

**BUREAU OF PUBLIC WORKS
SPECIAL MEETING
The Metropolitan District
555 Main Street, Hartford
Monday, July 11, 2016**

Present: Commissioners Andrew Adil, Donald Currey, Allen Hoffman, Joseph Kronen, Maureen Magnan, Hector M. Rivera, Raymond Sweezy, Richard W. Vicino and District Chairman William A. DiBella (9)

Absent: Commissioners Luis Caban, Janice Flemming, William Horan, Joseph Klett, Byron Lester, Alphonse Marotta, J. Lawrence Price and Kennard Ray (8)

Also

Present: Commissioner Bhupen Patel
Scott W. Jellison, Chief Executive Officer
John M. Zinzarella, Deputy Chief Executive Officer, Business Services
R. Bartley Halloran, District Counsel
John S. Mirtle, District Clerk
Kelly Shane, Director of Procurement
Robert Zaik, Interim Director of Human Resources
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 4:47 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 Rivera and duly seconded, the meeting minutes of May 18, 2016 were approved.

**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 July 11, 2016

By referenda approved in 2006 and 2012, the electorate within The Metropolitan District approved 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, known as the "South Hartford Storage and Conveyance Tunnel". The tunnel will provide increased sewer flow and storage capacity during periods of significant wet weather. The tunnel project includes the construction 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 an eight thousand one hundred and six (8,106) square foot (0.186 acre) permanent easement and an eight thousand eight hundred and eighty- eight (8,888) square foot (0.204 acre) temporary easement over a portion of land situated along Franklin Avenue in Hartford. The District, through its consultant, has performed an engineering needs assessment and determined that easements over the subject property are the most prudent alternative to other options. The impacted parcel and property owner are as follows:

Parcel:	680 Franklin Avenue, Hartford, Connecticut
Owner:	City of Hartford

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:

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 property and to acquire such permanent and temporary easement 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 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.

Respectively submitted,

Scott W. Jellison
Chief Executive Officer

EASEMENT DESCRIPTION

A PORTION OF PROPERTY OF THE CITY OF HARTFORD AS DEPICTED ON A MAP ENTITLED "MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE METROPOLITAN DISTRICT ACROSS PROPERTY OF THE CITY OF HARTFORD 680 FRANKLIN AVENUE HARTFORD CONNECTICUT", SCALE 1"=20', DATED 5-16-12 LAST REVISED 6-16-16, PREPARED BY MARTINEZ COUCH & ASSOCIATES, LLC., AND MORE PARTICULARLY DESCRIBED AS:

