



The Metropolitan District

water supply · environmental services · geographic information

**DISTRICT BOARD
REGULAR MEETING
MONDAY, MARCH 3, 2025 5:30 PM
555 MAIN STREET, HARTFORD, CT
Dial in #: (415)-655-0001; Access Code: 2309 049 9114#
[Meeting Video Link](#)**

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. Please silence your cell phones during the meeting.

1. MEETING CALLED TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MEETING MINUTES OF FEBRUARY 3, 2025
5. PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS
6. INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS
7. REPORT FROM DISTRICT CHAIRMAN
8. REPORT FROM CHIEF EXECUTIVE OFFICER
9. REPORT FROM DISTRICT COUNSEL
10. REPORT RE: CUSTOMER ONLINE BILL PAY UPGRADES
11. REPORT RE: MDC SAFETY DEPARTMENT
12. COMMITTEE ON MDC GOVERNMENT - CONSIDERATION AND POTENTIAL ACTION RE: PROPOSED HOUSE BILL NO. 5840 “AN ACT CONCERNING THE METROPOLITAN DISTRICT COMMISSION & PAYMENTS IN LIEU OF TAXES”
(February 11, 2025)
13. BUREAU OF PUBLIC WORKS - CONSIDERATION AND POTENTIAL ACTION RE: DECLARING PIERSON LANE FINAL ASSESSMENTS DUE & PAYABLE (March 3, 2025)
14. CONSIDERATION AND POTENTIAL ACTION RE: SETTLEMENT OF PENDING CLAIM – HECTOR DIAZ (POSSIBLE EXECUTIVE SESSION)
15. OPPORTUNITY FOR GENERAL PUBLIC COMMENTS
16. COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE AGENDA ITEMS
17. ADJOURNMENT

**COMMITTEE ON MDC GOVERNMENT
PROPOSED HOUSE BILL No. 5840**

To: District Board

March 3, 2025

From: Committee on MDC Government

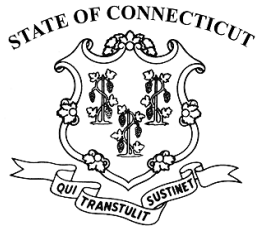
At a meeting of the Committee on MDC Government held on February 1, 2025 it was:

Voted: That House Bill No. 5840 is moved to the full body without a position.

Respectfully submitted,

A handwritten signature in black ink that reads "John Mirtle". The signature is written in a cursive style with a large, prominent "J" and "M".

John S. Mirtle
District Clerk



General Assembly

January Session, 2025

Corrected Copy
Proposed Bill No. 5840

LCO No. 3176



* 0 3 1 7 6 *

Referred to Committee on APPROPRIATIONS

Introduced by:

REP. SANCHEZ, 6th Dist.
REP. FARRAR K., 20th Dist.
REP. DELNICKI, 14th Dist.
SEN. LESSER, 9th Dist.

**AN ACT CONCERNING THE METROPOLITAN DISTRICT
COMMISSION AND PAYMENTS IN LIEU OF TAXES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

- 1 That section 12-18b of the general statutes be amended to expand the
- 2 grants in lieu of taxes payments by the state to include property owned
- 3 by the Metropolitan District Commission for reimbursement to the
- 4 municipalities in which such properties are located.

Statement of Purpose:

To provide payments in lieu of taxes to towns for MDC properties.

**PIERSON LANE, WINDSOR – FINAL ASSESSMENT
BUREAU OF PUBLIC WORKS**

To: District Board

March 3, 2025

From: Bureau of Public Works

On February 17, 2016, the District Board of The Metropolitan District Commission passed a layout and schedule of assessment for construction of a sanitary sewer in a portion of Pierson Lane, Windsor, CT. Construction of sanitary sewers and appurtenances in all or portions of PIERSON LANE, WINDSOR, have been completed and house connections authorized. In accordance with Bureau of Public Works policy, the assessments will be billed on or about April 1, 2025.

On November 6, 2024, the District Board of The Metropolitan District voted to defer the assessment of 109 Pierson Lane until such time as the property connects to the District’s sewer.

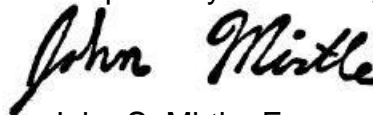
At a meeting of the Bureau of Public Works held on March 3, 2025, it was:

Voted: That the assessments for the construction of sanitary sewers and appurtenances in a portion of PIERSON LANE, Windsor 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.

