

**THE WATER BUREAU
REGULAR MEETING
The Metropolitan District
Remote Meeting
Tuesday, November 17, 2020**

Present: Commissioners Andrew Adil, Avery Buell, Peter Gardow, Georgiana Holloway, David Ionno, Gary LeBeau, Diane Lewis, Jacqueline Mandyck, Dominic Pane, Raymond Sweezy, Pasquale J. Salemi, Alvin Taylor and District Chairman William DiBella (13)

Absent: Commissioners Daniel Camilliere, Jon Petoskey and Special Representative Michael Carrier (3)

Also

Present: Scott W. Jellison, Chief Executive Officer
Christopher Stone, Assistant District Counsel
John S. Mirtle, District Clerk
Christopher Levesque, Chief Operating Officer
Kelly Shane, Chief Administrative Officer
Christopher Martin, Chief Financial Officer
Susan Negrelli, Director of Engineering
Robert Schwarm, Director of Information Technology
Tom Tyler, Director of Facilities
Robert Zaik, Director of Human Resources
Nick Salemi, Communications Administrator
Carrie Blardo, Assistant to the Chief Operating Officer
Victoria S. Escoriza, Executive Assistant
Julie Price, Professional Level Trainee
David Silverstone, Consumer Advocate

CALL TO ORDER

The meeting was called to order by Chairman Sweezy at 4:17 PM

OPPORTUNITY FOR GENERAL PUBLIC COMMENTS

Independent Consumer Advocate David Silverstone spoke regarding the water rates.

APPROVAL OF MEETING MINUTES

On motion made by District Chairman DiBella and duly seconded, the meeting minutes of September 30, 2020 were approved.

**EASEMENT OVER MDC PROPERTY
126 RATLUM ROAD, NEW HARTFORD**

To: The Water Bureau for consideration on November 16, 2020

In a letter dated October 19, 2020, Anthony A. Lorenzetti of Loureiro Engineering Associates, Inc., on behalf of Ski Sundown, Inc., has requested two (2) permanent easements from The Metropolitan District (MDC) located on MDC property off of Route 219 in New Hartford, as more particularly described on the attached map and deed recorded at Volume 34, Page 50 of the New Hartford Land Records, to allow for the installation, maintenance and operation of a new water force main and pump station to transport up to 5 MGD of MDC raw water to an existing storage pond on the Ski Sundown property to support existing snow making capabilities and facilitate future expansion plans.

As seen on the attached map, Easement 1 (Pump Station Easement) is located along the west side of the existing 48-inch raw water transmission main and along the northeastern corner of the Reservoir Road (Route 219) and Farmington River Turnpike intersection. Work within this easement will include a connection to the existing MDC 12-inch raw water main, a new water pump station and appurtenances and discharge piping to allow the water main to drain when not in use. The 18-inch water main will cross over the existing 48-inch raw water transmission main in one location (at surface grade), and a protective mat will be placed over the raw water main to allow for transport of materials and equipment (collectively, the "Encroachments").

Easement 2 (Water Line Easement) is 20-feet wide and will contain 2,470 feet of new 18-inch outside diameter HDPE water main. Work within this easement will include tree clearing and the installation of water main, associated valves and appurtenances. The new piping will be installed at a depth of 18 inches where topography allows. In areas of significant rock, the pipe will be installed at grade and covered with soil for protection. A temporary construction easement, 10-feet in width on either side of the permanent easement, will also be needed to accommodate and facilitate installation of the water force main until this installation is complete.

Ski Sundown estimates that it will purchase between 10 to 50 MG of raw water per year (season) for snow making. Ski Sundown is currently using water from its existing storage pond on site, and will continue to use it for 25% to 30% of the needed water supply. Therefore, once construction is completed, 70% of the needed water will be purchased from MDC, or approximately 35 MG per year (46,788.20 ccf). This purchase will generate approximately \$70,000 per year at \$1.50 per ccf. On drier weather years, more raw water will be purchased to make up for the deficit in the pond. Ski Sundown also has plans to potentially expand its facility to twice the size in coming years, therefore doubling the need for purchased raw water and snow making. In this case, revenue could increase up to approximately \$200,000 a year.

The anticipated schedule for the construction is to begin clearing of trees and brush, and installing the pump station, this year. The pipeline is planned to be installed next year.

