



**DISTRICT BOARD
555 MAIN STREET, HARTFORD, CT
REGULAR MEETING
MONDAY, JULY 11, 2022 5:30 PM**

The general public is welcome to call into the meeting. Everyone on the call will need to mute their phone to limit background noise disrupting the meeting.

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

[Meeting Video Link](#)

1. MEETING CALLED TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MEETING MINUTES OF JUNE 6, 2022
5. PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS
6. REPORT FROM DISTRICT CHAIRMAN
7. REPORT FROM CHIEF EXECUTIVE OFFICER
8. REPORT FROM DISTRICT COUNSEL
9. CREATION OF A COMMITTEE ON TECHNOLOGY
10. BUREAU OF PUBLIC WORKS - CONSIDERATION AND POTENTIAL ACTION RE: ESTABLISHING AND LEVYING SUPPLEMENTAL ASSESSMENTS AGAINST:
 - A. 36 LEWIS STREET, HARTFORD (May 15, 2022)
 - B. 38-42 ELM STREET, HARTFORD (May 15, 2022)
 - C. 50 MORGAN STREET, HARTFORD (May 15, 2022)
 - D. 170 RIDGE ROAD, WETHERSFIELD (May 15, 2022)
11. BOARD OF FINANCE - CONSIDERATION AND POTENTIAL ACTION RE:
 - A. AUTHORIZATION TO ISSUE GENERAL OBLIGATION BONDS NOT TO EXCEED \$100 MILLION (July 5, 2022)
 - B. AUTHORIZATION TO REALLOCATE PROCEEDS FROM 2019 GENERAL OBLIGATION BOND ISSUANCE (July 5, 2022)
12. CONSIDERATION AND POTENTIAL ACTION RE: ACCEPTANCE OF BID AND APPROVAL OF SALE FOR INVITATION TO BID #2022B-17 SALE OF 705 KEENEY STREET, MANCHESTER, CT TO THE TOWN OF MANCHESTER
13. PERSONNEL, PENSION & INSURANCE COMMITTEE - CONSIDERATION AND POTENTIAL ACTION RE: TRANSFER OF OPEB FUNDS FROM WEBSTER BANK CASH ACCOUNT TO WILMINGTON TRUST (June 22, 2022)



The Metropolitan District

water supply · environmental services · geographic information

- 14. CONSIDERATION AND POTENTIAL ACTION RE: 2006 MDC STUDY TITLED
“RIVERFRONT SOUTH – AN ENERGY INDEPENDENT COMMUNITY”**
- 15. OPPORTUNITY FOR GENERAL PUBLIC COMMENTS**
- 16. COMMISSIONER COMMENTS & QUESTIONS**
- 17. OTHER BUSINESS**
- 18. ADJOURNMENT**

CREATION OF A COMMITTEE ON TECHNOLOGY

To: District Board

July 11, 2022

**BE IT HEREBY
RESOLVED:**

That a special Committee on Technology be created to investigate and consider beneficial technological innovations to the District's operations.

FURTHER RESOLVED:

The following Commissioners be appointed to the Committee on Technology:

William DiBella
Alvin Taylor
Raymond Sweezy

Richard Vicino
Pasquale Salemi
David Drake

FURTHER RESOLVED:

The quorum of the Committee on Technology shall be three (3) Commissioners.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**BUREAU OF PUBLIC WORKS
REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT
36 LEWIS STREET HARTFORD**

To: District Board

July 11, 2022

From: Bureau of Public Works

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing on April 13, 2022, and at a meeting of the Bureau of Public Works meeting held on May 15, 2022, it was:

VOTED: That a supplemental benefit assessment for 36 Lewis Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY 36 LEWIS STREET LLC AND LOCATED AT
36 LEWIS STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **36 LEWIS STREET, HARTFORD (the "Development")**.

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 \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$4,140.00 [(six (6) residential units x \$1,655.00 = \$9,930.00 - \$5,790.00) (credit of \$4,135.00 prior commercial use + \$1,655.00 prior residential unit = \$5,790.00)].

DIRECT BENEFIT ASSESSMENTS

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>LEWIS STREET – EAST SIDE</u>			
36 LEWIS STREET LLC	36	6	\$4,140.00
Total Direct Benefit Assessments			\$4,140.00

**BUREAU OF PUBLIC WORKS
REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT
38-42 ELM STREET HARTFORD**

To: District Board

July 11, 2022

From: Bureau of Public Works

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing on April 13, 2022, and at a meeting of the Bureau of Public Works meeting held on May 15, 2022, it was:

VOTED: That a supplemental benefit assessment for 38-42 Elm Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY PEABODY UNLIMITED LLC AND LOCATED AT
38-42 ELM STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **38-42 ELM STREET, HARTFORD** (the "Development").