PERMANENT EASEMENT AREA DESCRIPTION

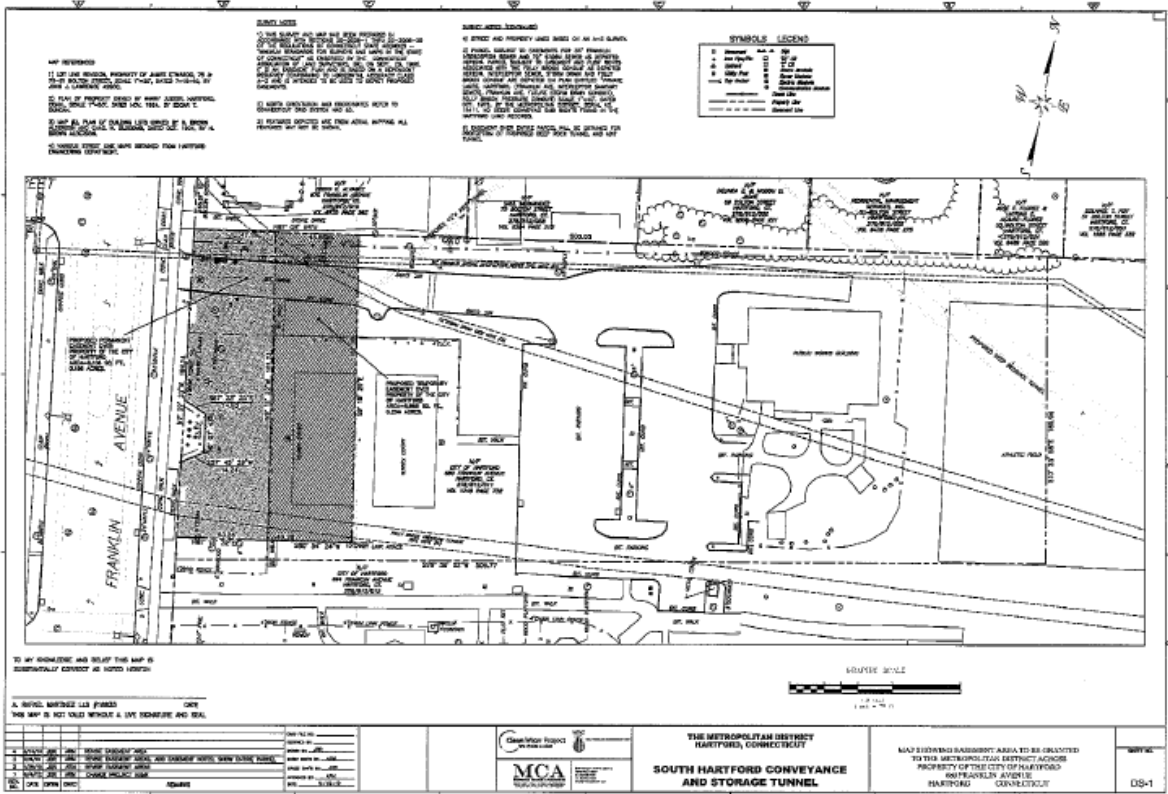
BEGINNING AT A POINT ON THE EASTERLY LINE OF FRANKLIN AVENUE AND THE SOUTHWESTERLY CORNER OF PROPERTY OF DIEGO G. ALVAREZ. THENCE RUNNING ALONG PROPERTY NOW OR FORMERLY DIEGO G. ALVAREZ N81°05'05"E A DISTANCE OF 47.78' TO A POINT. THENCE RUNNING THROUGH LAND OF CITY OF HARTFORD S9°11'22"E A DISTANCE OF 181.23' TO A POINT. THENCE RUNNING THROUGH LAND OF CITY OF HARTFORD S81°15'32"W A DISTANCE OF 53.26' TO A POINT IN THE EASTERLY LINE OF FRANKLIN AVENUE. THENCE RUNNING ALONG FRANKLIN AVENUE N7°27'23"W A DISTANCE OF 44.25' TO A POINT. THENCE RUNNING THROUGH LAND OF CITY OF HARTFORD N57°45'29"E A DISTANCE OF 14.24' TO A POINT. THENCE RUNNING THROUGH LAND OF THE CITY OF HARTFORD N8°07'43"W A DISTANCE OF 23.17' TO A POINT. THENCE RUNNING THROUGH LAND OF THE CITY OF HARTFORD N67°23'25"W A DISTANCE OF 14.63' TO A POINT IN THE EASTERLY LINE OF FRANKLIN AVENUE. THENCE RUNNING ALONG FRANKLIN AVENUE N7°27'23"W A DISTANCE OF 100.41' TO THE POINT AND PLACE OF BEGINNING.

EASEMENT AREA = 8,106 SQ. FT., 0.186 ACRES

TEMPORARY EASEMENT AREA DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY LINE OF FRANKLIN AVENUE AND THE SOUTHWEST CORNER OF PROPERTY OF DIEGO G. ALVAREZ. SAID POINT BEING N81°05'05"E A DISTANCE OF 47.78' FROM THE EASTERLY LINE OF FRANKLIN AVENUE. THENCE RUNNING ALONG PROPERTY OF DIEGO G. ALVAREZ N81°05'05"E A DISTANCE OF 48.85' TO A POINT. THENCE RUNNING THROUGH LAND OF THE CITY OF HARTFORD S9°19'29"E A DISTANCE OF 181.08' TO A POINT, THENCE RUNNING THROUGH LAND OF THE CITY OF HARTFORD S80°54'24"W A DISTANCE OF 49.28' TO A POINT. THENCE RUNNING THROUGH LAND OF THE CITY OF HARTFORD N9°11'22"W A DISTANCE OF 181.23' TO THE POINT AND PLACE OF BEGINNING.

