

**BUREAU OF PUBLIC WORKS
SPECIAL MEETING
The Metropolitan District
555 Main Street, Hartford
Monday, November 9, 2015**

Present: Commissioners Luis Caban, Donald Currey, Allen Hoffman, Joseph Klett, Joseph Kronen, Maureen Magnan, J. Lawrence Price, Raymond Sweezy, Alvin E. Taylor, Richard W. Vicino and District Chairman William A. DiBella (11)

Absent: Commissioners Andrew Adil, Janice Flemming, William Horan, Alphonse Marotta and Hector M. Rivera (5)

Also

Present: Scott W. Jellison, Chief Executive Officer
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
Carl Nasto, Assistant District Counsel
John S. Mirtle, District Clerk
Sue Negrelli, Director of Engineering
Robert Schwarm, Director of Information Technology
Mike Curley, Project Manager
Kerry E. Martin, Assistant to the Chief Executive Officer
Carrie Blardo, Assistant to the Chief Operating Officer
Cynthia A. Nadolny, Executive Assistant
James Masse, Network Analyst

CALL TO ORDER

Chairman Vicino called the meeting to order at 4:32 PM

PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS

No one from the public appeared to be heard.

APPROVAL OF MEETING MINUTES

On motion made by District Chairman DiBella and duly seconded, the meeting minutes of October 5, 2015 were approved.

Commissioners Kronen and Price abstained.

**REPORT OF HEARING AND LAYOUT & ASSESSMENT
PIERSON LANE, WINDSOR**

*On motion made by Commissioner Price and duly seconded,
this agenda item was postponed until the next meeting.*

**REQUEST FOR AUTHORIZATION TO REIMBURSE DEVELOPER FOR INCREASE IN
SANITARY SEWER**

To: Bureau of Public Works for consideration November 09, 2015

TCW, LLC and West Street Developers, LLC, (jointly the “Developer”) entered into a multi-Phase Developer’s Permit Agreement with the District on June 11, 2015. The agreement allows for the installation of approximately 2,234 feet of 8-inch diameter and 259 feet of 12-inch diameter sanitary sewer in Cromwell Avenue (CT Route 3) and private lands, Rocky Hill. This installation is required to support the Developer’s planned commercial and residential housing development known as Town Center West, Rocky Hill. Phase 1 contains the sanitary sewer within the limits of Cromwell Avenue and was constructed first to stay ahead of roadway restoration within the State highway. Phase 1 construction was completed in August of this year. Phase 2 contains the remainder of the sanitary sewer within private lands and its installation will be accomplished under a separate Developers’ Permit Agreement.

As part of the agreement, MDC staff requested that the Developer increase the size and length (approximately 330 feet) of proposed sanitary sewer main to route the development’s wastewater flows south to the District’s Rocky Hill Water Pollution Control Facility (RHWPCF) service area (South Route) versus routing the flow north to the Mattabassett District’s treatment plant service area (North Route). The 8-inch diameter sewer pipe in Cromwell Avenue was also requested to be increased to 12-inches in diameter to accommodate future flows from potential service areas located north of the development to the RHWPCF. The North and South Routes were compared from their respective proposed connection points on Cromwell Avenue to a common upstream manhole on private property (Manhole #4).

As noted above the development of the South Route as the preferred alternative was initiated by Staff following a review of the Mattabassett District Sewer Agreement and potential increase in annual sewer costs to the MDC as a result of this project. The projected annual average cost savings to the MDC is approximately \$26,000 per year to transport and treat sanitary flows from this development to the RHWPCF. This savings does not include additional cost avoidance by the District for payments to Mattabassett for increases associated with capital improvements and/or operation and maintenance costs.

It was the understanding that the Developer would undertake installation of the sewer main in accordance with the District’s preferred South Route, and the District would pay the additional costs associated with the increased size and length of the sanitary sewer that constitute betterments to the District’s sanitary sewer collection system. The Developer’s Permit Agreements were written to allow the Developer to seek progress reimbursement

payments for the differences in costs between the North and South Routes for sewer work built in Phase I and for the remainder of the sewer work in Phase 2 to the common Manhole #4.

The first of up to three reimbursement requests is for the sum of \$42,160 in engineering costs and \$490,342 for construction costs associated with Phase 1, totaling \$532,502. Staff has carefully reviewed the Developer's costs for the engineering and construction of the increased sewer length and size. In accordance with Section 8a of the Ordinances of the Metropolitan District related to Sewers, it is the District staff's opinion that the betterments constitute special circumstances and that such reimbursement approval is subject to the approval of the Bureau of Public Works.

This Phase 1 payment of \$532,502 will not represent any increase in CIP appropriation since Staff has already earmarked the funding from previous years authorizations in the Capital Improvement General Purpose Sewer Program for improvements to the District's sanitary sewer system.

