



**WATER BUREAU
SPECIAL MEETING
MONDAY, AUGUST 22, 2022
4:00 PM**

Location

Board Room
District Headquarters
555 Main Street, Hartford

Dial in #: (415)-655-0001;
Access Code: 43808661#
[Meeting Video Link](#)

Commissioners

Adil	Lewis
Buell	Mandyck
DiBella (Ex-Officio)	Pane (VC)
Gardow	Petoskey
Holloway	Salemi
Ionno	Sweezy (C)
	Taylor

Quorum: 7

1. **CALL TO ORDER**
2. **PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**
3. **APPROVAL OF MEETING MINUTES OF MARCH 23, 2022**
4. **CONSIDERATION AND POTENTIAL ACTION RE: LAYOUT AND ASSESSMENTS- COLEMAN ROAD, GLASTONBURY**
5. **DISCUSSION RE: POTENTIAL SALE OF SURPLUS LAND**
6. **OPPORTUNITY FOR GENERAL PUBLIC COMMENTS**
7. **COMMISSIONER COMMENTS & QUESTIONS**
8. **ADJOURNMENT**

**COLEMAN ROAD, GLASTONBURY
LAYOUT AND ASSESSMENT FOR WATER MAIN EXTENSION**

To: The Water Bureau for consideration on August 22, 2022

In 2006, the District received a petition from a property owner on Coleman Road in Glastonbury requesting that a public water main be installed in the street to replace a well shared by four (4) homes which is unreliable, contains contaminants including radon and uranium, and costly to maintain. In 2019, the Town of Glastonbury requested the District to identify potential water main projects within Glastonbury that could be constructed on an accelerated basis and Coleman Road was included in a project along with adjacent streets Chestnut Hill Road and Lenti Terrace. A public hearing was held on the project on June 26, 2019. The four properties with the shared well on Coleman Road supported the project in 2019 but based on strong opposition to the proposed project from residents on Chestnut Hill Road and Lenti Terrace, the Water Bureau did not vote to authorize construction of the water mains and assessments on the properties. The four properties were forced to remain with a shared well. In July 2022, a property owner on Coleman Road contacted the District again about connecting to MDC water due to the shared well on Coleman Road frequently running dry.

Due to the condition of the shared well, the District is proposing extending the existing MDC water main in Coleman Road approximately one hundred twenty-five feet (125ft) to the south to reach a parcel of land containing the shared well. There are four (4) properties that this proposed project will serve: 313 Chestnut Hill Road, 8 Coleman Road, 24 Moseley Terrace and 20 Moseley Terrace. Three of the four properties will be subject to direct assessment and 24 Moseley Terrace will be subject to connection charges. One of the properties subject to direct assessment has new owners that did not receive the required notice of an assessment during the 2019 public hearing process but the current owners have signed a waiver of their rights for notice of an assessment and public hearing in an effort to expedite this project for construction this year. The unassessed parcel that has the shared well is unbuildable due to lot size.

The estimated cost and benefit summary for this project is as follows:

ESTIMATED CONSTRUCTION COST:

125 feet of 8-inch	\$ 77,500.00	
Contingencies (10%)	<u>\$ 7,750.00</u>	
Total Estimated Construction Cost	\$ 85,250.00	\$ 85,250.00

ESTIMATED OTHER COST:

Blueprints, Maps & Charts	\$ 500.00	
Work by District Forces	<u>\$ 10,000.00</u>	
Total Estimated Other Costs	\$ 10,500.00	<u>\$ 10,500.00</u>

TOTAL ESTIMATED PROJECT COST: \$ 95,750.00

The source of funding summary is as follows:

Estimated Direct Assessments and Connection Charges
to be Accrued to the Assessable Water Fund \$ 54,790.30

Deficit to be collected from the non-member capital
improvement surcharge or reimbursed by the
Town of Glastonbury \$ 40,959.70

TOTAL ESTIMATED PROJECT COST: \$ 95,750.00

As the Bureau is aware, Ordinance W1f requires that any deficits incurred on capital improvements in non-member towns be added as a surcharge to each user's water bill in that non-member town. Therefore, the estimated deficit of \$40,959.70 will be incurred by the ratepayers in the Town of Glastonbury, or by the Town of Glastonbury itself if the Town so chooses, before the end of the District's fiscal year during which construction takes place.