TEMPORARY EASEMENT AREA= 8,888 SQ. FT., 0.204 ACRES



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 July 11, 2016

By referenda approved in 2006 and 2012, the electorate within The Metropolitan District approved 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, known as the “South Hartford Storage and Conveyance Tunnel”. The tunnel will provide increased sewer flow and storage capacity during periods of significant wet weather. The tunnel project includes the construction 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 to a portion of a parcel of land known as 180 John D. Wardlaw Way, Hartford, CT (Assessor's Map 140, Block 588, Parcel 003), said parcel comprised of 47,901 square feet along Brookfield Street, Hartford, CT as more particularly described in the attached exhibits. The District, through its consultant, has performed an engineering needs assessment and determined that easements over the subject property are the most prudent alternative to other options. The impacted parcel and property owner are as follows:

Parcel: 180 John D. Wardlaw Way, Hartford, Connecticut

Owner: Hartford Housing Authority

The MDC must obtain the parcel 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.

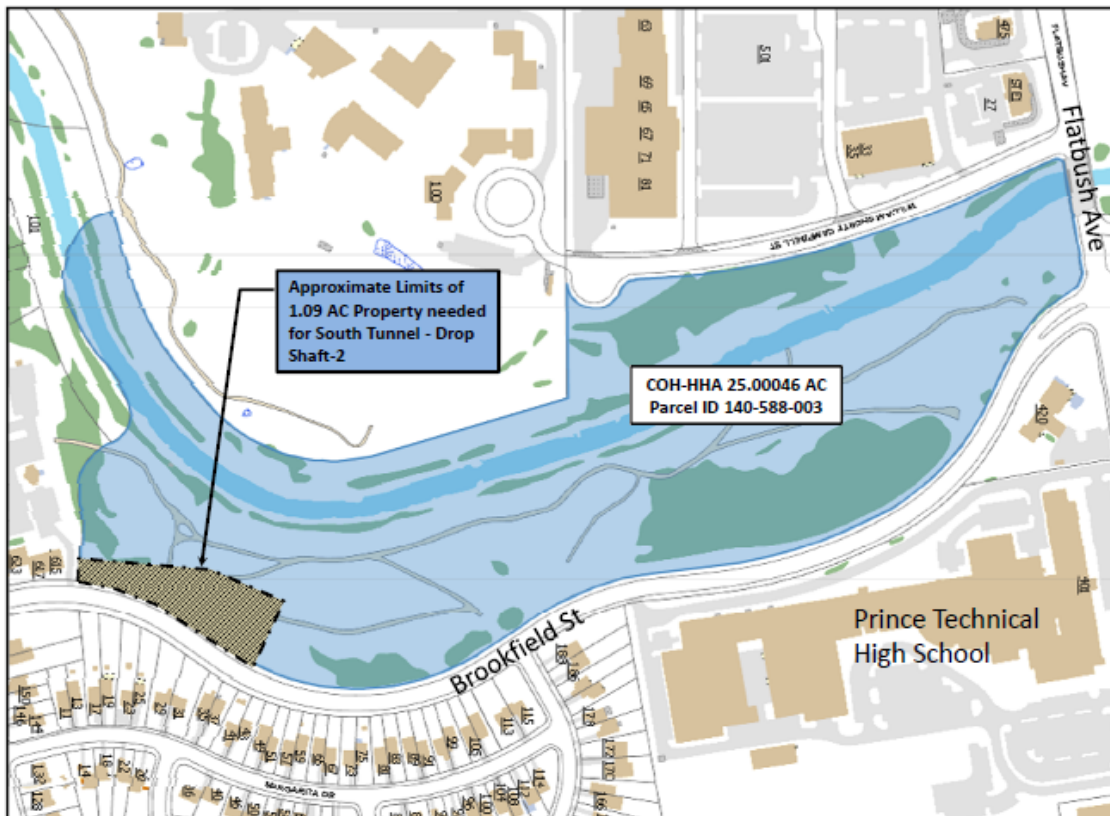
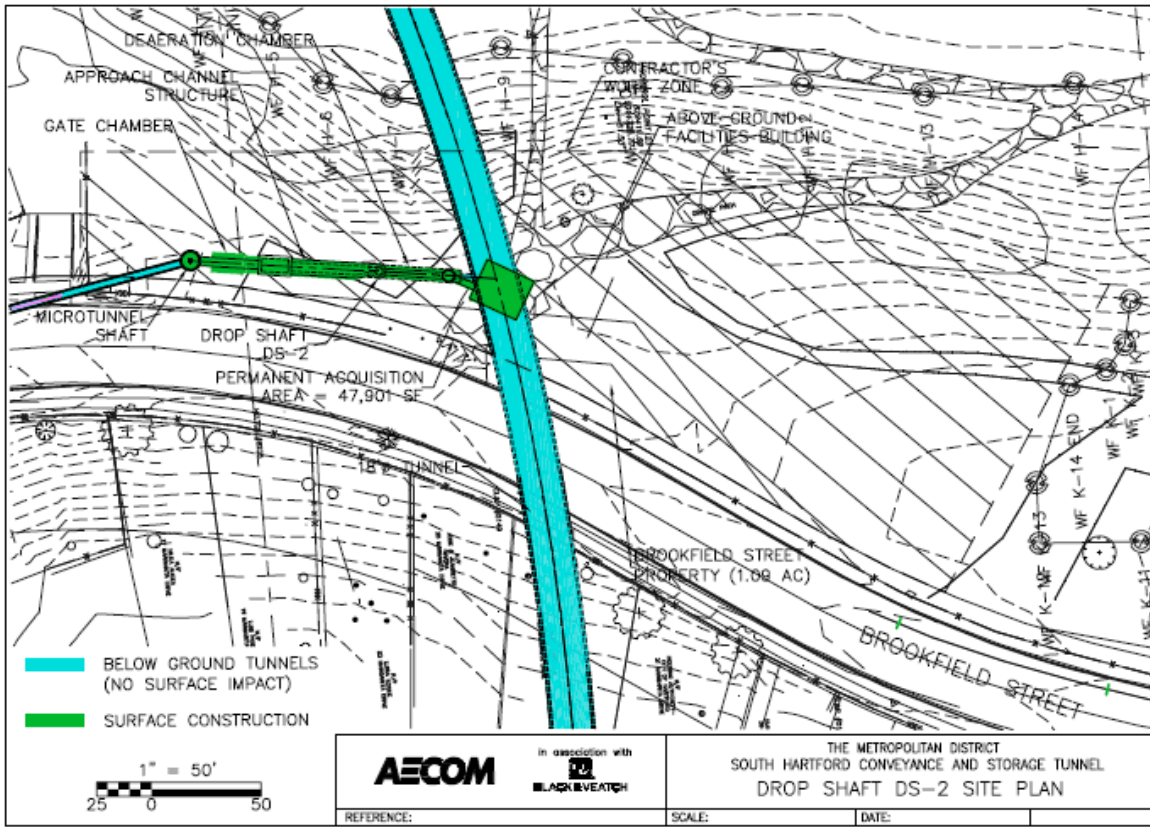
THEREFORE, BE IT RESOLVED THAT:

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 property and to acquire said portion of the property as set forth in the attached exhibits 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 parcel.

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.

Respectively submitted,

Scott W. Jellison
Chief Executive Officer



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

ADJOURNMENT

The meeting was adjourned at 5:00 PM

ATTEST:

John S. Mirtle
District Clerk

Date of Approval