FINAL DIRECT ASSESSMENTS

<u>Property now or Formerly of</u>	<u>Number</u>	<u>Inlets</u>	<u>Frontage</u>	<u>(Adjusted)</u>	<u>Dwelling Units</u>	<u>Acreage</u>	<u>Assessment</u>
<u>PIERSON LANE – NORTH</u>							
Windsor Business Bays LLC	77	2	150.00		1	.92	\$19,823.40
Lindave Associates	97	1	244.75	(290.00)	0	1.74	\$31,150.80
Vintage Radio & Communications Museum	115	1	190.00		0	1.97	\$27,712.90
<u>PIERSON LANE – SOUTH</u>							
Richard Havunen	88	1	404.00	(250.00)	0	1.51	\$27,112.70
Total Direct Assessments							\$165,018.90

Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

**THE METROPOLITAN DISTRICT COMMISSION
DISTRICT BOARD**

555 Main Street
Hartford, Connecticut 06103
Monday, February 3, 2025

PRESENT: Commissioners John Avedisian, John Bazzano, C. Avery Buell, Richard Bush, William A. DiBella, David Drake, John Gale, Peter Gardow, Joan Gentile, James Healy, Allen Hoffman, Jean Holloway, Gary Johnson, Diane Lewis, Jacqueline Mandyck, Dominic Pane, Pasquale J. Salemi, David Steuber, Alvin Taylor, James Woulfe and District Chairman Donald Currey (16)

REMOTE ATTENDANCE: Commissioners Andrew Adil, Kyle Anderson, Dimple Desai, Christian Hoheb, Mary LaChance, Byron Lester, Maureen Magnan, Bhupen Patel and James Woulfe (9)

ABSENT: Commissioner Michael Maniscalco and New Britain Special Representative Michael Carrier (2)

ALSO PRESENT: Citizen Member Awet Tsegai
Citizen Member Edwin Vargas (Remote Attendance)
Scott W. Jellison, Chief Executive Officer
Christopher Stone, District Counsel
John S. Mirtle, District Clerk
Christopher Levesque, Chief Operating Officer
Kelly Shane, Chief Administrative Officer
Jamie Harlow, Director of Human Resources
Sue Negrelli, Director of Engineering
David Rutty, Director of Operations
Robert Schwarm, Director of Information Systems
Tom Tyler, Director of Facilities
Michael Curley, Manager of Technical Services
Rita Kelley, Equal Employment Opportunity Compliance Officer
Brian Colwell, Human Resource Generalist
Carrie Blardo, Assistant to the Chief Executive Officer
Julie Price, Executive Assistant
Bill Pallis, Manager of Information Technology
James Masse, IT Network Analyst
Amanda Litvak, IT Professional Level Associate (Remote Attendance)
Dylan Pecego, IT Consultant (Remote Attendance)
Matt McAuliffe, IT Consultant (Remote Attendance)
Nicole Laboy, WPC Crew Leader
Lauriana Caribe, Administrative Clerk
Rodney Andrews, Utility Systems Monitor Tech

Chris McLellan, Stock Specialist
Richard Dorman, Utility Maintainer 2
Ken Hinson, Utility Maintainer 2
Bruce Christensen, Vehicle & Equipment Crew Leader
Marlon Monroe, WPC Crew Leader
James Sanchez, Utility Systems Monitor Tech
Daniel Gonzalez, Utility Maintainer 2
AJ Menard, Utility Maintainer 1
Dhana Paramasivam, Manager of Info Services (Remote Attendance)
Jim Wysor, Principal GIS Analyst (Remote Attendance)
Xinbo Yang, Accounting Administrator (Remote Attendance)
Chris Taveras, Network Analyst (Remote Attendance)
Michael El-Hachem, Utility Maintenance Supervisor (Remote Attendance)
Kim Haynes, Manager of Customer Services (Remote Attendance)
Jeff Bowers, Manager of WPC (Remote Attendance)
Angel Morales, Senior Clerk (Remote Attendance)
JP Avenoso, Financial Analyst (Remote Attendance)
Felicia Betsy, Administrative Assistant (Remote Attendance)
Kadian Cohen, HR Program Manager (Remote Attendance)
Tim Murphy, Business Systems Analyst (Remote Attendance)
Ryan Sicard, Machinist/Maintenance Tech (Remote Attendance)
William Gilnack, Utility Maintenance Crew Lead (Remote Attendance)
Elizabeth Tavelli, Independent Consumer Advocate

CALL TO ORDER

The meeting was called to order by Chairman Currey at 5:30 PM

ROLL CALL AND QUORUM

District Clerk called the roll and informed Chairman Currey that a quorum of the Commission was present, and the meeting was declared a legal meeting of the District Board of The Metropolitan District of Hartford County, Connecticut.

