

**BUREAU OF PUBLIC WORKS
SPECIAL MEETING
The Metropolitan District
555 Main Street, Hartford
Wednesday, February 17, 2016**

Present: Commissioners Andrew Adil, Donald Currey, Allen Hoffman, Joseph Klett, Joseph Kronen, Alphonse Marotta, Hector M. Rivera, Raymond Sweezy, Richard W. Vicino and District Chairman William A. DiBella (10)

Absent: Commissioners Luis Caban, Janice Flemming, William Horan, Byron Lester, Maureen Magnan, J. Lawrence Price and Kennard Ray (7)

Also

Present: Scott W. Jellison, Chief Executive Officer
John M. Zinzarella, Deputy Chief Executive Officer, Business Services
Christopher R. Stone, Assistant District Counsel
John S. Mirtle, District Clerk
Sue Negrelli, Director of Engineering
Kelly Shane, Director of Procurement
Robert Schwarm, Director of Information Technology
Kerry E. Martin, Assistant to the Chief Executive Officer
Carrie Blardo, Assistant to the Chief Operating Officer
Cynthia A. Nadolny, Executive Assistant
Brian J. McCarthy, Associate

CALL TO ORDER

Chairman Vicino called the meeting to order at 4:46 PM

PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS

No one from the public appeared to be heard.

APPROVAL OF MEETING MINUTES

On motion made by Commissioner Currey and duly seconded, the meeting minutes of January 11, 2016 and Joint Meeting Minutes of February 3, 2016 were approved.

**CONSIDERATION & POTENTIAL ACTION ON AUTHORIZATION TO INITIATE
CONDEMNATION PROCEEDING TO SECURE PERMANENT AND TEMPORARY
EASEMENT RIGHTS AS NECESSARY TO COMPLETE THE SOUTH HARTFORD
CONVEYANCE AND STORAGE TUNNEL PROJECT**

To: Bureau of Public Works for consideration on February 17, 2016

By referendum approved in November 6, 2012, the electorate within the Metropolitan District approved for funding for the Clean Water Project. The funding authorization included the expenditure of those funds necessary to purchase, by condemnation or otherwise, such property rights as may be necessary to prosecute the work and complete the improvements required under the Clean Water Project.

As part of its ongoing Clean Water Project activities, the MDC is constructing an eighteen (18) foot wide, twenty-one thousand eight hundred (21,800) linear foot tunnel. The tunnel will provide increased sewer transportation and storage capacity during periods of high wet weather flows. This competitively bid project includes the creation of: (i) launch and retrieval shafts at the tunnel terminus points in Hartford and West Hartford, respectively; (ii) up to seven thousand three hundred (7,300) linear feet of near surface consolidation sewers; (iii) eight (8) tangential vortex hydraulic drop shafts; (iv) a forty million (40,000,000) gallon per day dry pit tunnel pump station; (v) odor control facilities at all potential air release points; and (vi) various other structures and facilities.

To build the tunnel and its various appurtenances, the MDC must acquire certain property rights, including one (1) permanent and one (1) temporary easement, over private land situated at the corner of Franklin Avenue and Hanmer Street in Hartford. The impacted parcel and property owner are as follows:

Owner: Bosnian-American Islamic & Cultural Center, Inc.

Parcel: 595 Franklin Avenue, Hartford, Connecticut

Attached is a copy of the taking map detailing the location, area and other details associated with the permanent and temporary easement takings.

The MDC must obtain the permanent and temporary easement from the property owner prior to the commencement of work by the selected contractor. Despite lengthy negotiations with the property owner, the MDC has not been able to acquire the permanent and temporary easements. Accordingly, action to take the property rights must commence forthwith. Efforts to acquire the necessary property rights by agreement continue, notwithstanding the condemnation proceedings.

The compensation to be paid to the affected property owner represents the average appraised value as independently determined by two (2) Connecticut licensed appraisers. As provided by the MDC Charter Section 1-4, in order to proceed with the condemnation proceeding, a resolution of the District Board is required.