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 \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$5,795.00 [(six (6) residential units x \$1,655.00 = \$9,930.00 - \$4,135.00) (credit for prior commercial use = \$4,135.00)].

DIRECT BENEFIT ASSESSMENT

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>ELM STREET – NORTH SIDE</u>			
PEABODY UNLIMITED LLC	38-42	6	\$5,795.00
Total Direct Benefit Assessments			\$5,795.00

**BUREAU OF PUBLIC WORKS
REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT
50 MORGAN STREET HARTFORD**

To: District Board

July 11, 2022

From: Bureau of Public Works

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing on April 13, 2022, and at a meeting of the Bureau of Public Works meeting held on May 15, 2022, it was:

VOTED: That a supplemental benefit assessment for 50 Morgan Street in Hartford, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Hartford, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILIABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY SHELBOURNE ALEXA LLC AND LOCATED AT
50 MORGAN STREET, HARTFORD, CONNECTICUT**

THE METROPOLITAN DISTRICT

555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **CROWNE PLAZA HOTEL, 50 MORGAN ST, HARTFORD** (the "Development").

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 \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the City of Hartford, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$155,430.00 [two hundred fifty-two (252) residential units x \$1,655.00 = \$417,060.00 - \$261,630.00 (a credit for the prior existing three hundred forty-two (342) hotel rooms x \$765.00)].

DIRECT BENEFIT ASSESSMENT

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>50 MORGAN STREET</u>			
SHELBOURNE ALEXA LLC	50	252	\$155,430.00
Total Direct Benefit Assessments			\$155,430.00

**BUREAU OF PUBLIC WORKS
REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT
170 RIDGE ROAD WETHERSFIELD**

To: District Board

July 11, 2022

From: Bureau of Public Works

On March 25, 2022, a proposed supplemental benefit assessment and notice of a public hearing on the same was mailed to the property owner of the above-referenced property. A public hearing was held on April 13, 2022, chaired by Commissioner Hoffman. The property owner did not attend the hearing or submit any documentation in opposition to this supplemental benefit assessment.

District staff and the Commissioner presiding over the public hearing recommend levying the supplemental benefit assessment.

After consideration of the above and record of the public hearing on April 13, 2022, and at a meeting of the Bureau of Public Works meeting held on May 15, 2022, it was:

VOTED: That a supplemental benefit assessment for 170 Ridge Road in Wethersfield, be levied, and the supplemental benefit assessment so levied shall be filed in the office of the clerk of Wethersfield, Connecticut, and thereafter published and noticed in accordance with Connecticut General Statutes §7-250, using the schedule of flat rates adopted and effective as of August 7, 2017 for property used or zoned for two (2) or more dwelling units at \$1,655.00 per dwelling unit allowed by zoning on a buildable lot.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY OF
SANITARY SEWERS FOR CONSTRUCTED OR EXPANDED BUILDINGS OR
STRUCTURES OWNED BY 170 RIDGE ROAD, LLC AND LOCATED AT
170 RIDGE ROAD, WETHERSFIELD, CONNECTICUT**

THE METROPOLITAN DISTRICT
555 Main Street
Hartford, Connecticut 06103

APRIL 13, 2022

The following schedule of benefit assessments has been determined relative to the availability of sanitary sewers for certain constructed or expanded buildings or structures at the **170 RIDGE ROAD, WETHERSFIELD** (the "Development").

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 \$1,665.00 per dwelling unit.

Based on the information of the Development provided by the Town of Wethersfield, The Metropolitan District's assessment of the sanitary sewer availability benefit is \$49,378.58 [(thirty-two (32) residential units x \$1,655.00 = \$52,960.00 - \$3,581.42) (a credit for the initial assessment of the Property: 2.164 acres x \$1,655.00)].

DIRECT BENEFIT ASSESSMENTS

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Dwelling Units</u>	<u>Assessment</u>
<u>RIDGE ROAD – EAST SIDE</u>			
170 RIDGE ROAD, LLC	170	32	\$49,378.58
Total Direct Benefit Assessments			\$49,378.58

**BOARD OF FINANCE
RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF GENERAL
OBLIGATION BONDS OF THE METROPOLITAN DISTRICT IN AN AMOUNT NOT TO
EXCEED \$100,000,000**

To: District Board

July 11, 2022

From: Board of Finance

At a meeting of the Board of Finance held on July 5, 2022, it was:

VOTED: That the Board of Finance recommends to the District Board adoption of the following resolution from Bond Counsel.