The rights of access enjoyed by Ski Sundown would be set forth in the easements acceptable to District Counsel as to form and substance. Said easements would include access restrictions, hold harmless and indemnity provisions, and specific reservation of MDC rights to the affected property. Because of the Encroachments, conditions similar to those that MDC would impose in an encroachment agreement have been incorporated into Easement 1 in order to protect the 48-inch raw water transmission line.

Staff recommends that the Water Bureau approve this request and refer the matter to the District Board for its consideration.

It is RECOMMENDED that it be

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

RESOLVED: That the District Board approves the granting of two (2) permanent easements and one (1) temporary construction easement in the areas set forth in the attached map to Ski Sundown, Inc.; said easements to be executed by the District Chairman and approved by District Counsel as to form and substance, provided that such Board approval for each easement, as so executed by the Chairman and approved by District Counsel, is contingent upon Ski Sundown, Inc. executing such easement and the same being recorded on the New Hartford Land Records.

Respectfully submitted,



Scott W. Jellison
Chief Executive Officer



October 19, 2020

The Metropolitan District
Engineering & Planning
555 Main Street
P.O. Box 800
Hartford, Connecticut 06142-0800

Attn: Michael Curley, P.E.
Manager of Technical Services

RE: Easement Request
Ski Sundown Water Line Installation
126 Ratlum Road New Hartford, Connecticut

Dear Mr. Curley:

On behalf of Ski Sundown, Inc. (Applicant), Loureiro Engineering Associates, Inc. has prepared this request for two easements to allow the installation, maintenance and operation of a new water line (force main) and pump station facilities to transport up to 5 MGD (3400 gpm) to existing storage pond and snowmaking facilities located on the property of Ski Sundown Inc.

A Permanent Easement (Easement 1) is predominantly located along the west side of the existing 48-inch raw water transmission main and along the northeastern corner of the Reservoir Road (Route 219) and Farmington River Turnpike intersection. Easement 1 is approximately 18,201 square feet (0.42 AC) in size to accommodate the connection to the existing 12-inch raw water main, new water pump station and appurtenances, protective area, and discharge piping to allow proposed waterline to drain fully when not in use. Easement 2 will contain a new 18-inch (outside diameter) HDPE (plastic) water line (force main) measuring approximately 2266 linear feet in length and contains approximately 915 square feet of discharge area to facilitate draining the watermain when necessary. Easement 2 will initially consist of a Temporary Construction Easement measuring 40-foot wide and encompass approximately 91,317 square feet (± 2.10 AC) in area to allow for tree clearing, watermain installation, and watermain drain valve installation (blow-off assembly). Following completion and approval of the watermain, the property owner has asked for permission for a permanent easement of 20-foot wide to allow continual maintenance and operation of the waterline. Also, due to the proximity of the proposed pump station to the existing 48-inch raw water transmission main within the Easement 1 area, the property owner is requesting permission to encroach upon the existing transmission main to allow installation of the proposed water line and temporary measures to protect the raw water transmission main during construction.

Loureiro Engineering Associates, Inc.

100 Northwest Drive • Plainville, CT 06062 • 860.747.6181 • Fax 860.747.8822 • www.Loureiro.com

AN EMPLOYEE-OWNED COMPANY

Michael Curley, P.E.
October 19, 2020
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The only encroachment would be the placement of the 18-inch watermain over the 48-inch transmission main, and the construction of a protective pad over the 48-inch transmission main to allow the transport of materials and equipment.