THEREFORE, BE IT RESOLVED THAT:

Pursuant to Conn. Gen. Stat. § 48-12, and Metropolitan District Charter Section 1-2, 1-2f and 1-4, the Board of the Metropolitan District hereby authorizes District staff to proceed with condemnation proceedings on the aforementioned private property and to acquire such property rights pursuant thereto as are necessary for the installation,

maintenance, repair and use of those improvements within the South Hartford Conveyance and Storage Tunnel project contained within or affecting said private property.

The amount of compensation awarded pursuant to said condemnation proceeding(s) shall be the average value of the property rights acquired, as independently determined by two (2) Connecticut licensed appraisers.

Respectfully Submitted

Scott W. Jellison
Chief Executive Officer

On motion made by Commissioner Sweezy and duly seconded, the report was received and the resolution adopted by unanimous vote of those present.

**CONSIDERATION & POTENTIAL ACTION ON AUTHORIZATION
TO INITIATE CONDEMNATION PROCEEDING TO SECURE PROPERTY
AS NECESSARY TO COMPLETE THE SOUTH HARTFORD CONVEYANCE AND
STORAGE TUNNEL PROJECT**

To: Bureau of Public Works for consideration on February 17, 2016

By referendum approved in November 6, 2012, the electorate within the Metropolitan District approved for funding for the Clean Water Project. The funding authorization included the expenditure of those funds necessary to purchase, by condemnation or otherwise, such property rights as may be necessary to prosecute the work and complete the improvements required under the Clean Water Project.

As part of its ongoing Clean Water Project activities, the MDC is constructing an eighteen (18) foot wide, twenty-one thousand eight hundred (21,800) linear foot tunnel. The tunnel will provide increased sewer transportation and storage capacity during periods of high wet weather flows. This competitively bid project includes the creation of: (i) launch and retrieval shafts at the tunnel terminus points in Hartford and West Hartford, respectively; (ii) up to seven thousand three hundred (7,300) linear feet of near surface consolidation sewers; (iii) eight (8) tangential vortex hydraulic drop shafts; (iv) a forty million (40,000,000) gallon per day dry pit tunnel pump station; (v) odor control facilities at all potential air release points; and (vi) various other structures and facilities.

To build the tunnel and its various appurtenances, the MDC must acquire certain property rights, including a twelve thousand one hundred sixty-three (12,163) square foot (0.279 acres) portion of private land situated along Hanmer Street in Hartford. The impacted parcel and property owner are as follows:

Owner: KWK Hanmer, LLC

Parcel: 99 Hanmer Street, Hartford, Connecticut

Attached is a copy of the taking map detailing the location, area and other details associated with the taking.

The MDC must obtain the property from the property owner prior to the commencement of work by the selected contractor. Despite lengthy and vigorous negotiations with the property owner, the MDC has not been able to acquire the property. Accordingly, action to take the property must commence forthwith. Efforts to acquire the necessary property rights by agreement continue, notwithstanding the condemnation proceedings.

The compensation to be paid to the affected property owner represents the average appraised value as independently determined by two (2) Connecticut licensed appraisers. As provided by the MDC Charter Section 1-4, in order to proceed with the condemnation proceeding, a resolution of the District Board is required.

THEREFORE, BE IT RESOLVED THAT:

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The amount of compensation awarded pursuant to said condemnation proceeding(s) shall be the average value of the property rights acquired, as independently determined by two (2) Connecticut licensed appraisers.

Respectfully Submitted,

Scott W. Jellison
Chief Executive Officer

On motion made by Commissioner Sweezy and duly seconded, the report was received and the resolution adopted by unanimous vote of those present.

ADJOURNMENT

The meeting was adjourned at 5:01 PM

ATTEST:

John S. Mirtle
District Clerk

Date of Approval