It is therefore RECOMMENDED that it be

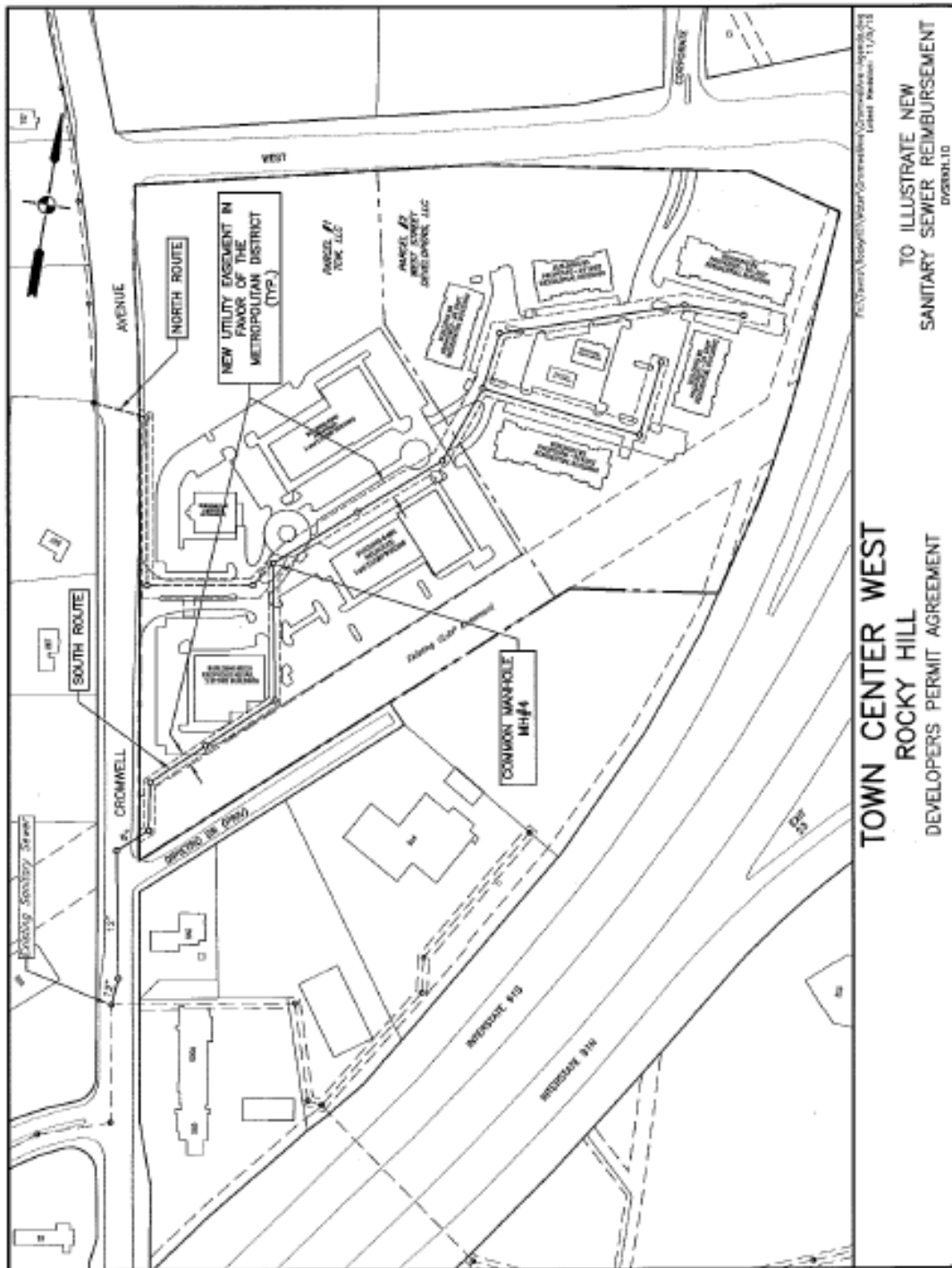
VOTED: That the District reimburse the Developer, TCW, LLC and West Street Developers, LLC, the sum of \$532,502 for Phase 1 improvements to the sewer collection system in Cromwell Avenue, Rocky Hill, subject to Developer and its contractors executing and/or delivering to the District all necessary documents to commence installation of sanitary sewer for Phase 2.

AND

VOTED: To recommend to the District Board, to authorize that the \$532,502 due the Developer, TCW, LLC and West Street Developers, LLC, be paid from the previous years' authorizations in the Capital Improvement General Purpose Sewer Program designated for improvements to the District's sewer system.

Respectfully submitted,

Scott W. Jellison
Chief Executive Officer



At 4:57 PM, Commissioner Vicino exited the meeting due to a conflict of interest and Commissioner Price took over as Chairman.

On motion made by District Chairman DiBella and duly seconded, the report was received and the resolution adopted by unanimous vote of those present. Commissioner Vicino abstained from voting.

ENGINEERING AND FEASIBILITY ANALYSIS
FOR PORTIONS OF BLOOMFIELD

This agenda item was passed over until a future meeting.

ADJOURNMENT

The meeting was adjourned at 5:15 PM

ATTEST:

John S. Mirtle
District Clerk

Date of Approval