PLEDGE OF ALLEGIANCE

Those in attendance stood and recited the Pledge of Allegiance.

SWEARING IN OF NEW COMMISSIONER

The District Clerk swore in Commissioner Tierinni of East Hartford.

APPROVAL OF MINUTES

On motion made by Commissioner DiBella and duly seconded, the meeting minutes of January 13, 2025 were approved.

Commissioner Patel entered the meeting remotely at 5:46 PM.

Commissioner Woulfe entered the meeting remotely at 5:46 PM.

PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS

No one from the public appeared to be heard.

INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS

ICA Tavelli had no comments or questions.

REPORT FROM DISTRICT CHAIRMAN

Chairman Currey informed the Board that he met with the three union presidents and vice-presidents last week to discuss broad issues. He also announced the appointment of Commissioner Calixto Torres to the Special Committee on Collective Bargaining Negotiations.

REPORT FROM CHIEF EXECUTIVE OFFICER

Chief Executive Officer Scott Jellison updated the Board on the Hartford MS4 Memorandum of Understanding, as well as the Bushnell South development in Hartford. He stated the fuel cell lease on Brainard Road will be brought back to the Bureau of Public Works' next meeting.

REPORT FROM DISTRICT COUNSEL

District Counsel Christopher Stone informed the Board that the judge in the landfill lawsuit in complex litigation docket was recently appointed to the Appellate Court which may affect the current scheduling order of the case. He also updated the Board on the 2024 legal collection cases, stating that there were 176 new collection files for \$848,000 of past due water bills in which \$794,000 was collected plus \$204,000 for attorney's fees. Lastly, he informed the Board that the United States Army Corps of Engineers acknowledged receipt of MDC's request for termination of the Colebrook Dam agreement and that will be negotiated with Army Corps.

REPORT FROM AMAZING WORKPLACE RE: EMPLOYEE CLIMATE SURVEY

Eli Justman, of Amazing Workplace, reported the results of the employee climate survey, focusing on successes and the biggest opportunities for improvements based off of the employee feedback.

**WATER BUREAU
STALLION RIDGE, GLASTONBURY
CLASS 1 WATER MAIN EXTENSION AND REQUEST FOR
REIMBURSEMENT AGREEMENT**

To: District Board

February 3, 2025

From: Water Bureau

On March 22, 2019, your staff received a request from Dependable Construction, LLC, through its Owner, Daniel Gassner, to construct, under a Developer's Permit Agreement ("DPA"), approximately 4,705 feet of water main in Somerset Road, Bell Street, and Stallion Drive, Glastonbury, to serve future development along Stallion Drive as part of the Stallion Ridge Developer's Permit Agreement Development Project. The project was completed in June of 2022 and will be accepted by the District in 2025.

The water main is now available to serve twenty-six (26) privately held properties along Somerset Road and Bell Street, as shown on the accompanying map. Any property owners that want to connect to the water main must pay the District a frontage charge, or Class I fee (presently \$95.00 per linear foot of frontage, but subject to change) intended to offset the costs incurred if the District constructed the water main. In this case, however, the District has not incurred any such construction costs. As such, the Developer has requested that the District enter into a Reimbursement Agreement providing that any Class I payments received by the District within ten years of the date of incorporation of the water main into the public system be turned over to the Developer, the party which incurred the costs and arguably entitled to the reimbursement. The aggregate reimbursement amount would not exceed the certified cost of construction of said water main and appurtenances, as attested to in an affidavit submitted by the Developer.

In accordance with Section W4h of the District Water Ordinances, the "Water Bureau is empowered at its discretion to include in agreements with developers or other owners for the construction of water mains by and at the expense of such developers or owners, ... provisions for reimbursement of said developers or owners from connection charges collected, or to be collected, immediately following execution of the agreement with the land owner, for the cost of water mains constructed by them in sections of highways on which lands owned by them do not abut, such reimbursement not to exceed the cost of construction within such sections of highways, and limiting the time within which such reimbursement may occur to such time as the said Bureau may deem

expedient for the particular case, but no reimbursement shall be made after ten years from the date of incorporation of the particular water main into the public system.”

At a meeting of the Water Bureau held on January 27, 2025 it was:

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

BE IT HEREBY

RESOLVED:

To authorize the installation of about 4,705 feet of 8-inch ductile iron (Class 54) water main in Bell Street, Somerset Road, and Stallion Drive, Glastonbury, as a Class I Distribution Main; and

FURTHER

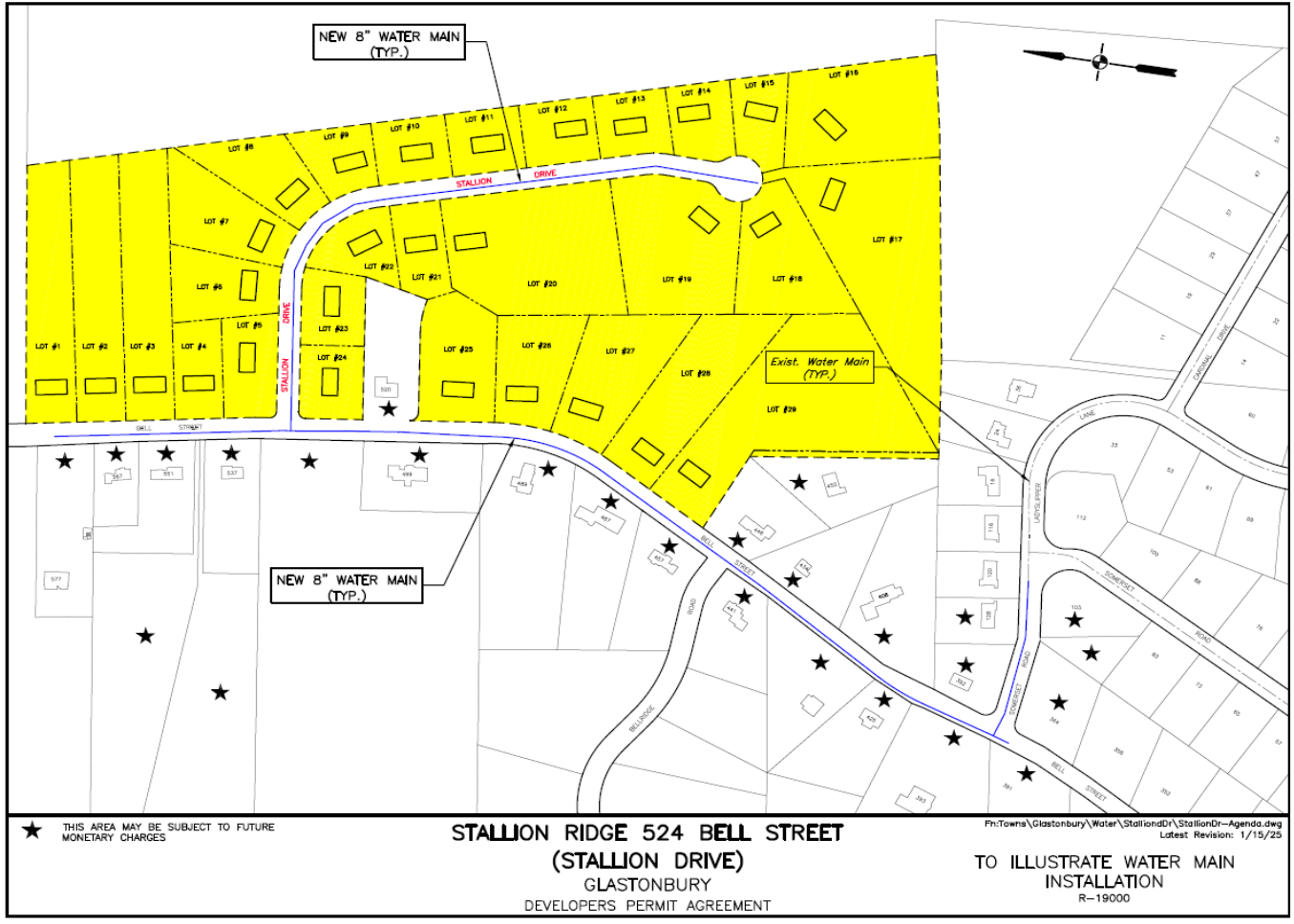
RESOLVED:

To authorize the Chairman or Vice Chairman to execute a Reimbursement Agreement with Dependable Construction, LLC, pursuant to Section W4h of the District’s Water Ordinances, for the return of any Class I payments the District may receive within a ten-year period from the date of incorporation of the particular water main into the public system from land owned by others along this extension, to a maximum of the actual construction costs of this extension.

Respectfully submitted,



John S. Mirtle
District Clerk



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

**BOARD OF FINANCE
 APPROVAL OF STATE OF CONNECTICUT FINANCING CWF 4001-C**

To: District Board February 3, 2025

From: Board of Finance

Staff seeks approval from your Board to execute and deliver the Interim Funding Obligation and/or Project Loan Obligation to the State of Connecticut for CWF No. 4001-C having a principal amount of \$1,135,560.31 and having an interest rate of 2.00%.

The low interest loan and accompanying grant will fund sewer rehabilitation and private work to address flooding in the North Hartford Pilot project area in the areas of Durham Street (CFQ #11) and Woodstock/Branford (CFQ #12).

The State of Connecticut, through the Clean Water Fund Program, will provide \$3,194,664.83 in state funding with \$2,059,104.52 in grants and \$1,135,560.31 in low interest loans at 2.00% to fund the expenses associated with this agreement.

Bond Counsel prepared the following resolution for your approval.

At a meeting of the Board of Finance held on January 27, 2025:

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

Resolved:

Section 1. The Chairman, or in his absence, the Vice Chairman, and the District Treasurer, or in his absence, the Deputy Treasurer are authorized to execute and deliver the Project Loan and Project Grant and Principal Forgiveness Agreement CWF No. 4001-C to be entered into with the State of Connecticut (the "Agreement") and any and all Interim Funding Obligations and Project Loan Obligations for CWF No. 4001-C in the aggregate amount not to exceed \$1,135,560.31 to fund sewer rehabilitation and private work to address flooding in the North Hartford Pilot project area in the areas of Durham Street (CFQ #11) and Woodstock/Branford (CFQ #12). Such Interim Funding Obligations shall be dated as of their date of issue, shall mature within six months of the Scheduled Completion Date, shall bear interest at the rate of two percent (2.00%) per annum, shall be payable as to principal and interest as provided in the Agreement and, to the extent not paid prior to maturity from The Metropolitan District funds, may be renewed by the issuance of Interim Funding Obligations or Project Loan Obligations, all as provided in the Agreement. The prior actions of the Chairman and the District Treasurer in furtherance of this resolution are hereby confirmed and ratified in all respects. Capitalized terms used herein and not defined shall have the meanings ascribed to them in the Agreement.

Section 2. The Project Loan Obligations shall be dated as of their date of issue, shall mature no later than twenty years from the Scheduled Completion Date, shall bear interest at the rate of two percent (2.00%) per annum and shall be payable as to principal and interest as provided in the Agreement.

Respectfully submitted,



John S. Mirtle
District Clerk

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

**COMMITTEE ON ORGANIZATION
APPOINTMENT OF COMMISSIONERS & CITIZEN MEMBER TO COMMITTEES**

To: District Board

February 3, 2025

From: Committee on Organization

At a meeting of the Committee on Organization held on February 3, 2025 it was:

Voted: That pursuant to the Charter of The Metropolitan District, the Committee on Organization recommends to the District Board the following Citizen Member appointment for the year 2025 and until a successor is appointed and qualified:

Edwin Vargas, Hartford – Board of Finance

Further

Voted: That the Committee on Organization recommends to the District Board the re-appointment of Diane Lewis to the following Committees for 2025 and until successors are appointed and qualified:

**Water Bureau
Audit Committee
Community Affairs Committee
Strategic Planning Committee**

Further

Voted: That the Committee on Organization recommends to the District Board the appointment of Christopher Tierinni to the following Committees for 2025 and until successors are appointed and qualified:

**Water Bureau
Committee on MDC Government
Strategic Planning Committee**

Respectfully submitted,


John S. Mirtle
District Clerk

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

OPPORTUNITY FOR GENERAL PUBLIC COMMENTS

Judy Allen, of West Hartford, stated that she believes Amazing Workplace did an amazing job and believes that the public should be involved in a deeper dive into the study results.

State Representative James Sanchez, 6th District, wanted to clarify any confusion over proposed bill 5840 which he submitted at the legislature. The bill is looking for the State of CT, not MDC, to pay PILOT payments to any member town for MDC properties.

COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE AGENDA ITEMS

Commissioner Mandyck asked that the District Clerk report on the Commissioner Conflict of Interest forms for 2025. She also asked that staff look at any budget or policies risk due to the current transition at the federal government level.

Commissioner Bush asked for an update on the end of auto-forwarding Commissioner emails to personal email accounts.

Commissioner Salemi spoke about the new agenda item, “Independent Consumer Advocate Comments & Questions Relative to Agenda Items” and that he believes the full Board should make the decision for that agenda item. He also spoke about the change of agenda item “Commissioner Comments & Questions” that was on a Committee on MDC Government agenda on October 3, 2023 and asked that it be on a future agenda.

ADJOURNMENT

The meeting was adjourned at 7:28 PM

ATTEST:

John S. Mirtle, Esq.
District Clerk

Date of Approval

**Video of the full February 3, 2025 District Board meeting is available at <https://www.youtube.com/@MetropolitanDistrictCommission> **