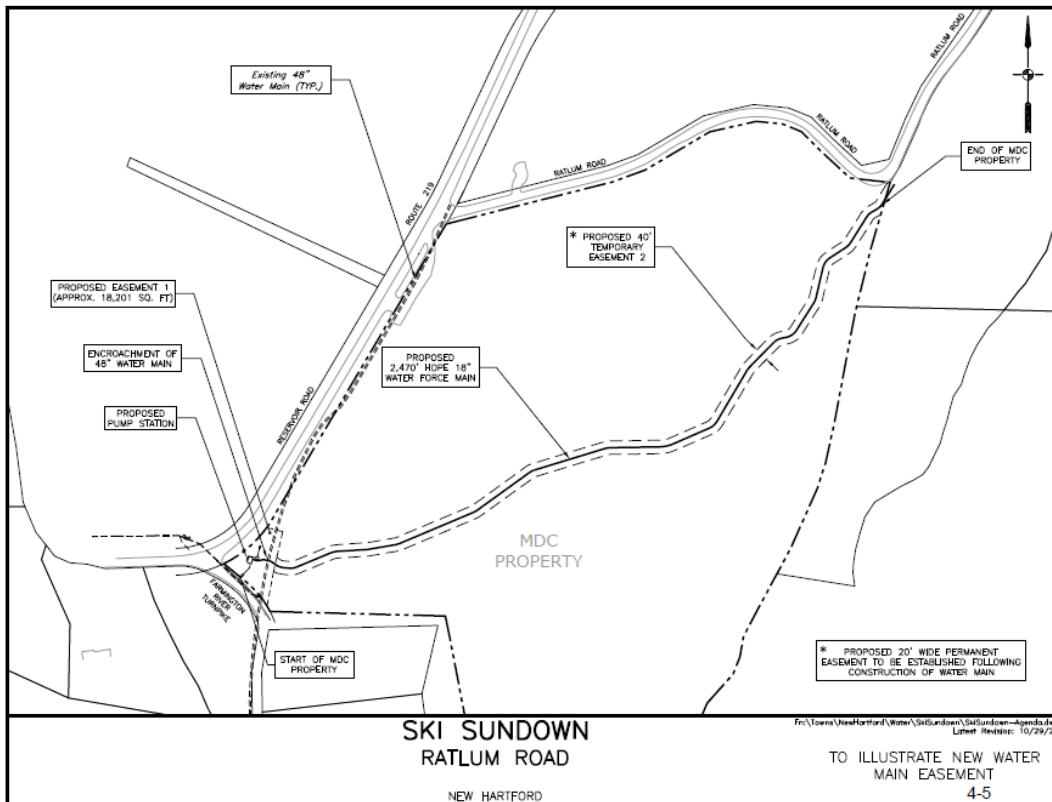
All work will be in accordance with the agreements being developed with the MDC.

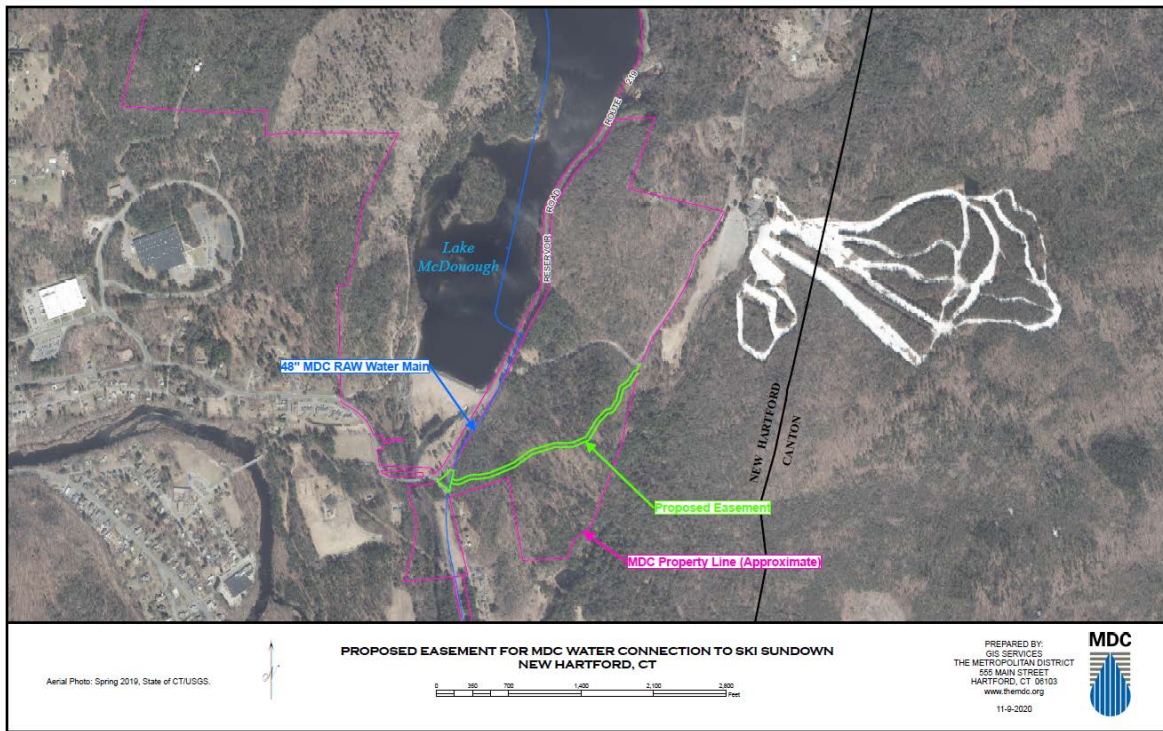
Should you have any questions, please contact me at your earliest convenience at (860) 747-6181.

Sincerely,

LOUREIRO ENGINEERING ASSOCIATES, INC.

Anthony A. Lorenzetti, P.E. BCEE
Senior Project Manager





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

REVISIONS TO DISTRICT WATER RATES

Commissioner Pane made a motion to refer the 2021 proposed water rates to the Board of Finance to reduce the water rate increase to \$0.00. The motion was duly seconded and adopted by majority vote of those present. Commissioner Mandyck Opposed.

REVISIONS TO WATER ASSESSMENT RATES AND MISCELLANEOUS WATER CHARGES

To: Water Bureau for consideration on November 17, 2020

In support of the annual water operating budget, staff is submitting these rates in conjunction with the revisions to the proposed Fiscal Year 2021 water rates and other peripheral charges associated with the delivery and sale of water as part of the annual budget adoption process.

Staff has reviewed these rates in light of the costs associated with them on a 'typical' model basis and makes the following recommendations:

It is **RECOMMENDED** that it be

Voted: That the Water Bureau hereby adopts the following schedule of fees effective January 1, 2021:

Water Assessment Rates and Miscellaneous Water Charges

	<u>CURRENT</u>	<u>PROPOSED</u>
<u>Main Pipe Assessment</u>	\$95.00/ft	\$95/ft
<u>Service Pipe Taps</u>		
Domestic (includes spacer and meter costs):		
1" Service Tap with 5/8" Meter	\$690	\$910
1" Service Tap with 3/4" Meter	\$730	\$925
1-1/2" Service Tap with 1" Meter	\$935	\$995
2" Service Tap with 1-1/2" Meter	\$1,400	\$1,890
4" Service Tap with 2" Meter	\$1,450	\$2,000
4" Service Tap with 3" Meter	\$1,580	\$3,640
6" Service Tap with 4" Meter	\$1,780	\$4,190
8" Service Tap with 6" Meter	\$2,400	\$5,970
10" Service Tap with 8" Meter	\$3,370	\$15,850
12" Service Tap with 10" Meter	-	\$18,120
12" Service Tap with 12" Meter	-	\$18,810
Fire Service		
2" Fire Service Tap	\$750	\$750
4" and larger Fire Service Tap	\$550	\$1,100
Hydrants		
Installed after the main	\$11,500	\$11,600
Hydrant Maintenance	\$135	\$140
Hydrant Relocation	\$15,000	\$15,000
	deposit +/- actual	deposit +/-
	cost + overhead	actual
		cost + overhead
Fire Flow Testing	\$400	\$400
<u>Special Meter Charges and Deposits:</u>		
Hydrant Meters		
Administrative and meter reading fee, including connection and inspection fees + actual water use to be billed	\$1,000	\$1,500
Hydrant Meter Deposit	\$1,500	\$2,000
Replacement of Damaged District Meters		
5/8" meter	\$250	\$360

	<u>CURRENT</u>	<u>PROPOSED</u>
3/4" meter	\$260	\$375
1" meter	\$300	\$445
1-1/2" meter	\$1,000	\$1,140
2" meter	\$1,300	\$1,250
3" meter	\$1,430	\$2,630
4" meter	\$1,700	\$3,180
6" meter	\$2,700	\$4,960
8" meter	\$4,100	\$14,840
10" meter	-	\$17,110
12" meter	-	\$17,800
Hydrant meter assembly	-	\$2,000
Meter box (5/8"- 1")	-	\$1,750
Meter pit (1 - 1/2" and Larger)	-	Actual Cost* + Overhead
Radio transmitter unit	\$200	\$200
Spacer Charges		
5/8", 3/4"	\$160	\$160
1"	\$165	\$165
1-1/2"	\$225	\$225
2" & larger	\$250	\$250
3rd Party Damage to District Infrastructure Repair or Replacement (e.g. public hydrants)	actual cost + overhead	actual cost ¹ + overhead
Lien Release Fee per Lien <i>(includes delinquent account review)</i>	\$90	\$90
Customer Check Returned for Insufficient Funds	\$60	\$60
Water Turn-on after Shut-off for Non-Payment or Ordinance Violation	\$125	\$125
Water Turn-on after Shut-off for Non-Payment or Ordinance Violation (subsequent event in same year)	\$225	\$225
	<u>CURRENT</u>	<u>PROPOSED</u>
Customer Private Property Service Call* <i>e.g. lack of water pressure, leak investigation, customer requested water service off/on, etc.</i>	\$125	\$125

* The charge will be the District's cost of material, labor and equipment used, plus overhead at prevailing rates. In circumstances where this procedure for charging a customer would significantly delay the final billing, the District will use an appropriate estimate of its cost.

**First customer service call is free of charge. The \$125 fee will be charged for subsequent calls within a rolling 12-month time period.*

<p>Inspection Service Calls – After Normal Work Hours and Scheduled Overtime/Emergency Inspections <i>After Normal Work Hours are Monday to Friday 4pm to 8am or holidays/weekends.</i></p>	<p>\$325</p>	<p>\$325</p>
<p>Cross Connection Inspection Fee per building <i>Required by CT Dept. of Public Health. Per DPH regulation, this inspection is required either annually or every five years. The fee will be billed monthly in advance in the amount of either \$2.50 per month (5-year inspection required) or \$12.50 per month (annual inspection required).</i></p>	<p>\$150</p>	<p>\$150</p>
<p>Backflow Device Testing per device <i>Required by CT Dept. of Public Health but customer may hire private contractor to perform test</i></p>	<p>\$90</p>	<p>\$90</p>
<p>Failure to Properly Test/Maintain Backflow Device or Allow Access for Cross Connection Inspection Resulting in CT DPH Violation</p>	<p>\$225</p>	<p>\$225</p>
<p>Administrative Review for Water Services <i>Includes but not limited to the following individual services; availability and capacity analysis, assessment/connection charge calculations, encroachment permits, abandonment of infrastructure, Engineering/Environmental survey and documentation request, new hydrant installation fee by developer or other (per hydrant), bulk water annual registration & activation. The Administrative Review fee shall be paid for each individual service item.</i></p>	<p>\$540</p>	<p>\$540</p>
<p>Bulk Water Truck Convenience Fee <i>Per load fixed fee including administrative, water, equipment maintenance, and inspection.</i></p>	<p>N/A</p>	<p>\$50 per load</p>
<p>Tampering with meter, hydrant or water supply First offense Subsequent offenses</p>	<p>\$500 \$1,000</p>	<p>\$500 \$1,000</p>
<p>Water Service Installation Charge <i>MDC will install the customer’s water service</i></p>	<p>\$150 per foot</p>	<p>\$150 per foot</p>

*from the
public water main to the property line.*

Respectfully Submitted,



Scott W. Jellison
Chief Executive Officer

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

FEES FOR RECREATION & REVENUES

Without objection this agenda item was postponed to a future meeting.

COSTS OF WATER MAIN REPLACEMENT

Chris Levesque, Chief Operating Officer, and Susan Negrelli, Director of Engineering, gave a presentation on the costs of water main replacements.

Without objection Commissioner Pane requested to add this item to the next meeting agenda.

BERLIN WATER CONTROL COMMISSION

Ray Jarema of the Berlin Water Control Commissioner spoke regarding historical expenses by the Berlin Water Control Commission that were not invoiced to the District.

Commissioner Pane made a motion to refer this agenda item to the District Board for consideration.

Without objection District Chairman DiBella moved to refer this to the Board of Finance prior to the District Board.

OPPORTUNITY FOR GENERAL PUBLIC COMMENTS

Judy Allen of West Hartford spoke regarding Niagara bottling.

ADJOURNMENT

The meeting was adjourned at 5:33 PM

ATTEST:

John S. Mirtle, Esq.
District Clerk

Date of Approval