After consideration of the above and any other comments by the Commissioner present at the public hearing, it is RECOMMENDED that it be

VOTED: To transmit to the District Board a resolution to layout and authorize construction of a Class II water main in portions of Coleman Road, Glastonbury, as set forth in the layout and schedule of assessments by the Water Bureau, and payment for the same is authorized from the Assessable Water Fund.

AND

VOTED: That the Controller be requested to make tentative allocations for this project pending passage of the layout by the District Board, and pending determination of actual costs, in accordance with the following schedule, which schedule is based on the Engineer's estimated cost and on the estimated assessment, as follows:

Direct Assessments and Connection Charges
to be Accrued to the Assessable Water Fund \$ 54,790.30

Deficit to be collected from the non-member capital
improvement surcharge or reimbursed by the
Town of Glastonbury \$ 40,959.70

Total Estimated Project Cost: \$ 95,750.00

AND

VOTED: That after completion of the construction of a water main in portions of Coleman Road, Glastonbury, a final schedule of assessments based on the following preliminary assessments using the schedule of flat rates adopted December 10, 2018 and effective January 1, 2019 at \$95.00 per front foot or adjusted front foot, be declared due and payable and published with notice to any property owner aggrieved by these proceedings that he or she may appeal from the actions of The Metropolitan District and its Water Bureau to the Superior Court.

<u>Property now or Formerly of</u>	<u>Street Number</u>	<u>Frontage</u>	<u>Adjusted Frontage</u>	<u>Assessment</u>
<u>Chestnut Hill Road- North Side</u>				
Harold W. & Adele C. Finer	313	128.50	(120.00)	\$11,400.00
<u>Coleman Road- East Side</u>				
Kyle Candia-Bovi & Valerie Zalman	8	176.74		\$16,790.30
<u>Moseley Terrace- South Easterly Side</u>				
Diana & Timothy Kipp	20	70	(130.00)	\$12,350.00

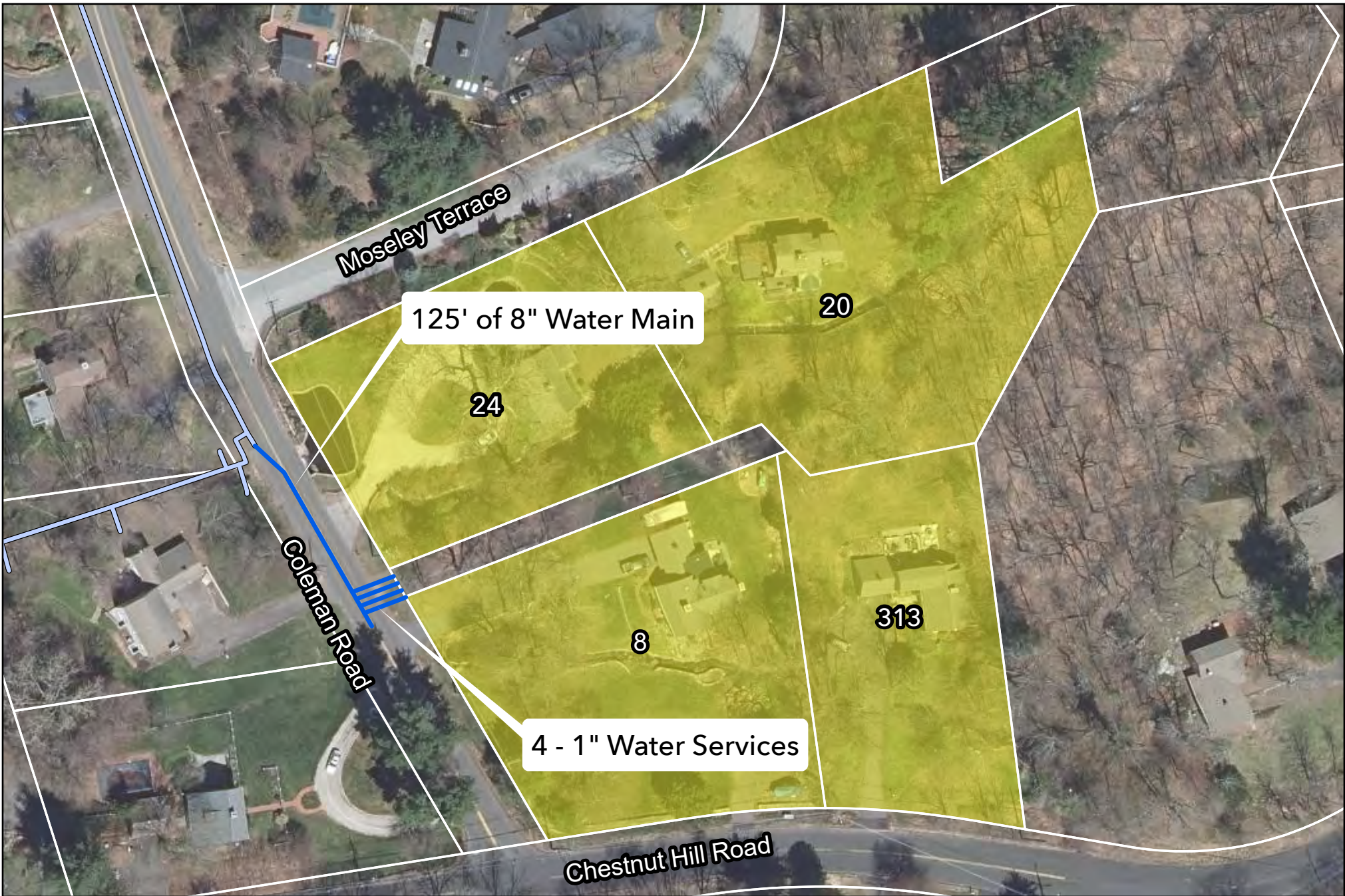
AND
 VOTED: That after completion of the construction of a water main in portions of Coleman Road, Glastonbury, the following property shall owe connection charges at the prevailing rates at the time of connection to the District's water main. The connection charges based on the current schedule of flat rates adopted December 10, 2018 and effective January 1, 2019 at \$95.00 per front foot or adjusted front foot, would be:

