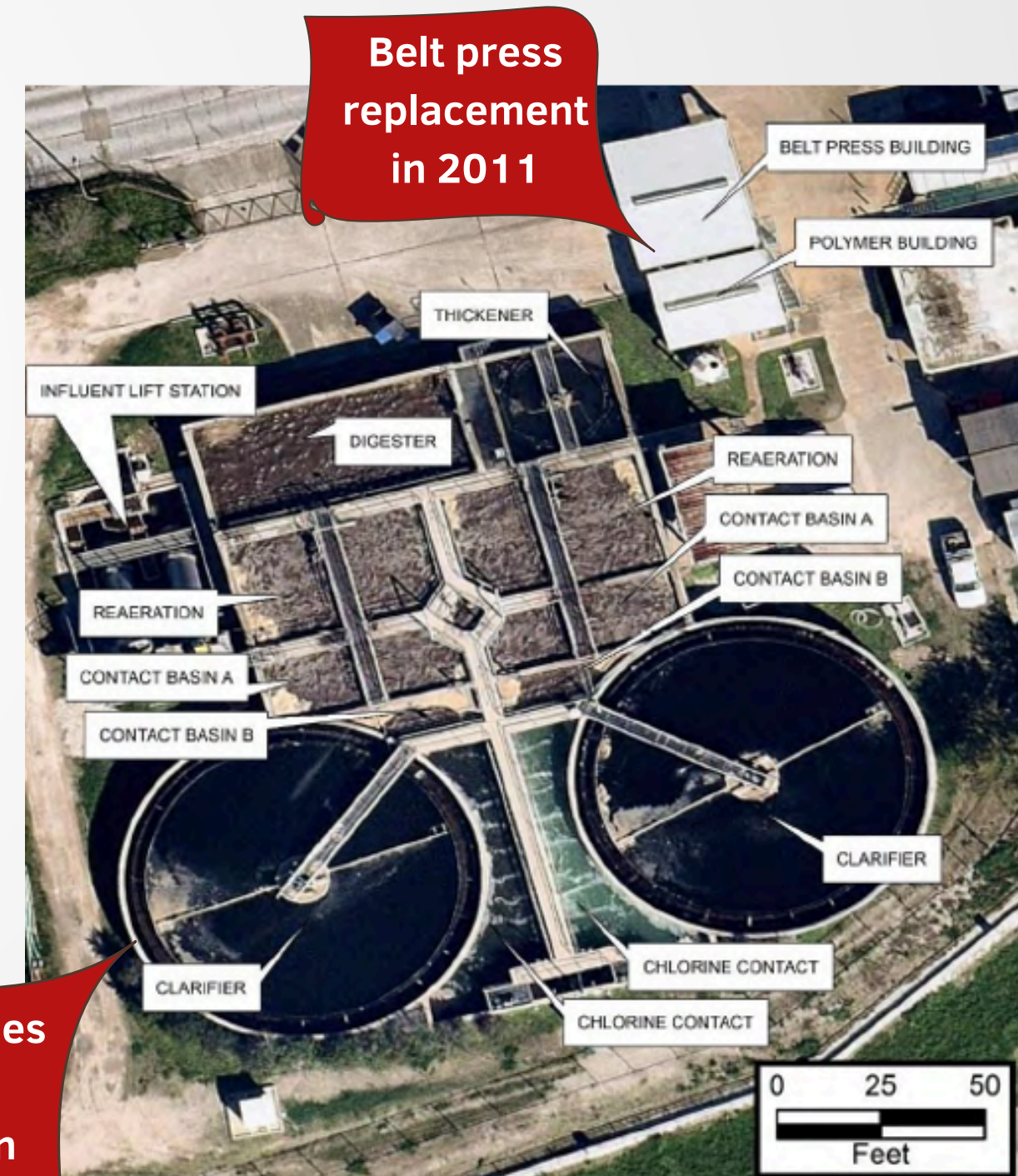
WWTP parts are replaced from time to time in the ordinary course without disruption



86% spare capacity to emergency flow levels!

60% spare capacity to a full plant!

Clarifier upgrades in 2017, replacement in 2021

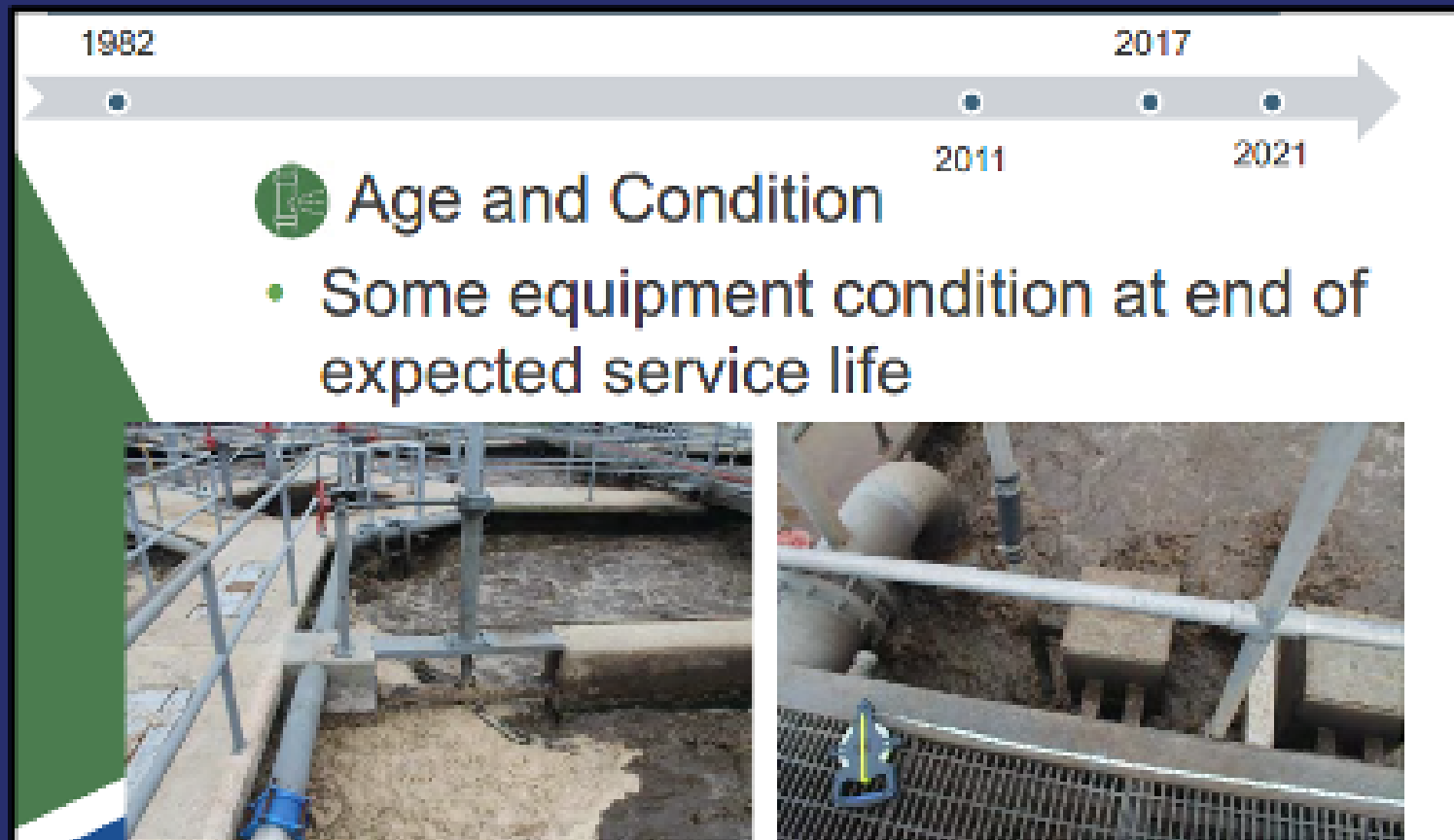


Some exciting engineering terms...

Is WWTP on the verge of collapse?

Thankfully, no—it's not.

Origin



What does “end of expected service life” mean?

- **End of Expected Service Life** refers to the **estimated time period** a structure or component is designed to function effectively under normal conditions. It is a theoretical or statistical estimate based on material properties, design standards, and environmental factors.
- **End of Service Life** occurs when the **actual functional capacity** of the structure has degraded to the point that it can no longer safely perform its intended purpose **without major intervention**. This is the one to watch, but it shouldn't be confused with the other one!

What do the experts say?

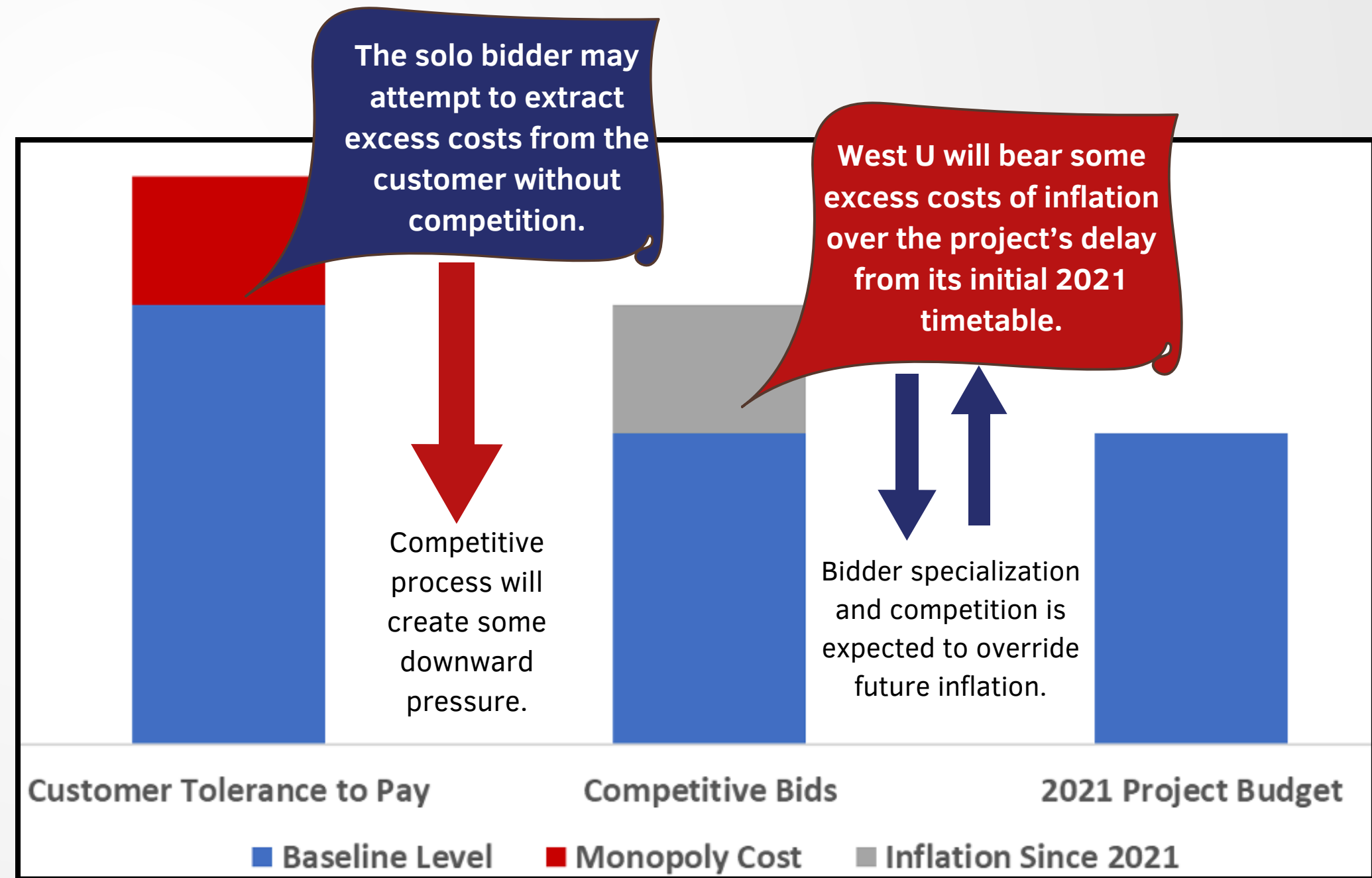
- “As these improvements only enhance plant operations, it is not critical that they be completed at this time.” – Danny Cameron, Public Works Director
- “No.” – Carol Harrison, external city engineer, Dave Beach, City Manager, Danny Cameron, Public Works Director, each in response to Clay Brett's direct question of **whether conducting plant upgrades over time will place any West U residents at any additional risk of WWTP disruption**

Should we have accepted a single, uncompetitive bid?

City Presentation to Council

“This phased approach is beneficial because it is more construction/building specific with a **lower cost**, which opens the competitive bidding market to more contractors utilizing less specialized subcontractors and less subcontractors overall. Lastly, because the overall project cost is lower this is a smaller project to bond which also invites more contractors to bid...[and removes general contractor costs].” – Danny Cameron, Public Works Director

What Happens in a Non-Competitive Process, and How Do We Save Your Money?



Did the WWTP ever compete with the library?

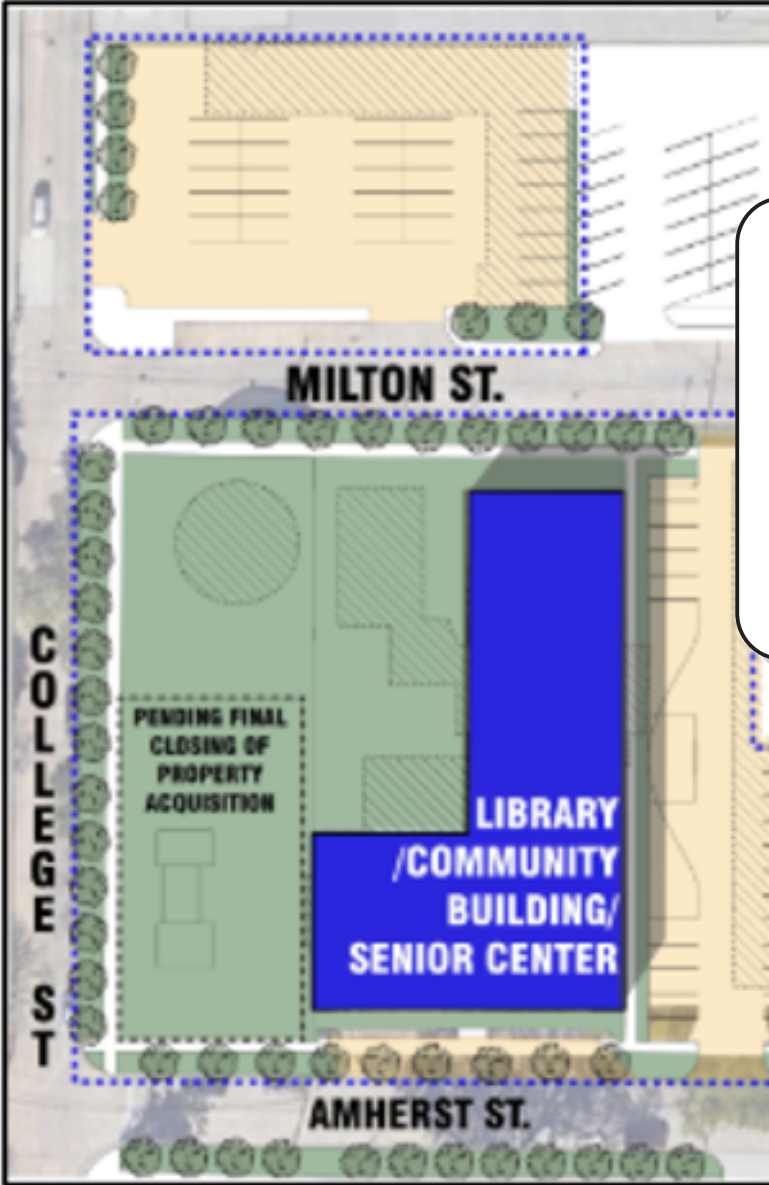
No! We approved Phase I of WWTP, and we put the library & senior center out for a vote!



Random Library in Alabama, Much Nicer Than Our Current One

Clay Brett will treat Prop D as a general referendum on the new library & community center being located at its planned location.

The project creates a broader greenspace area with Huffington Park



Prop D will create buildings and greenspace in the civic center

What Can We Learn From This?

Sometimes, the truth is in the details rather than a soundbite. If you received a message of fear based on false premises, we have good news: You have a great group of candidates on May 3 focused on finding truth, value and safety in these details - for you.



Matt Hart



Clay Brett

**Let's
move
forward
together!**



Mateo Fisher



Nicholas Stuart

YOUR CANDIDATES FOR TRUTH,
TOUGH DECISIONS AND
TRANSPARENCY