

METROPOLITAN DISTRICT COMMISSION
BUREAU OF PUBLIC WORKS
SPECIAL MEETING
TUESDAY, APRIL 28, 2020
1:00 P.M.

**IN ACCORDANCE WITH GOVERNOR LAMONT'S EXECUTIVE ORDER #7B
THIS MEETING WILL BE A TELEPHONIC ONLY MEETING**

**Dial in #: (415)-655-0001
Access Code: 35580947#**

The general public is welcome to call into the meeting. Everyone present on the conference call should mute their phone to limit background noise.

Quorum: 7

Commissioners

Adil	Magnan
Avedisian	Marotta
Currey	Pane
DiBella (Ex-Officio)	Patel
Healy	Sweezy
Hoffman	Taylor
Lester	Vicino

1. CALL TO ORDER
2. PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS
3. APPROVAL OF MEETING MINUTES OF FEBRUARY 3, 2020 AND PUBLIC HEARING MINUTES OF FEBRUARY 26, 2020
4. CONSIDERATION AND POTENTIAL ACTION RE: MARRIOTT ASSESSMENT
5. CONSIDERATION AND POTENTIAL ACTION RE: SEWER INSTALLATION PROGRAM MODIFICATION
6. CONSIDERATION AND POTENTIAL ACTION RE: ACCEPTANCE OF SEWERS BUILT BY DEVELOPER'S PERMIT AGREEMENT
7. DISCUSSION RE: TUNNEL UPDATE
8. COMMISSIONER COMMENTS AND QUESTIONS
9. ADJOURNMENT

**FINAL ASSESSMENT FOR SANITARY SEWERS FOR
MARRIOTT DOWNTOWN HOTEL
200 COLUMBUS BOULEVARD, HARTFORD**

To: Bureau of Public Works for consideration on April 28, 2020

Construction of sanitary sewers and appurtenances in all or portions of 200 COLUMBUS BOULEVARD, HARTFORD have been completed and house connections authorized. In accordance with Bureau of Public Works policy, the assessments will be billed on June 1, 2020.

It is therefore RECOMMENDED that it be

Voted: That the assessments for the construction of sanitary sewers and appurtenances in all or portions of 200 COLUMBUS BOULEVARD, HARTFORD, are declared due and payable to the Assessable Sewer Fund; to direct the District Clerk to publish same on a date to be fixed in a conference with the Treasurer; and to Direct the District Clerk to file liens to secure any and all assessments or parts thereof which remain unpaid within the time limit set by law.

**SCHEDULE OF ASSESSMENTS FOR
SANITARY SEWERS FOR HARTFORD MARRIOTT DOWNTOWN HOTEL
200 COLUMBUS BOULEVARD, HARTFORD**

THE METROPOLITAN DISTRICT
555 Main Street, P.O. Box 800
Hartford, Connecticut

The following schedule of assessment has been determined relative to the construction of and connection to public sanitary sewers at the **HARTFORD MARRIOTT DOWNTOWN HOTEL, 200 COLUMBUS BOULEVARD, HARTFORD.**

Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$765.00 per hotel room units.

DIRECT ASSESSMENTS

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Inlets</u>	<u>Frontage</u>	<u>Hotel Room Units</u>	<u>Acreage</u>	<u>Assessment</u>
<u>COLUMBUS BOULEVARD – EAST</u>						
State of Connecticut a/k/a Adriaen's Landing State of Connecticut; Earth Technology Inc.; Adriaen's Landing Hotel, LLC; HT-Adriaen's Landing Hotel TRS, LLC; Waterford Development, LLC; Capital Region Development Authority f/k/a Capital City Economic Development Authority; Marriott International, Inc. d/b/a Hartford Marriott Downtown	200	1	N/A	409	N/A	\$312,885.00

Respectfully submitted,



Scott Jellison
Chief Executive Officer

SEWER LATERAL INSTALLATION PROGRAM

To: Bureau of Public Works for consideration on April 28, 2020

At the November 25, 2019 Bureau of Public Works meeting, the Bureau approved the Sewer Lateral Installation Program to facilitate property owners to repair or install a sewer lateral to their property. The District Board approved the program at its December 16, 2019 meeting. Staff recommends the following modifications to the Sewer Lateral Installation program.

IT IS RECOMMENDED THAT IT BE:

VOTED: That the Bureau of Public Works modifies the Sewer Lateral Installation Program, and recommends to the District Board approval of the following modified Program:

Scenario	Sewer Type	New 6-inch Lateral*** in Public ROW	New 6-inch Lateral*** in Private Property	Lateral Renewal/Rehab**
1	New Sewer Main – Layout & Assessment	District installs as part of the project, cost to property owner \$4,420* plus frontage and dwelling unit assessment	Property owner responsible for actual cost. District pays contractor and property owner repays District over time	N/A
2	Existing Sewer Main with Existing lateral in ROW	District installed as part of the previous project, cost to property owner \$4,420* plus frontage and dwelling unit assessment	Property owner responsible for actual cost. District pays contractor and property owner repays District over time.	District responsible for public portion within the ROW.
3	Existing Sewer Main with no lateral	Property owner responsible for actual cost. District pays contractor and property owner repays District over time.	Property owner responsible for actual cost. District pays contractor and property owner repays District over time.	N/A
4	Existing Sewer Main with Existing			Property owner responsible for private property portion actual

	lateral to be renewed			cost, District responsible for public portion within the ROW. District pays contractor and property owner repays District over time.
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*\$4,420 – prevailing rate per lateral or inlet

** Renewals to include lining of lateral, include PPID work with prequalified contractors

***Subject to approval by CEO or designee

Criteria of Sewer Lateral Installation Program:

- Properties requiring a sanitary sewer lateral of 6” abutting an MDC sewer main. Exceptions to the lateral size or type would be subject to approval of the Chief Executive Officer or his/her designee.
- Renewals shall be installed for the full length of lateral pipe.
- Sewer laterals/renewals must be built to MDC standards by qualified, licensed, bonded and insured contractors.
- Limit of \$10,000 per property for sewer lateral installation/renewal for all work in public right-of-way and private property.
- Amount owed by property owner will be paid to District over fifteen or twenty years with same interest rate as sewer assessments (6%).
- Credit checks performed at District’s discretion.
- Contracts and/or price quotes between the property owners and their contractors must be submitted to Utility Services for review to verify the appropriateness of the cost proposal. The District reserves the right to deny any price proposal. Any increase in price of construction must be approved by District in order for property owner to receive increase of District payment to contractor.
- Owner bound to terms of the written contract with Contractor.
- ~~District will issue a two-party check addressed to the property owner and the contractor. The property owner will be required to endorse the check over to the contractor as acceptance of completed work and to pay for the completed work.~~
- **The property owner will be required to provide written acceptance of the completed work in order for the District to issue payment to the Contractor. Failure by the property owner to provide written acceptance will not alleviate the property owner’s responsibility to pay the Contractor for the completed work.**
- A 10% down payment of the cost proposal shall be required from the property. **The 10% down payment may be waived at the sole discretion of the Chief Executive Officer or his/her designee.**

- **Property owner shall indemnify the District for all claims for damages arising out of the work performed at the property.**
- Property owner will repay the District by monthly payments as a separate line item on the water bill.
- Any deposit required by the contractor will be the sole responsibility of the property owner.
- No pre-payment penalties
- Funding to be established with a revolving fund from the Assessable Sewer Fund

AND

VOTED: That the Controller or Chief Administrative Officer be requested to make tentative allocations for this program pending passage by the District Board, and funding for the same is authorized from the Assessable Sewer Fund.

Respectfully submitted,



Scott W. Jellison
Chief Executive Officer

**ACCEPTANCE OF SEWERS BUILT BY DEVELOPER'S
PERMIT-AGREEMENT**

To: Bureau of Public Works for consideration on April 28, 2020

The sewers outlined in the following resolution have been constructed under Developer's Permit-Agreement in accordance with the plans, specifications and standards of the District, and the Director of Engineering has certified to all of the foregoing.

It is therefore **RECOMMENDED** that, pursuant to Section S8g of the Sewer Ordinances re: "Acceptance of Developer's Sewers," it be

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

Resolved: That, in accordance with Section S8g of the District Ordinances, the following is incorporated into the sewer system of The Metropolitan District as of the date of passage of this resolution:

	<u>Sewers In</u>	<u>Built By</u>	<u>Completion Date</u>
1	Davenport Road, West Hartford WVSWHF.09	Developer: RJ Contractors Contractor: RJ Contractors	January 7, 2019

Respectfully submitted,



Scott W. Jellison
Chief Executive Officer