<u>Property now or Formerly of</u>	<u>Street Number</u>	<u>Frontage</u>	<u>Adjusted Frontage</u>	<u>Connection Charge</u>
<u>Moseley Terrace- South Side</u>				
Jean Hanna Holden	24	70	(150.00)	\$14,250.00




Respectfully submitted,

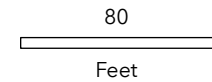
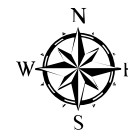


Scott W. Jellison
 Chief Executive Officer



**The Metropolitan District
Proposed Water Line
Coleman Road, Glastonbury
Canvas Area**

-  Proposed Water Line
-  Existing Water Line
-  Canvas Area





Water Bureau Meeting Agenda Item 5
August 22, 2022

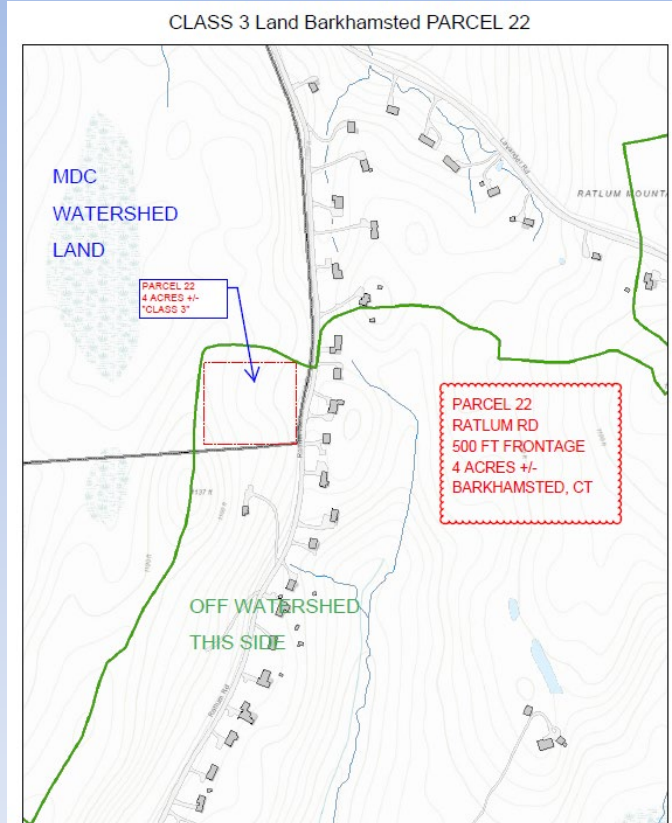
Agenda

1. Review Process of Available Class 3 Lands
2. Potential Surplus Lands
 1. Barkhamsted Lot #22
 2. Barkhamsted Lot #23

Class 3 – Water Company Lands

Definition - Class III land includes all land owned by a water company or acquired from a water company through foreclosure or other involuntary transfer of ownership or control which is unimproved land off public drinking supply watersheds and beyond one hundred and fifty feet from a distribution reservoir or first-order stream tributary to a distribution reservoir.

Barkhamsted Lot #22



Details:

- Upward Sloping Lot from Road
- 4 acre lot – Buildable Lot per Local Building Code
- Current District Tax Liability: App. \$400/yr
- Possible Sale Price: \$30,000-\$50,000

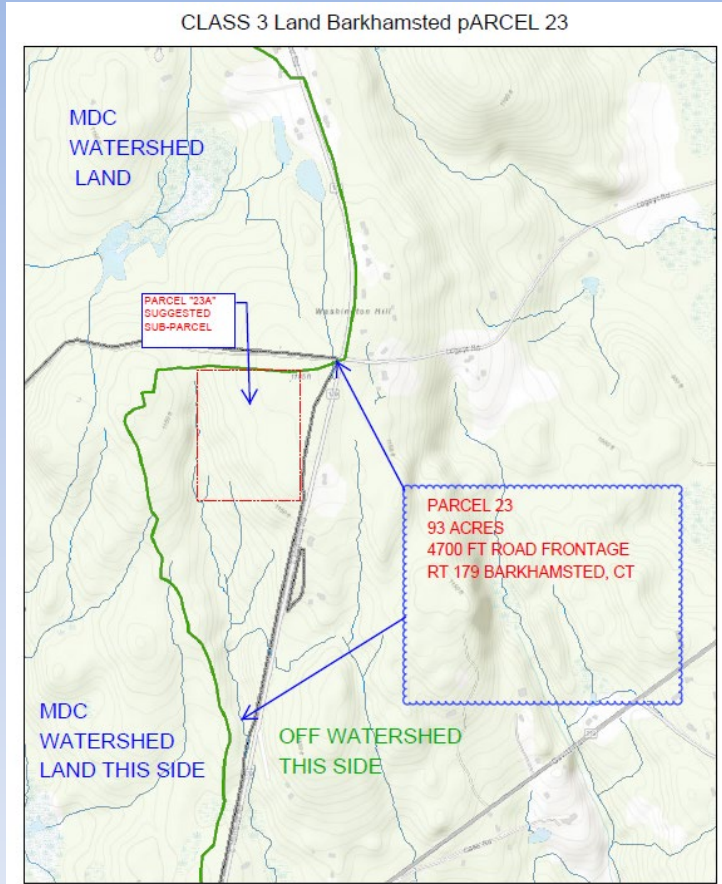
Costs Associated with Sale: \$17,500

- Survey to Sub-Divide Lot: \$10,000
- P&Z/Land Records: \$5,500
- DPH/Legal: \$2,000
- Commission for Buyers Realtor: 3%

Potential Resulting Issues:

- Potential for increased encroachment onto Watershed Land, results in use of staff time (Natural Resources and Patrol)

Barkhamsted Lot #23



Details:

- Upward Sloping Lot from SR179
- Wetland Area – South Portion of Land
- 93 acre lot – 20 acres of buildable lots per Local Building Code
- Current District Tax Liability: App. \$9,300/yr
- Possible Sale Price: \$200,000 - \$300,000

Costs Associated with Sale: \$22,500

- Survey to Sub-Divide Lot: \$15,000
- P&Z/Land Records: \$5,500
- DPH /Legal: \$2,000
- Commission for Buyer's Realtor: 3%

Potential Resulting Issues:

- Potential for increased encroachment onto Watershed Land, results in use of staff time (Natural Resources and Patrol)
- Proximity to District Service Road – Increase chance of ATV use, etc.