BE IT RESOLVED:

SECTION 1. The Metropolitan District (the "District") General Obligation Bonds (the "**Bonds**") in an amount not to exceed \$100,000,000, are hereby authorized to be issued to: (a) fund Capital Improvement Projects (the "Projects") and (b) pay certain costs of issuance for the Bonds. The Bonds are authorized to be issued to fund such portion of the authorized and unissued balances of the capital appropriations contained in certain bond resolutions adopted to finance capital budget items enacted by the District Board, and for such Projects as determined by the Chairman, or in his absence, the Vice Chairman, and the District Treasurer, or in his absence the Deputy Treasurer (the "**Authorized Officers**"). Proceeds of the Bonds shall be used to finance the expenditures for any of the purposes or Projects and for any supplemental purposes or projects the Board of Finance and the District Board may from the date hereof authorize to be financed by the issuance of bonds.

SECTION 2. The Bonds shall be dated on or about September 1, 2022. The Bonds shall have maturity dates in accordance with the Connecticut General Statutes, as amended, and shall bear interest payable semiannually each year until maturity and be issued in fully registered form. The Bonds shall be payable at and certified by U.S. Bank Trust Company, National Association, which bank shall also serve as registrar and transfer agent for the Bonds. The Bonds may be sold as a single issue or consolidated with any other authorized issues of bonds of the District. The Bonds shall be sold by the District Treasurer, or in his absence, the Deputy Treasurer, in one or more competitive offerings or negotiated offerings, in the discretion of the District Treasurer, or in his absence, the Deputy Treasurer. If sold in one or more competitive offerings, the Bonds shall be awarded to the bidder or bidders offering to purchase the Bonds at the lowest true interest cost to the District, and in no case for a sum less than par and accrued interest to the date of delivery, and the District Treasurer, or in his absence the Deputy Treasurer, is hereby authorized to determine the principal amount to be issued, the principal amount to mature in each year, the optional redemption date(s) and redemption premium(s), if any, and the rate or rates of interest on the Bonds, and deliver the Bonds to the purchaser(s) thereof in accordance with this resolution. If sold in one or more negotiated offerings, the Authorized Officers are

authorized to negotiate, execute and deliver one or more bond purchase agreements for the Bonds setting forth all the terms and conditions of the sale in such form as they shall deem necessary and appropriate, and deliver the Bonds to the purchaser(s) thereof in accordance with this resolution.

SECTION 3. The Bonds shall be executed in the name and on behalf of the District by the manual or facsimile signatures of the Authorized Officers, bear the District seal or a facsimile thereof, and be approved as to their legality by Shipman & Goodwin LLP, Bond Counsel to the District. The Authorized Officers are authorized to execute and deliver a Tax Certificate and Tax Compliance Agreement on behalf of the District in such forms as they shall deem necessary and appropriate, and to rebate to the federal government such amounts as may be required pursuant to the Tax Certificate for the purpose of complying with the requirements of the Internal Revenue Code of 1986, as amended. The Authorized Officers are authorized to execute and deliver a Continuing Disclosure Agreement and any and all agreements and documents necessary to effect the issuance and sale of the Bonds in accordance with the terms of this resolution. The Authorized Officers are authorized to execute and deliver on behalf of the District any documents or instruments necessary or desirable for the issuance of the Bonds.

Respectfully submitted,

A handwritten signature in black ink that reads "John Mirtle". The signature is written in a cursive, flowing style.

John S. Mirtle, Esq.
District Clerk

**BOARD OF FINANCE
REALLOCATION OF PROCEEDS OF CERTAIN GENERAL OBLIGATION BONDS
OF THE METROPOLITAN DISTRICT**

To: District Board

July 11, 2022

From: Board of Finance

Staff is seeking authority for the District to reallocate:

Proceeds from the District's \$76,500,000 General Obligation Bonds, Issue of 2019, Series A, dated August 8, 2019 from the capital improvement projects set forth on **Exhibit A-1** (attached hereto) to the capital improvement projects set forth on **Exhibit A-1**.

