

**BUREAU OF PUBLIC WORKS  
SPECIAL MEETING  
The Metropolitan District  
555 Main Street, Hartford  
Thursday, January 15, 2015**

**Present:** Commissioners Donald Currey, Janice Flemming, Allen Hoffman, Joseph Kronen, Alphonse Marotta, Joseph Klett, J. Lawrence Price, Raymond Sweezy, Alvin E. Taylor, Richard W. Vicino and District Chairman William A. DiBella (11)

**Absent:** Commissioners Andrew Adil, Luis Caban, William Horan, Joseph Klett, Maureen Magnan, Thea Montanez, Albert F. Reichin, and Hector M. Rivera (8)

**Also**

**Present:** Scott W. Jellison, Deputy Chief Executive Officer, Engineering & Operations  
John M. Zinzarella, Deputy Chief Executive Officer, Business Services  
R. Bartley Halloran, District Counsel  
Christopher R. Stone, Assistant District Counsel  
Brendan Fox, Assistant District Counsel  
John S. Mirtle, District Clerk  
Susan Negrelli, Director of Engineering  
Gerald J. Lukowski, Director of Operations  
Kelly Shane, Director of Procurement  
Michael Curley, Manager of Technical Services  
Nick Salemi, Special Services Administrator  
Kerry E. Martin, Assistant to the Chief Executive Officer  
Cynthia A. Nadolny, Executive Assistant

**CALL TO ORDER**

Chairman Vicino called the meeting to order at 3:03PM

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**APPROVAL OF MEETING MINUTES**

***On motion made by Commissioner Sweezy and duly seconded, the meeting minutes of September 8, 2014 were approved.***

**PRATT & WHITNEY WILLGOOS FACILITY, EAST HARTFORD  
ENCROACHMENT AGREEMENT**

To: Bureau of Public Works for consideration on January 15, 2015

On November 5, 2014, AECOM, on behalf of Pratt & Whitney, requested permission from the Metropolitan District to temporarily encroach upon an existing 20-foot sewer right-of-way across their property located at 1 Pent Road, East Hartford, for the purpose of excavating polluted soils for off-site disposal. Pratt & Whitney has requested permission to perform existing soil remediation by removing polluted soil within the right-of-way and above the existing 33-inch reinforced concrete Southern Interceptor sewer pipe and replace it in kind with clean soil, as shown on the accompanying map. Soil shall be excavated to a depth to allow for a minimum of 6-feet of cover over the 33-inch sewer main.

The sanitary sewer right-of-way across the parcel was conveyed to the Metropolitan District by the United Aircraft Corporation in March 1950 in conjunction with the construction of the Southern Interceptor Sewer, and is recorded in the Town of East Hartford land records: Volume 169 Page 252.

MDC staff has concluded that the encroachment is temporary and that there will be no detriment to the sewer infrastructure as a result.

Pratt & Whitney has agreed to the following conditions in order to satisfy the District's concerns for protection of the existing 33-inch RCP interceptor located within the subject parcel and accessibility along the length of the Metropolitan District's rights-of-way:

1. Care must be taken during construction not to disturb the existing sanitary sewer main. All heavy construction equipment must be located outside of the limits of the right-of-way when not in use. Any earth moving equipment that will be utilized on the site over and adjacent to the sewer main shall be reviewed and approved by District staff prior to mobilization to the site.
2. An MDC inspector must be on the job site, at the expense of Pratt & Whitney, whenever work is being performed within the right-of-way. The construction shall conform to District standards and 48-hours advance notice must be given to the District prior to any construction within the right-of-way.
3. Pratt & Whitney shall perform a CCTV inspection, witnessed by an MDC inspector, of the sanitary sewer main in the area of the construction prior to any excavation over the sewer pipe, and upon completion of backfilling and restoration of the excavated area. The videos will be delivered to the District for the purposes of assessing the existing and post activity condition of the sanitary sewer.

4. In the event of a sewer emergency caused by the proposed excavation, Pratt & Whitney shall provide, at their expense, an appropriately sized bypass pump.
5. Pratt & Whitney agrees that within the limits of the Districts right-of-way, they will not construct nor cause to be constructed any buildings or other structures or use or carry on any operation on the surface or subsurface or said right-of-way other than the excavation noted herein.

Staff has reviewed this request and considers it feasible.

A formal encroachment agreement shall be executed between Pratt & Whitney and The Metropolitan District, consistent with current practice involving similar requests.

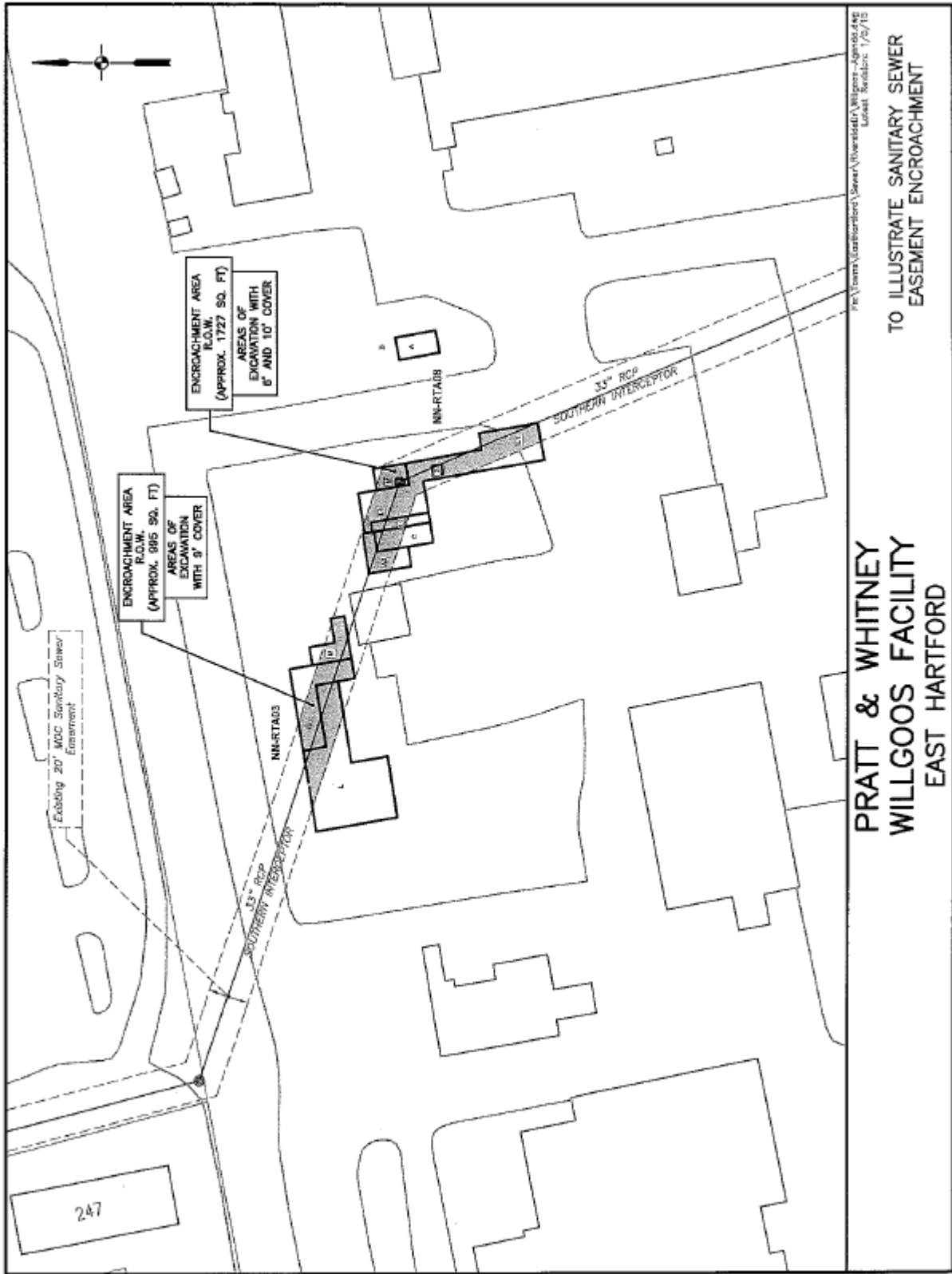
It is RECOMMENDED that it be

VOTED: That the Bureau of Public Works recommends to the District Board passage of the following resolution:

RESOLVED: That the Chairman or Vice Chairman of the District Board be authorized to execute an agreement, subject to approval of form and content by District Counsel, granting permission to Pratt & Whitney to temporarily encroach upon an existing 20-foot wide sanitary sewer right-of-way north of Pent Road, East Hartford, for the purpose of soil remediation, providing that the District shall not be held liable for any cost of damage of any kind in the following years as a result of the encroachment.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer



***On motion made by Commissioner Currey and duly seconded, the resolution was approved by unanimous vote of those present.***

**HARTFORD HOSPITAL BONE & JOINT INSTITUTE, HARTFORD  
ABANDONMENT OF STORM SEWER AND RELEASE OF EASEMENT**

To: Bureau of Public Works for consideration on January 15, 2015

On November 14, 2014, the District received a letter from Mr. Kevin Markowski of Hartford Hospital requesting that the Metropolitan District abandon the existing storm sewer and easement within the property owned by Hartford Hospital in private lands between Seymour Street and Retreat Avenue, Hartford, as shown on the accompanying map. The purpose of this request is to accommodate a new building known as the Hartford Hospital Bone & Joint Institute, which will be placed over the area currently occupied by the District's easement and storm sewer in private lands.

Prior to abandoning the existing 24" storm sewer & easement, Hartford Hospital will grant a new 20' Permanent Easement and install a new 24" PVC storm sewer around the proposed building footprint under a Developer's Permit Agreement, as shown on the attached map.

From an engineering standpoint, the abandonment of the existing storm sewer and release of the easement will not have a negative impact on the existing storm sewer system, and no hardship or detriment would be imposed on others. An MDC inspector will be on-site whenever work is being performed on the existing storm sewer line, at the expense of the Hartford Hospital.

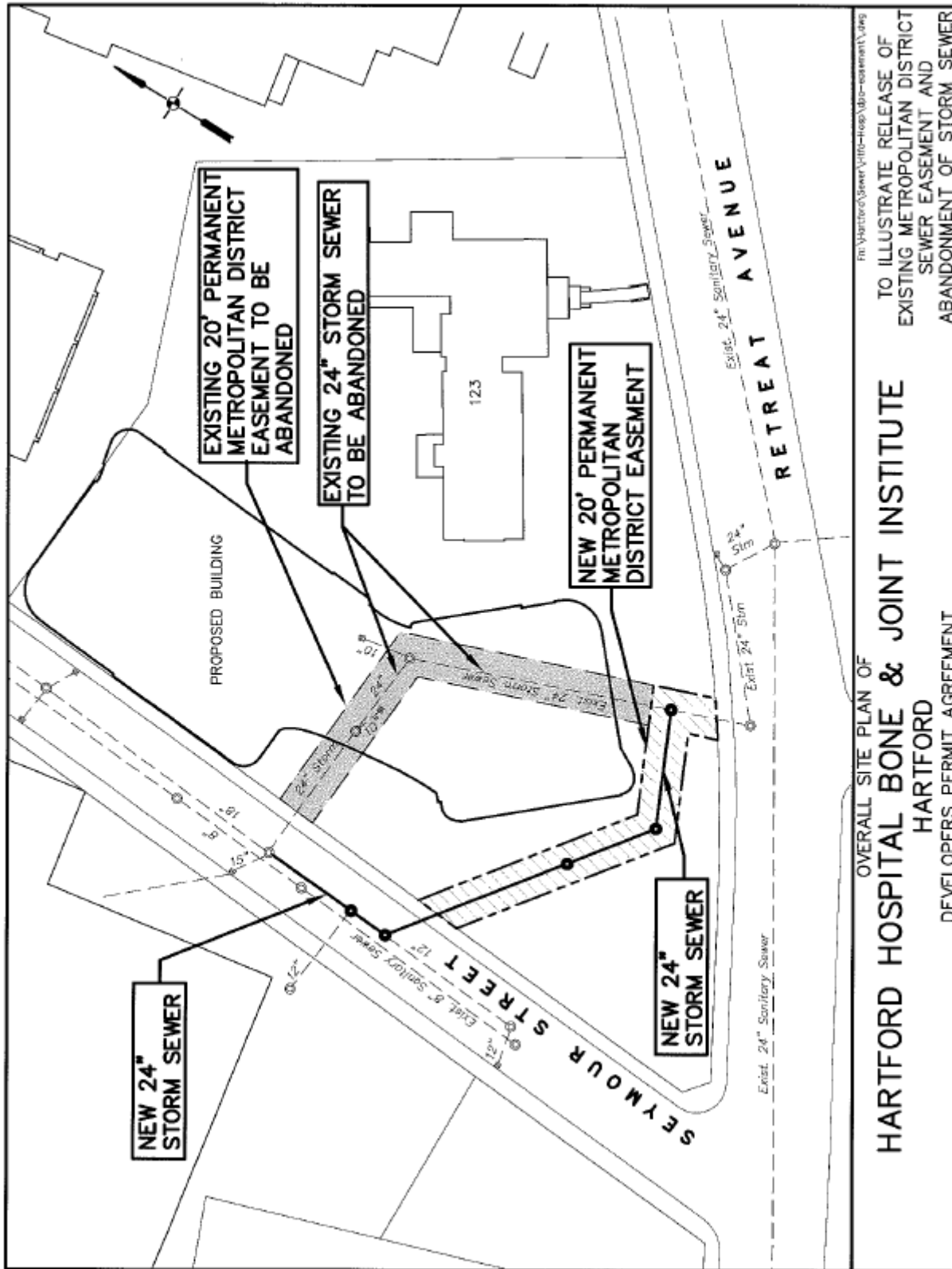
It is therefore recommended that it be

**Voted:** That the Bureau of Public Works recommends to the District Board passage of the following resolution:

**Resolved:** That the Chairman or Vice Chairman of the District Board be authorized to execute the abandonment of the existing storm sewer and release of the existing storm sewer easement on the property owned by Hartford Hospital as shown on the accompanying map and as recorded in the City of Hartford land records: Volume 3497 Pages 308-311. The easement release shall be subject to approval by District Counsel as to form and content.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer



OVERALL SITE PLAN OF  
**HARTFORD HOSPITAL BONE & JOINT INSTITUTE**  
HARTFORD  
DEVELOPERS PERMIT AGREEMENT

TO ILLUSTRATE RELEASE OF  
EXISTING METROPOLITAN DISTRICT  
SEWER EASEMENT AND  
ABANDONMENT OF STORM SEWER

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REVISED 03/24/15 BY: 11/10/15/15

***On motion made by Commissioner Sweezy and duly seconded, the resolution was approved by unanimous vote of those present.***

**HARTFORD HOSPITAL BONE & JOINT INSTITUTE, HARTFORD  
ENCROACHMENT AGREEMENT**

To: Bureau of Public Works for consideration on January 15, 2015

Hartford Hospital, in a letter dated November 14, 2014, from Kevin Markowski, has requested permission from the Metropolitan District to permanently encroach upon an existing 20-foot storm sewer easement located across private lands between Retreat Avenue and Seymour Street in Hartford to perform underground utility relocation work in conjunction with the proposed Hartford Hospital Bone & Joint Institute construction project.

The proposed work entails the removal of existing steam, communication and electrical conduits (Temporary Encroachment Areas 1 and 2) and the relocation of steam, communications and telephone conduits (New Encroachment). The temporary & permanent encroachments are part of the initial phase of this work, as it needs to be completed prior to the relocation of the storm sewer. The existing storm sewer is approximately 8 feet deep (to top of pipe) and the proposed utility excavations will not exceed 6 feet. There will be no resulting grade change over the easement.

MDC staff has concluded that the encroachment is minimal and that there will be no detriment to the storm sewer infrastructure as a result.

Hartford Hospital has agreed to the following conditions in order to satisfy the District's concerns for protection of the existing 24-inch PVC storm sewer located within the subject parcel and to maintain our accessibility along the length of the Metropolitan District's storm sewer easement:

1. Care must be taken during the removal and construction of utilities not to disturb the existing storm sewer main. All heavy construction equipment must be located outside of the limits of the storm sewer easement. Any earth moving equipment that will be utilized on the site over and adjacent to the sewer main shall be reviewed and approved by District staff prior to mobilization to the site. Any damage to the existing storm sewer caused by the removal and/or installation of utilities within the existing easement shall be the responsibility of Hartford Hospital.
2. No additional permanent structures, other than the proposed steam line and telephone and communication conduits shall be located within the District's storm sewer easement.
3. The Metropolitan District shall not be held liable for any damage caused to any newly relocated utility listed above located within and adjacent to the storm sewer easement or other permanent structures immediately adjacent to the District's storm sewer easement in the event of an emergency sewer repair. The Metropolitan

District will make every effort feasible to minimize damage to the utilities and adjacent permanent structures; however the cost for repairs to the other utilities and permanent structures shall be the responsibility of the Hartford Hospital.

4. The District reserves the right to remove structures within the storm sewer easement at any time if so required for maintenance or repair of the storm sewer main. The Hartford Hospital shall bear any additional maintenance or repair costs necessitated by the presence of structures upon the storm sewer easement.
  
5. An MDC inspector must be on the job site whenever work is being performed within the storm sewer easement, at the expense of the Hartford Hospital. The construction shall conform to District standards and 48-hours advance notice must be given to the District prior to any construction within the storm sewer easement.

Staff has reviewed this request and considers it feasible.

A formal encroachment agreement shall be executed between Hartford Hospital and the Metropolitan District, consistent with current practice involving similar requests.

It is RECOMMENDED that it be

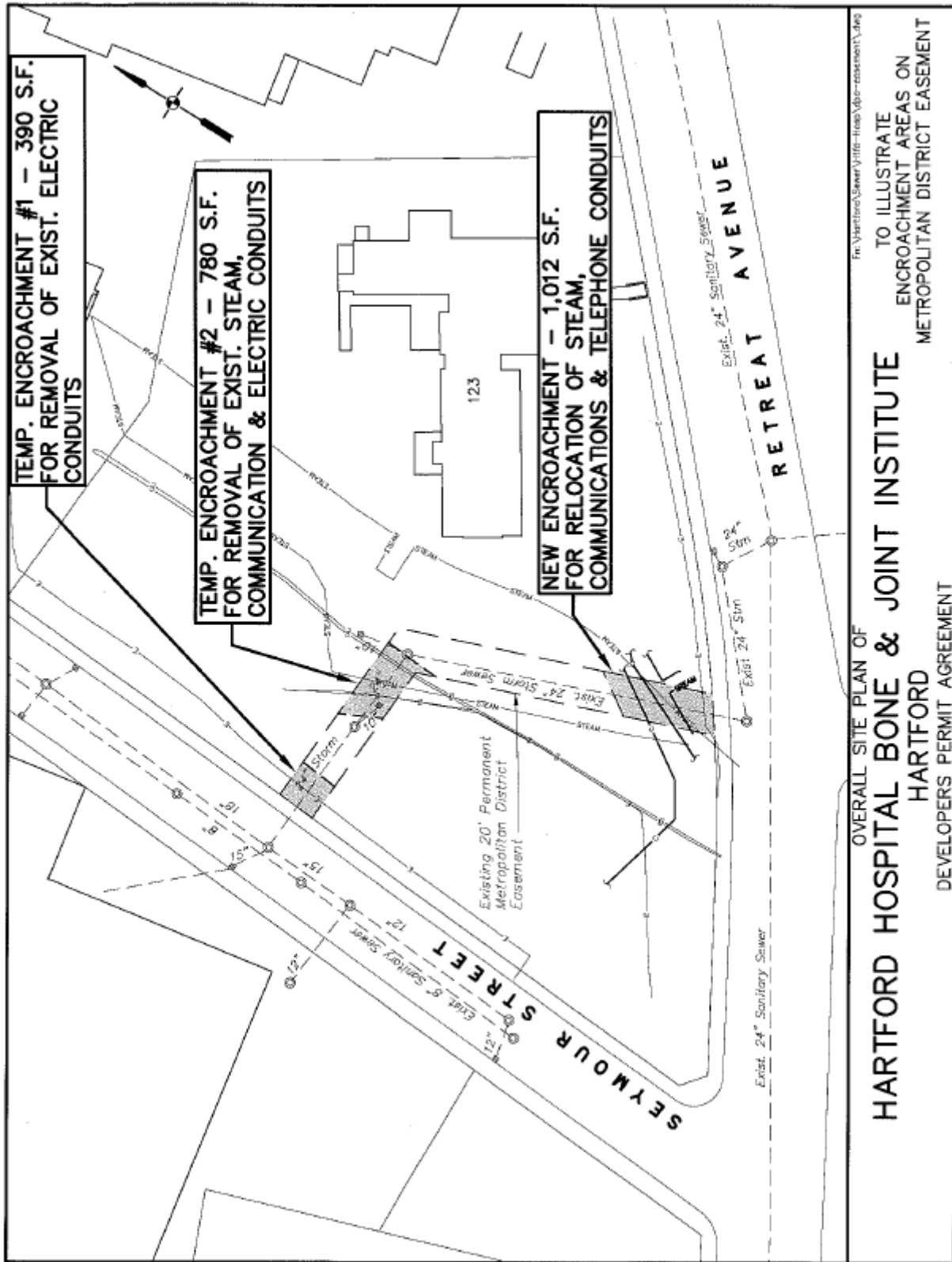
VOTED: That the Bureau of Public Works recommends to the District Board passage of the following resolution:

RESOLVED: That the Chairman or Vice Chairman of the District Board be authorized to execute an agreement, subject to approval of form and content by District Counsel, granting permission to Hartford Hospital to encroach upon an existing 20-foot storm sewer easement between Retreat Avenue and Seymour Street in private lands, Hartford, in support of the planned construction of the Hartford Hospital Bone & Joint Institute as shown on plans submitted by Close, Jensen & Miller, P. C., dated November 17, 2014, providing that the District shall not be held liable for any cost of damage of any kind in the following years as a result of the encroachment.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer





TO ILLUSTRATE  
ENCROACHMENT AREAS ON  
METROPOLITAN DISTRICT EASEMENT

From: \\hpl\hpl\sewer\hpl\hpl-hosp\hpl-hosp-encroachment\1.dwg  
Revised by: h.c.f. on November 24, 2014

OVERALL SITE PLAN OF  
**HARTFORD HOSPITAL BONE & JOINT INSTITUTE**  
HARTFORD  
DEVELOPERS PERMIT AGREEMENT

*On motion made by Commissioner Sweezy and duly seconded, the resolution was approved by unanimous vote of those present.*

**LAND PURCHASE IN FURTHERANCE OF THE CLEAN WATER PROJECT**

To: Bureau of Public Works for consideration on January 15, 2015

**Be It Resolved** that the Board of Commissioners of The Metropolitan District hereby affirms its resolution of April 2, 2012 regarding the purchase of the referenced property in furtherance of the Clean Water Project.

**Be It Resolved** that the Board of Commissioners of the Metropolitan District hereby authorizes its Chief Executive Officer, or his designee, to enter into a purchase and sale agreement with the Newfield Realty Corporation (“Newfield”) for the purchase of the following properties, collectively hereafter referred to as “the Parcel”:

1. 1014 Wethersfield Avenue, Hartford, CT, City Parcel No. 301-816-003 (3.770 acres)
2. 952 Wethersfield Avenue, Hartford, CT, City Parcel No. 278-816-194 (2.150 acres)
3. Land partly in Wethersfield and partly in Hartford comprising approximately .5 acres (24,059.67 square feet) and identified on a certain A-2 Survey by Theodore F. Jackowiak, Surveyor, entitled “Land in Hartford & Wethersfield, Boston and Maine Corporation to Newfield Realty Corporation Scale 1”=50’, March 17, 1988”.

**Be It Further Resolved** that the purchase price, subject credits as set forth below, shall be \$950,000, exclusive of costs for surveys, title insurance, and other customary costs of closing, said funds being part of the \$800 million appropriated by referendum of November, 2006 for the acquisition of those properties necessary in connection with the Clean Water Project; and

**Be It Further Resolved** that, in addition to the otherwise standard provisions, the purchase and sale agreement shall contain the following contingencies:

1. The MDC obtaining, at its sole cost and expense, any and all permits required for its intended use of the Parcel;
2. Newfield permitting access to the Parcel by the MDC’s licensed environmental professional for purposes of performing an environmental assessment of the Parcel.
3. Acceptance by Newfield of the environmental remediation costs, by way of credit to the MDC at time of sale or satisfactorily performing the remediation, at its option, with the specific reservation by Newfield to terminate the agreement if it determines that the environmental remediation costs are prohibitive;
4. Independent verification by the MDC of the ownership of that portion of the Parcel identified in subparagraph 3 of the first paragraph of this resolution; and

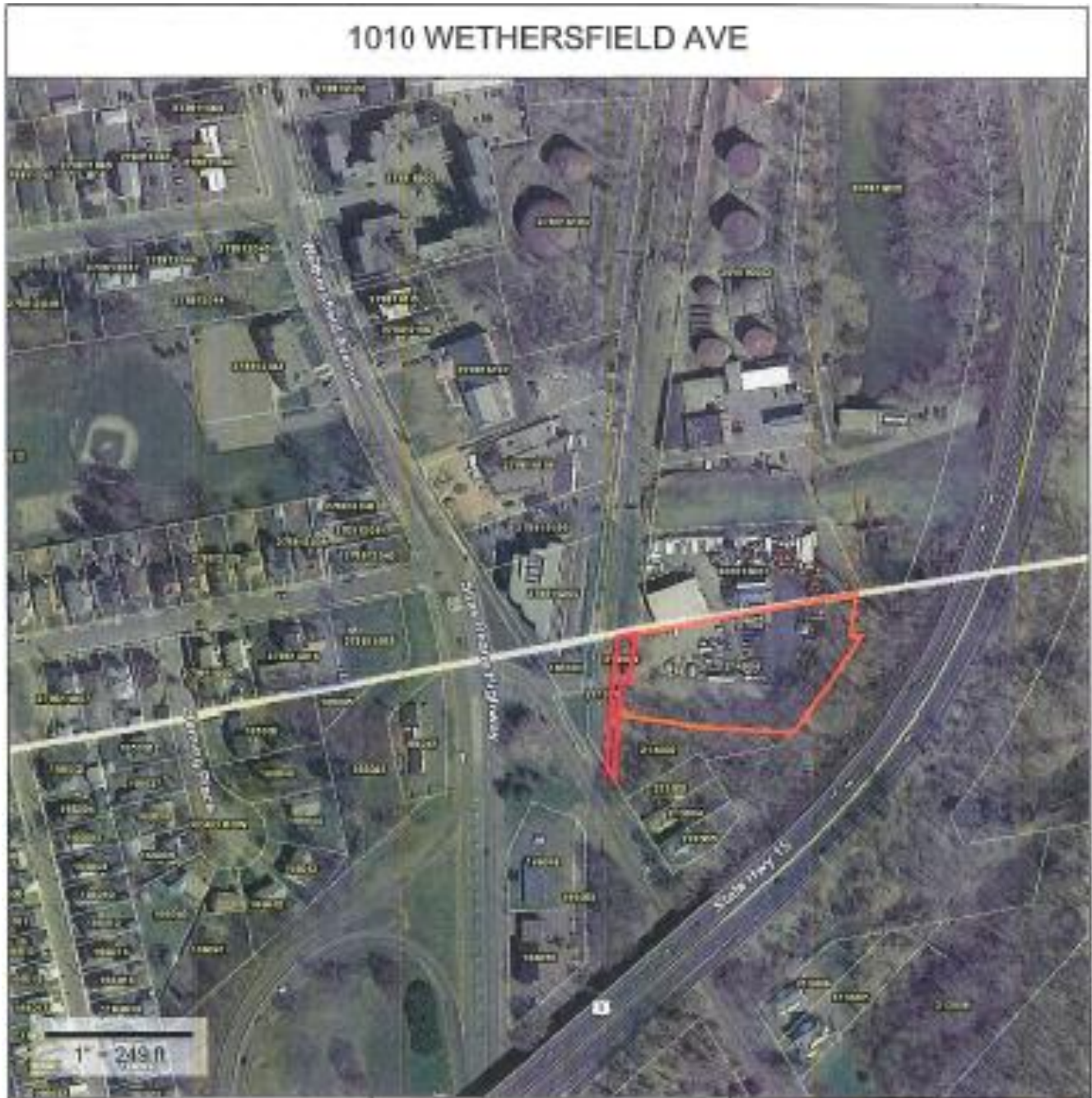
5. Removal of each of the storage tanks located on the Parcel, at Newfield's sole cost and expense.

**Be It Further Resolved** that the Chief Executive Officer, or his designee, is authorized to execute any and all documents reasonably and customarily necessary to effect the purchase of the Parcel by the MDC.

Respectfully submitted,

Charles P. Sheehan  
Chief Executive Officer





### 1012 WETHERSFIELD AV, HARTFORD





*On motion made by Commissioner Sweezy and duly seconded, the resolution was approved by unanimous vote of those present.*

**ADJOURNMENT**

The meeting was adjourned at 4:25 PM

ATTEST:

John S. Mirtle  
District Clerk

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Date of Approval