At a meeting of the Board of Finance held on July 5, 2022, it was:

Voted: That the Board of Finance recommends to the District Board passage of the following resolution:

Proceeds from certain of the District's General Obligation Bonds are hereby reallocated as follows:

Proceeds from the District's \$76,500,000 General Obligation Bonds, Issue of 2019, Series A, dated August 8, 2019 from the capital improvement projects set forth on **Exhibit A-1** to the capital improvement projects set forth on **Exhibit A-1**.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

EXHIBIT A-1

District's \$76,500,000 General Obligation Bonds, Issue of 2019, Series A,
dated August 8, 2019

#1. REALLOCATE FROM:

2019 Sewer Rehabilitation Program	\$(759,000)
2017 WPC Equipment & Facilities Improvements	(567,000)
2017 WPC Plant Infrastructure Renewal & Replacement	(360,000)
2017 WPC SCADA Upgrades	<u>(71,000)</u>
<u>Total:</u>	\$(1,757,000)

TO:

2017 General Purpose Sewer	<u>\$1,757,000</u>
<u>Total:</u>	\$1,757,000

#2. REALLOCATE FROM:

2014 Sewer Replacement – Packard Street & Daniel Boulevard, Bloomfield	<u>\$(550,000)</u>
<u>Total:</u>	\$(550,000)

TO:

2018 General Purpose Sewer	<u>\$550,000</u>
<u>Total:</u>	\$550,000

#3. REALLOCATE FROM:

2019 Water Treatment Facilities Infrastructure Rehabilitation, Upgrades, & Replacement, including Lab Instrumentation Replacements	<u>\$(208,000)</u>
2015 Various Transmission Main Design & Construction	<u>(59,000)</u>
<u>Total:</u>	\$(267,000)

TO:

2017 General Purpose Water Program	<u>\$267,000</u>
<u>Total:</u>	\$267,000

#4. REALLOCATE FROM:

2015 Information Systems – Business Transmission SAP Upgrade	<u>\$(45,000)</u>
<u>Total:</u>	<u>\$(45,000)</u>

TO:

2017 Administration Facilities and Equipment Improvements	<u>\$45,000</u>
<u>Total:</u>	<u>\$45,000</u>

**ACCEPTANCE OF BID FOR INVITATION TO BID #2022B-17
SALE OF 705 KEENEY STREET, MANCHESTER, CT**

To: District Board

July 11, 2022

The Metropolitan District (“District”) is the owner of real property located at 705 Keeney Street in the Town of Manchester (“Property”) totaling approximately 27 acres. The District obtained ownership of the property in 1947 when the District purchased the East Hartford Water Company’s holdings. Since that time, the Property has remain undeveloped and in 2014 was transferred to the District’s pension plan via a specifically created limited liability company, Pension Fund Land LLC, along with other parcels totaling approximately 570 acres. In January of 2020, the majority of the land held by the pension plan was sold to the Town of Glastonbury, but not the Property. Thereafter, on October 8, 2020, Pension Fund Land LLC transferred its interest in the Property back to the District.

On July 7, 2021, the District Board authorized the sale of the Property via a sealed bidding process to the general public provided that first a notice be sent to the Town of Manchester, as required under § 2-12a of the District Charter, of its right of first refusal to purchase the land. On July 29, 2021 the District issued notice to the Town of Manchester but the Town of Manchester did not authorize purchase of the Property within the required timeframe.

The District issued Invitation to Bid #2022B-17 on April 15, 2022 for the sale of the Property with bids due on June 15, 2022. The District received one bid in the amount of \$216,000 from the Town of Manchester. The Town and District executed the purchase and sale agreement from ITB #2022B-17 on June 24, 2022 (“Purchase and Sale Agreement”). The Purchase and Sale Agreement requires final approval from the District Board by September 15, 2022 with a closing date no later than December 31, 2022.

It is **RECOMMENDED** that it be:

VOTED: That the District Board hereby adopts the following resolutions:

RESOLVED: That the District hereby accepts the bid of \$216,000 from the Town of Manchester in its response to Invitation to Bid #2022B-17 for the Sale of 705 Keeney Street, Manchester, CT; and

**BE IT FURTHER
RESOLVED:** The Chief Executive Officer and/or District Counsel is authorized to execute and deliver any and all documents reasonably necessary to complete the sale of 705 Keeney Street to the Town of Manchester in accordance with the ITB #2022B-17 purchase and sale agreement executed on June 24, 2022.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**PERSONNEL, PENSION & INSURANCE COMMITTEE
TRANSFER OF OPEB FUNDS FROM WEBSTER BANK CASH ACCOUNT TO
WILMINGTON TRUST**

To: District Board

July 11, 2022

From: Personnel, Pension & Insurance Committee

At a meeting of the Personnel, Pension & Insurance Committee held on June 22, 2022, it was:

VOTED: That the Personnel Pension and Insurance Committee recommend to the District Board passage of the following resolution:

RESOLVED: That \$5 million be transferred from the Webster Bank OPEB cash account to the Wilmington OPEB Trust.

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk