



**WATER BUREAU
REGULAR MEETING
MONDAY, MARCH 31, 2025
4:00 PM**

<u>Location</u>	<u>Commissioners</u>	
Board Room	Adil (C)	Holloway
District Headquarters	Anderson	Lewis
555 Main Street, Hartford	Buell	Mandyck
	Currey (Ex-Officio)	Salemi
	Desai	Taylor
Dial in #: (415)-655-0001	Gale (VC)	Tierinni
Access Code: 2307 369 8743#	Gardow	
Meeting Video Link	Quorum: 7	

1. CALL TO ORDER
2. PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS
3. INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS
4. APPROVAL OF MEETING MINUTES OF JANUARY 27, 2025
5. CONSIDERATION AND POTENTIAL ACTION RE: ENCROACHMENT AGREEMENT – CONCOURSE PARK REDEVELOPMENT, FORBES ST & SILVER LN, EAST HARTFORD
6. DISCUSSION AND POTENTIAL ACTION RE: REVISIONS OF WATER SUPPLY ORDINANCE RE: CHARGES ON FIRE SERVICES IN NON-MEMBER TOWNS
 - A. REFERRAL OF DRAFT ORDINANCE REVISION TO COMMITTEE ON MDC GOVERNMENT
7. REPORT RE: SOUTH WINDSOR CUSTOMERS NEAR SULLIVAN AVENUE & HERITAGE DRIVE
8. DISCUSSION RE: LAKE MCDONOUGH RECREATION
9. REPORT RE: SUMMARY OF WATER MAIN BREAKS
10. REPORT RE: YEAR-TO-DATE WATER REVENUE
11. OPPORTUNITY FOR GENERAL PUBLIC COMMENTS
12. COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE AGENDA ITEMS
13. ADJOURNMENT

**ENCROACHMENT AGREEMENT – CONCOURSE PARK 309 REDEVELOPMENT
285 & 291 FORBES STREET; 936, 942, 944 & 960 SILVER LANE**

To: Water Bureau for consideration March 31, 2025

In a letter dated March 19, 2025, Paul Rodrigues of Solli Engineering, LLC., on behalf of Jasko Development LLC, Jasko Zelman 1 LLC and JZ Otto LLC (collectively “Jasko”) and the Town of East Hartford, (“Town”) the future and current owners respectively of 285 & 291 Forbes Street, 936, 942, 944 & 960 Silver Lane in East Hartford (the “Property”), has requested permission from The Metropolitan District (“MDC” or “District”) to encroach on the MDC’s existing Northeast Transmission Main East Hartford Line thirty-foot-wide (30’) easement or right-of way, containing an existing concrete 30-inch treated water transmission main, situated on the Property (the “ROW”) for the purpose of constructing and installing site improvements for and in connection with a proposed residential development project, as shown on the attached map (the “Map”).

The Town has entered into a Purchase and Sale Agreement for the Property with Jasko and anticipates that a closing will occur in April. The Town has given Jasko permission to submit this encroachment permit application for the following described work for such construction and installation of these site improvements that Jasko will undertake on the Property after such closing.

The proposed scope of work entails: (i) installing a temporary 14’ wide x 45’ long modular steel bridge on timber matting including all appurtenances in up to three (3) locations along the ROW ahead of proposed site demolition and subsequent permanent site improvements, including removing existing pavement and curbing; existing gas lines, drainage piping and structures (ii) regrading up to 24,850 sf of easement area, earth excavation up to 2.2 feet deep and filling up to 4.3 feet in depth, (iii) installing new utilities across the ROW including a new 8-inch water main 4” and 6” fire services, new sanitary laterals (1) 4” force main and (1) 8” PVC lateral, one (1) 4-inch gas line, (16)-2” service conduits, (8)- 4” electric and telecommunication conduits in up to six (6) locations, and new stormwater lines,(3) 8” C900, (1) 18” RCP and (1) 24” RCP sizes, and (iv) installing surface restoration consisting of new bituminous pavement, concrete walkways, curbing and traffic islands, and landscaping including shrubs and grass as well as incidental activities such as resetting existing manhole frame and covers, within the ROW as shown on the Map (collectively, the “Improvements”).

The proposed lines will be installed above the MDC’s existing thirty-inch (30”) transmission main and its appurtenances situated within the ROW (collectively, the “Main”) with a minimum of one foot (1’) of vertical clearance between the Main and such lines, and proposed grades will not impede access to the Main. Eversource will require a twenty-foot wide (20’) and forty-foot wide (±40’) easement which will overlap perpendicular with the ROW (collectively these “Eversource Easements”). Connecticut Natural Gas (“CNG”) will also require a ten-foot wide (10’) easement which will overlap perpendicular with the ROW (the “CNG Easement” and Eversource Easements are collectively the “Utility Easements”). The Main was built in 1973 and the ROW was acquired by the MDC and filed on the East Hartford land records in Volume 493, at Page 36.

MDC staff has concluded that the Improvements will not be a detriment to the District's transmission main as a result.

Jasko has agreed to the following conditions in order to satisfy the District's concerns for protection of the transmission main and to maintain accessibility along the length of the ROW:

1. Care must be taken during the performance of work for the Improvements or any maintenance, repair or replacement of the same not to disturb the transmission main. All heavy construction equipment must be located outside of the limits of the ROW when not in use. Any earth moving equipment that will be utilized on the ROW over and adjacent to the transmission main shall be reviewed and approved by District staff prior to mobilization to the site. Any damage to the transmission main caused by any construction, maintenance, repair, replacement or associated activities by or on behalf of Jasko for or in connection with the Improvements within this ROW shall be the responsibility of Jasko.
2. No additional permanent improvements, other than the proposed Improvements, shall be located within this ROW.
3. The District shall not be held liable for any damage caused to any structure listed above, located within or adjacent to the ROW in the event of an emergency transmission main repair. The District will make every effort feasible to minimize damage to these structures; however, the cost of repairs to such structures shall be the responsibility of Jasko or the property owner at the time.
4. The District reserves the right to remove Improvements within this ROW at any time if so required for maintenance, repair or replacement of the transmission main or any part thereof. Jasko or the property owner at the time shall bear any additional maintenance, repair or replacement costs necessitated by the presence of Improvements within this ROW, including any such costs incurred by the District.
5. An MDC inspector must be on the job site whenever work is being performed within the ROW, and Jasko shall be responsible for the cost and expense of such inspector. Any construction of the Improvements as well as any subsequent construction, maintenance, repair or replacement of the Improvements shall conform to District standards and forty-eight (48) hours advance notice must be given to the District prior to commencing any such activities within the ROW.
6. Jasko shall at all times indemnify, defend and save harmless the District, any municipality included therein, and the State of Connecticut and shall maintain the District's standard form of requisite insurance as stipulated in the MDC's most current Guidance Manual for Developers' Permit Agreements, which insurance shall remain in force and effect during the performance of any work with in the ROW.
7. Jasko shall be responsible for obtaining any and all federal, state, or local approvals necessary for installing the Improvements, including but not limited to the removal and construction of the same.

Staff has reviewed this request and considers it feasible.

A formal encroachment agreement shall be executed between Jasko and MDC, following the completion of the sale of the Property to Jasko, whereby Jasko becomes the fee owner of the Property, and consistent with current practice involving similar requests, and filed on the Town of East Hartford land records.

It is **RECOMMENDED** that it be:

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

RESOLVED: That after sale of the Property by the Town of East Hartford to Jasko Development LLC, the Chairman or Vice Chairman of the District Board be authorized to execute an agreement, subject to approval of form and content by District Counsel, granting permission to Jasko Development LLC to encroach upon both MDC existing thirty-foot-wide (30') Main ROW situated on the Property in order to: (i) perform the work for the Improvements in connection with the planned redevelopment of the Property as shown on plans submitted by Solli Engineering, LLC, entitled, "Existing 30" Water Main Profile, Sheet 1 of 2 and Sheet 2 of 2, Concourse Park 309 Silver Lane East Hartford, Connecticut, and (ii) maintain, repair and replace such Improvements, provided that: (a) the District shall not be held liable for any cost or damage of any kind and be indemnified from any claims from the present and in the following years as a result of any encroachment authorized hereby, (b) Jasko shall obtain all required approvals and reimburse MDC for any attorney fees and other costs incurred by MDC in enforcing the encroachment agreement, and (c) such agreement shall not be effective until fully executed by the District and Jasko, and recorded on the East Hartford Land Records. In the event that such full execution and recording does not occur within four (4) months of the date this resolution is passed by the District Board, then such resolution shall be null and void, and of no further force and effect.

Respectfully submitted,



John S. Mirtle
District Clerk



March 19, 2025

Michael Curley
The Metropolitan District
555 Main Street
Hartford, CT 06103

**RE: Encroachment Permit Request
Concourse Park, Silver Lane
285 & 291 Forbes Street & 936, 942, 944 & 960 Silver Lane
East Hartford, Connecticut
Solli Engineering Project Number: 2010501**

Dear Mr. Curley:

Solli Engineering, LLC, on behalf of Jasko Development, LLC and the Town of East Hartford is requesting the approval of an encroachment permit for the proposed Concourse Park redevelopment at 285 & 291 Forbes Street & 936, 942, 944 & 960 Silver Lane in East Hartford, Connecticut.

The enclosed plans have been revised based on email comments received from your office on March 12, 2025. These plans have been revised to minimize earth excavation over the existing MDC transmission line to the maximum extent possible. A temporary encroachment will be required for a singular construction vehicular crossing over the easement via a modular bridge set on timber matting to limit construction loading on top of the existing infrastructure as shown on the attached spec sheet. The use of this form of crossing will allow for mobility during construction. The location will be determined in the field during construction coordinated with the MDC for review and approval prior to implementation.

The development construction is slated to start in 2025 and the construction activities will include:

- Removal of existing pavement
- Removal of existing curbing
- Removal of existing storm drainage structures and pipe
- Removal of existing gas pipes
- Earth moving activities
 - Total Area: 24,850± SF
 - Cut: 245± CY, 2.2± FT max.
 - Fill: 660± CY, 4.3± FT max.
- Temporary 14' wide x 45' long Bridge System on timber matting abutments spanning MDC water main easement, location to be as needed during construction based on site conditions.
- Installation of (3) new storm drainage pipes, (1) 24" RCP, (1) 18" RCP, and (3) 8" C900
- Installation of (2) new sanitary sewer laterals, (1) 4" force main, and (1) 8" PVC
- Installation of (1) new natural gas service
- Installation of (1) new 8" water main with connection to existing 30" water main
- Installation of (1) new 4" domestic water service
- Installation of (1) new 6" fire water service
- Installation of (2) new 4" electric conduits at 2 locations – total of (4) conduits
- Resetting existing electric manhole to finished grade

Monroe, CT | West Hartford, CT | Norwood, MA

www.SolliEngineering.com

- Installation of (2) new 4” fiber/cable conduits at 2 locations – total of (4) conduits
- Installation of (4) new 2” site electric/telecom/security conduits at 4 locations – total of (16) conduits
- Installation of new landscape islands:

Shrubs

- (6) Mt. Airy Fothergilia
- (9) Shamrock Inkberry
- (7) Dwarf Mugo Pine
- (4) Red Chokeberry
- (3) Oakleaf Hydrangea
- (10) PJM Rhododendron
- (6) Meadowsweet

Groundcover

- (7) Bearberry
- (8) Gro-Low Fragrant Sumac

Perennials & Ferns

- (8) Moonshine Yarrow
- (8) Ice Plant
- (7) Cone Flower
- (10) Walker’s Low Catmint

Grasses

- (10) Karl Foerster Reed Grass

Please consider this a formal request for a permanent encroachment permit for the development known as Concourse Park within the MDC easement. If you have any additional questions, comments or concerns, please do not hesitate to reach out to us.

Respectfully,
Solli Engineering, LLC

Paul A. Rodrigues, P.E.
 Senior Project Manager

Enclosures:

- Existing 30” Water Main Profiles
- MDC Water Easement Encroachment Exhibit
- ADM Welding & Fabrication, LLC Portable Bridges

CONNOR S. MARTIN
MAYOR

TOWN OF EAST HARTFORD

(860) 291-7200

OFFICE OF THE MAYOR

740 Main Street
East Hartford, Connecticut 06108

WWW.EASTHARTFORDCT.GOV

March 19, 2025

Mr. Michael Curley, Manager of Technical Services
The Metropolitan District Commission
Engineering & Planning
555 Main Street
P.O. Box 800
Hartford, CT 06142-0800

**Re: MDC Encroachment Permit Letter
East Hartford, CT**

Dear Mr. Curley:

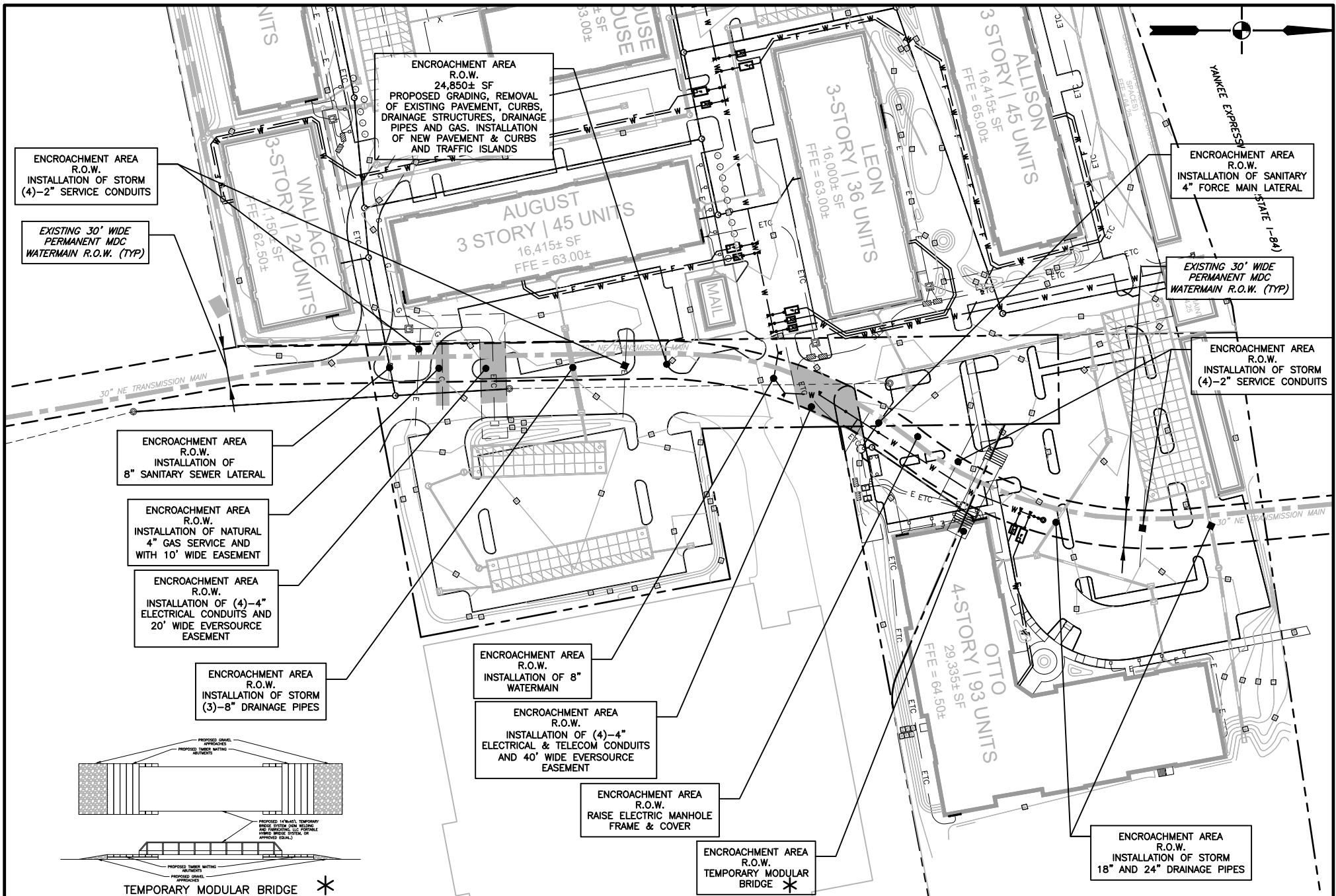
The Town of East Hartford, Connecticut (“Seller”) has entered into a Purchase and Sale Agreement with Jasko Zelman 1, LLC (“Buyer”) concerning property located at 936 Silver Lane, 942 Silver Lane, 944 Silver Lane, 960 Silver Lane, 285 Forbes Street (a/k/a 285 Forbes Street Rear) and 291 Forbes Street, East Hartford, Connecticut (the “Property”). The Seller and the Buyer anticipate that a closing will occur before the end of April. The Seller has given the Buyer permission to submit an encroachment permit application to The Metropolitan District Commission for work it will undertake in sections of the Property post-closing.

Sincerely,

Town of East Hartford, Connecticut



By: _____
Connor S. Martin
Its Mayor



* ONLY ONE (1) TEMPORARY BRIDGE LOCATION SHOWN ON THE MAP

CONCOURSE PARK 309
285 & 291 FORBES STREET AND
936, 942, 944 & 960 SILVER LANE

EAST HARTFORD

S:\Towns\EastHartford\Water\SilverLane\ConcoursePark-Agenda.dwg
 Latest Revision: 3/26/25

TO ILLUSTRATE MDC WATER
 EASEMENT ENCROACHMENTS
5-7

WATER BUREAU
REFERRAL OF DRAFT ORDINANCE REVISION TO COMMITTEE ON MDC
GOVERNMENT RE: CHARGES ON FIRE SERVICES IN NON-MEMBER TOWNS

To: Water Bureau for consideration March 31, 2025

The District continues to add meters to new dedicated fire service lines. Per District Ordinances, customers are billed monthly customer service fees (W1b) for a domestic service or fire service and a fire protection charge (W6f). In non-member towns, metered services are also charged a non-member town surcharge (W1c) and non-member town capital improvement surcharge (W1f). Fire service customers in non-member towns have contacted customer service seeking a reduction of these monthly fees. For the Water Bureau's consideration are two alternative ordinance revisions to potentially relieve non-member town customers with dedicated metered fire services of one or the other additional surcharges.

If the Water Bureau recommends removal of the non-member town surcharge on dedicated metered fire services from customer water bills, the following resolution is in order:

VOTED: That the Water Bureau recommends to the Committee on MDC Government the following:

RESOLVED: That Water Ordinance W1c "Surcharge Outside The Metropolitan District" be revised as follows to remove the non-member town surcharge from dedicated fire services:

SEC. W1c SURCHARGE OUTSIDE THE METROPOLITAN DISTRICT

In towns outside the limits of The Metropolitan District, in addition to charges under SEC. W1a and W1b, there shall be a surcharge determined from the size of the meter installed on the premises, **excluding meters installed on dedicated fire services**, as follows:

<u>SIZE OF METER</u>	<u>MONTHLY BILLING</u>
5/8"	\$14.98
3/4"	\$14.98
1"	\$14.98
1 1/2"	\$48.60
2"	\$77.80
3"	\$145.89
4"	\$243.55

6"	\$486.07
8"	\$771.16
10"	\$1,777.77
12"	\$1,896.38

If the Water Bureau recommends removal of the non-member town capital improvement surcharge on dedicated fire services from customer water bills, the following resolution is in order:

VOTED: That the Water Bureau recommends to the Committee on MDC Government the following:

RESOLVED: That Water Ordinance W1f "Surcharge Outside The Metropolitan District for Capital Improvements" be revised as follows to remove the non-member town capital improvement surcharge from dedicated fire services:

SEC. W1f SURCHARGE OUTSIDE THE METROPOLITAN DISTRICT FOR CAPITAL IMPROVEMENTS

In towns outside the limits of The Metropolitan District for which capital improvements or layout and assessment projects are constructed, in addition to the charges set forth in SEC. W1a, W1b and W1c, there shall be a surcharge on the water rates determined from the size of the meter installed on the premises, **excluding meters installed on dedicated fire services**, as follows:

1. On or before the end of each fiscal year, The Metropolitan District shall determine the actual cost of each capital improvement constructed for each non-member town and the net cost (cost less assessments) of layout and assessment projects constructed for each non-member town. The costs and/or net costs, as applicable, shall be allocated to the towns for which the work was performed and shall be a surcharge on the water rates of the users located in such towns.
2. The annual surcharge to be added to each user's water rate shall equal the total amount of the costs and/or net costs, as applicable, allocated to the town in which such user is located [excluding costs which the town has paid as set forth in Section W1f(3)] amortized over a twenty year period using an interest rate computed by the District which approximates the District's long-term cost of funds for its General Obligation Bond portfolio-multiplied by the percentage of hydraulic capacity of each user's meter size (based on the American Water Works Association meter size capacity) of the aggregate hydraulic capacity of all meters in such town, **excluding meters installed on dedicated**

fire services. The surcharge shall be billed in ~~either quarterly or~~ monthly installments, ~~as applicable,~~ commencing with the first bill sent out in the fiscal year succeeding the fiscal year in which the work was performed and continuing over the twenty year period.

3. The District shall, as soon as possible after the completion of each capital improvement project or separate phase thereof, provide to the non-member towns for which a capital improvement was constructed a compilation of the costs associated with the construction of such project(s). If, on or before the end of the District's fiscal year in which such construction was completed, a non-member town agrees to pay and does in fact pay all or a portion of the cost of a capital improvement constructed for such town, then the amount paid by such town shall be deducted from the total amount of costs and/or net costs allocated to such town as described in Section W1f(1) and used to calculate the individual surcharges as set forth in Section W1f(2).

MONTHLY BILLING

METER SIZE	Farmington	Glastonbury	South Windsor	Manchester
	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>
5/8"	\$1.88	\$1.50	\$1.18	\$2.68
3/4"	-	\$2.25	\$1.78	-
1"	\$3.76	\$3.00	\$2.37	\$5.36
1 1/2"	\$7.53	\$6.00	\$4.74	-
2"	\$141.13	\$112.50	\$88.86	-
3"	\$329.29	\$262.49	\$207.34	\$469.05
4"	\$564.51	\$449.99	\$355.44	-
6"	\$752.67	\$599.98	\$473.92	\$1,072.10
8"	\$1,881.68	-	-	-

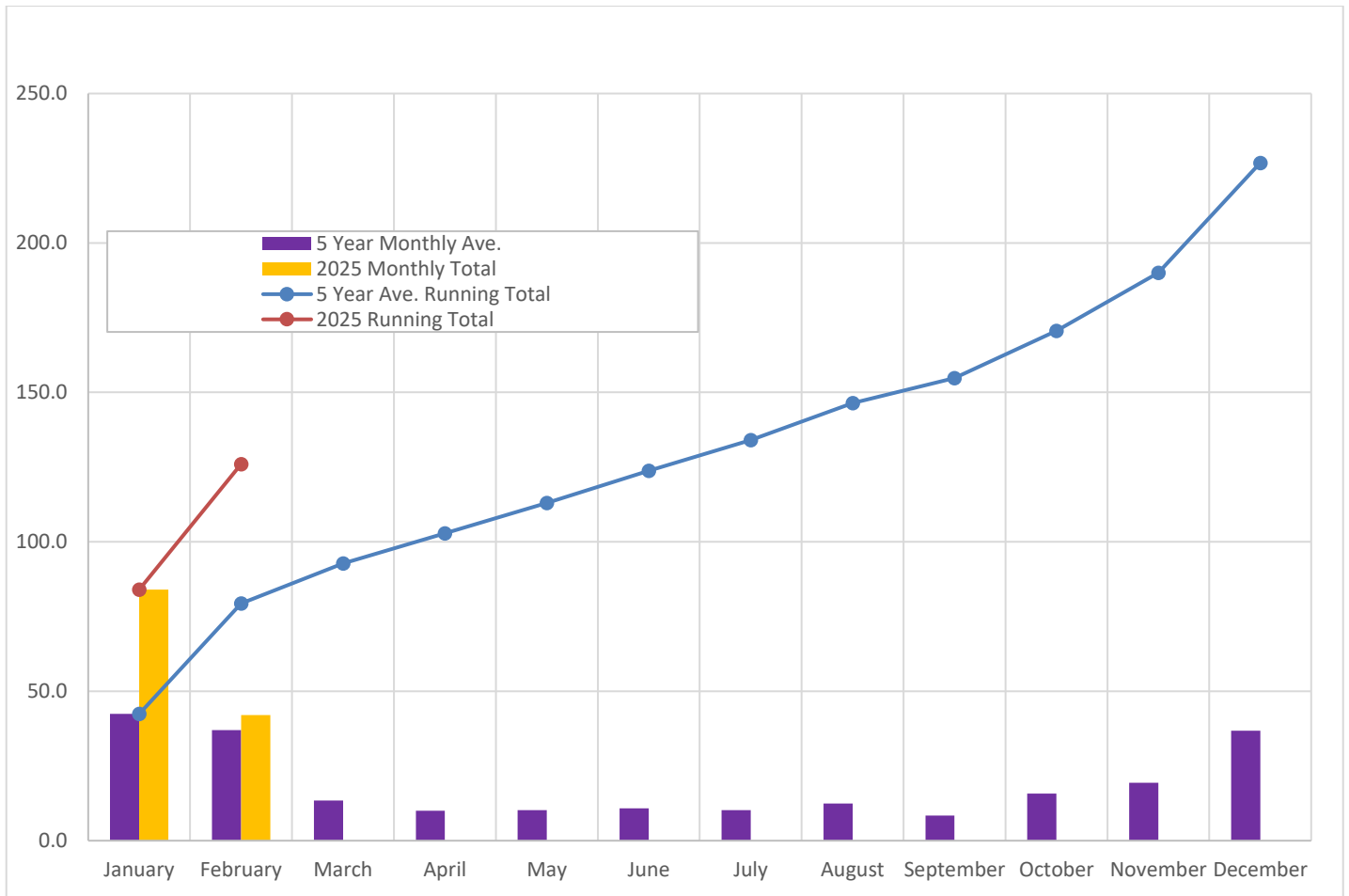
Respectfully submitted,



John S. Mirtle, Esq.
District Clerk

Water Main Leak Summary
March 31, 2025

Month	2020	2021	2022	2023	2024	5 Year Average	2025
January	29	56	62	18	47	42.4	84
February	18	79	42	24	22	37.0	42
March	10	25	12	10	10	13.4	
April	9	13	7	5	16	10.0	
May	7	17	12	9	6	10.2	
June	12	11	12	11	8	10.8	
July	10	9	5	12	15	10.2	
August	9	10	17	16	10	12.4	
September	11	7	4	5	15	8.4	
October	14	6	18	20	21	15.8	
November	23	21	17	23	13	19.4	
December	35	21	47	23	58	36.8	
Annual Total	187	275	255	176	241	223.3	126



Water Bureau - 03.31.25 Regular Meeting

WATER UTILITY REVENUE REPORT

February 2025 YTD

February YTD is 16.7% of the full year

WATER UTILITY FUND 1120	February 2025			February 2024		
	Full Year Budget	YTD Actuals	% VAR	Full Year Budget	YTD Actuals	% VAR
TOTAL REVENUES	\$ 119,702,948	\$ 20,767,651	17.3%	\$ 110,831,154	\$ 16,805,901	15.2%
Sale of Water	\$ 96,863,796	\$ 13,986,741	14.4%	\$ 91,388,900	\$ 13,443,898	14.7%
416110 Water-Domestic	\$ 45,986,289	\$ 6,651,867	14.5%	\$ 43,887,700	\$ 6,410,362	14.6%
416120 Water-Domestic/Religious	\$ 160,698	\$ 12,416	7.7%	\$ 156,000	\$ 12,721	8.2%
416130 Water-Domestic/Agriculture	\$ 38,709	\$ -	0.0%	\$ 37,600	\$ 9	0.0%
416210 Water-Commercial	\$ 15,491,938	\$ 2,054,784	13.3%	\$ 13,332,500	\$ 1,978,590	14.8%
416220 Water-Commercial/Religious	\$ 1,208,952	\$ 81,394	6.7%	\$ 1,173,700	\$ 73,559	6.3%
416230 Water-Commercial/Agriculture	\$ 33,625	\$ 6,232	18.5%	\$ 32,600	\$ 2,645	8.1%
416310 Water-Industrial	\$ 3,431,748	\$ 418,535	12.2%	\$ 3,331,800	\$ 326,205	9.8%
416410 Water-Municipal	\$ 2,748,683	\$ 175,575	6.4%	\$ 2,668,600	\$ 167,961	6.3%
416420 Water-Municipal/Housing	\$ 684,238	\$ 117,342	17.1%	\$ 664,300	\$ 111,213	16.7%
416810 Water-Resale Treated	\$ 1,895,927	\$ 252,609	13.3%	\$ 1,840,700	\$ 179,033	9.7%
416820 Water-Resale Raw	\$ 10,000	\$ -	0.0%	\$ 10,000	\$ -	0.0%
416900 Water-General Surcharge	\$ 2,184,300	\$ 366,704	16.8%	\$ 2,113,000	\$ 362,930	17.2%
416910 Water-Capital Improvement Surcharge	\$ 848,389	\$ 145,879	17.2%	\$ 834,800	\$ 147,541	17.7%
417110 Cust Service Charges-Domestic	\$ 18,409,000	\$ 3,044,255	16.5%	\$ 17,618,600	\$ 3,019,734	17.1%
417120 Cust Service Charges-Domestic/Religious	\$ 37,600	\$ 6,373	16.9%	\$ 37,900	\$ 6,406	16.9%
417130 Cust Service Charges-Domestic/Agriculture	\$ 2,900	\$ 487	16.8%	\$ 3,600	\$ 487	13.5%
417210 Cust Service Charges-Commercial	\$ 2,570,200	\$ 447,564	17.4%	\$ 2,305,200	\$ 442,296	19.2%
417220 Cust Service Charges-Commercial/Religious	\$ 147,800	\$ 25,373	17.2%	\$ 234,100	\$ 25,391	10.8%
417230 Cust Service Charges-Commercial/Agriculture	\$ 3,900	\$ 745	19.1%	\$ 5,900	\$ 745	12.6%
417310 Cust Service Charges-Industrial	\$ 249,600	\$ 46,899	18.8%	\$ 327,100	\$ 46,565	14.2%
417410 Cust Service Charges-Municipal	\$ 515,000	\$ 95,868	18.6%	\$ 619,500	\$ 93,956	15.2%
417420 Cust Service Charges-Municipal Housing	\$ 134,100	\$ 23,980	17.9%	\$ 133,900	\$ 23,713	17.7%
417810 Cust Service Charges-Resale Treated	\$ 65,200	\$ 8,060	12.4%	\$ 14,800	\$ 8,044	54.4%
417820 Cust Service Charges-Resale Raw	\$ 5,000	\$ 3,799	76.0%	\$ 5,000	\$ 3,793	75.9%
Other Operating Revenues	\$ 12,669,065	\$ 4,542,983	35.9%	\$ 9,963,995	\$ 1,064,666	10.7%
411040 Property Change of Ownership Admin Fee	\$ -	\$ 48,070	0.0%	\$ -	\$ -	0.0%
413040 Employer Fund Contributions	\$ 3,389,800	\$ 3,389,800	100.0%	\$ 800,000	\$ -	0.0%
419110 Hydrant Maintenance-Private	\$ 168,465	\$ 125	0.1%	\$ 162,750	\$ 2,740	1.7%
419120 Hydrant Maintenance-Public	\$ 1,687,455	\$ -	0.0%	\$ 1,577,900	\$ -	0.0%
419130 Fire Protection Service	\$ 6,032,000	\$ 1,052,064	17.4%	\$ 6,032,000	\$ 1,015,353	16.8%
419400 Bill Jobs	\$ 217,220	\$ 4,047	1.9%	\$ 217,220	\$ 34,863	16.0%
419410 RRB-DOT Normal Labor	\$ 105,846	\$ -	0.0%	\$ 105,846	\$ -	0.0%
419430 RRB - Materials/Material Handling	\$ 37,027	\$ -	0.0%	\$ 37,027	\$ -	0.0%
419510 RRB-DPA Labor ST	\$ 467,844	\$ 381	0.1%	\$ 467,844	\$ -	0.0%
419540 RRB-DPA Equipment	\$ 6,522	\$ 148	2.3%	\$ 6,522	\$ -	0.0%
419550 RRB-DPA Contracts	\$ 363,602	\$ 7,681	2.1%	\$ 363,602	\$ -	0.0%
419610 RRB-DPA Labor Additive Overhead	\$ 93,284	\$ 537	0.6%	\$ 93,284	\$ -	0.0%
419910 Fees: Water Tapping	\$ 100,000	\$ 40,130	40.1%	\$ 100,000	\$ 11,710	11.7%
Non-Operating Revenues	\$ 10,170,087	\$ 2,237,927	22.0%	\$ 9,478,259	\$ 2,297,337	24.2%
423100 Interest Income - Investment	\$ 5,600,000	\$ 864,235	15.4%	\$ 5,600,000	\$ 810,614	14.5%
423300 Rental Revenue	\$ 119,977	\$ 20,410	17.0%	\$ 119,977	\$ 19,996	16.7%
429210 Collections & Liens	\$ 220,000	\$ 15,086	6.9%	\$ 220,000	\$ 16,834	7.7%
429220 Late Payment Charge	\$ 1,275,862	\$ 138,014	10.8%	\$ 1,275,862	\$ 141,776	11.1%
429230 Returned Check Fees	\$ 60,000	\$ 600	1.0%	\$ 60,000	\$ 360	0.6%
429260 Legal Recovery	\$ 300,000	\$ 34,571	11.5%	\$ 300,000	\$ 73,643	24.5%
431010 Recreational Sales	\$ 20,000	\$ -	0.0%	\$ 20,000	\$ -	0.0%
431020 Forestry Sales	\$ 256,000	\$ 16,650	6.5%	\$ 256,000	\$ 16,705	6.5%
431210 Misc Revenue	\$ 778,000	\$ 79,314	10.2%	\$ 100,000	\$ 35,295	35.3%
431230 Vendor Discount Revenue	\$ 100	\$ 1	1.1%	\$ 100	\$ -	0.0%
431240 Sale Of Material & Equipment	\$ 250,000	\$ 4,057	1.6%	\$ 120,000	\$ 4,798	4.0%
431280 Cross-Connection/Backwater Fee	\$ 230,400	\$ 60,240	26.1%	\$ 230,400	\$ 56,395	24.5%
453000 Main Pipe Assessments	\$ 55,000	\$ -	0.0%	\$ 55,000	\$ -	0.0%
440040 Fund Contributions	\$ 1,004,748	\$ 1,004,748	100.0%	\$ 1,120,920	\$ 1,120,920	100.0%

**WATER BUREAU
REGULAR MEETING**
555 Main Street, Hartford
Monday, January 27, 2025

Present: Commissioners Andrew Adil, John Gale, Pasquale J. Salemi, Alvin Taylor and District Chairman Donald M. Currey (5)

Remote

Attendance: Commissioners Kyle Anderson, Dimple Desai, Georgiana Holloway and Jackie Mandyck (4)

Absent: Commissioner C. Avery Buell, Peter Gardow and New Britain Representative Michael Carrier (3)

Also

Present: Commissioner William DiBella
Commissioner Diane Lewis
Commissioner Dominic Pane
Commissioner Bhupen Patel
Scott W. Jellison, Chief Executive Officer
Christopher Stone, District Counsel
John S. Mirtle, District Clerk
Chris Levesque, Chief Operating Officer
Kelly Shane, Chief Administrative Officer
David Rutty, Director of Operations
Michael Mohr, Controller
Jennifer Ottalagana, Senior Project Manager
Michael Curley, Manager of Technical Services
Mathew Skehan, Senior Utility Maintenance Supervisor
Jason Bretemps, Utility Maintenance Superintendent
Brian Amenta, Assistant Utility Maintenance Superintendent
David Egloff, Fleet Superintendent
Anthony Pantaleo, Utility Maintenance Superintendent
Carrie Blardo, Assistant to the Chief Executive Officer
Victoria Escoriza, Executive Assistant
Dylan Pecego, IT Consultant (Remote Attendance)
Matt McAuliffe, IT Consultant (Remote Attendance)
Jacob Aviles, IT Consultant (Remote Attendance)
Liz Tavelli, Independent Consumer Advocate

CALL TO ORDER

The meeting was called to order by Chairman Adil at 4:04 PM

PUBLIC COMMENT RELATIVE TO AGENDA ITEMS

No one from the public appeared to be heard.

APPROVAL OF MEETING MINUTES

On motion made by Commissioner Gale and duly seconded, the meeting minutes of November 18, 2024 were approved.

Commissioner Desai entered the meeting virtually at 4:08 PM

Commissioner Mandyck entered the meeting virtually at 4:12 PM

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

To: Water Bureau for consideration January 27, 2025

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.”

It is therefore RECOMMENDED that it be

VOTED: 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

VOTED: 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 District Chairman Currey and duly seconded, the report was received and resolution passed by unanimous vote of those present.

SUMMARY OF WATER MAIN BREAKS

Chris Levesque, Chief Operating Officer, provided a summary and presentation on water main breaks:

2024 Water Main Breaks

- What Operations Measures
 - Time Call Received
 - Time Leak Confirmed
 - Time of Shutdown
 - Time Put Back Into Service
- Average Time to Confirm
 - 45 Minutes (Includes Time for In-Depth Investigations)
- Average Time from Confirmation to Put Back Into Service
 - 8 Hours 28 Minutes
- Number of Water Main Breaks
 - 241 Main Breaks
- Number of In-Depth Investigations conducted prior to confirming
 - 11 Breaks
- Number of Break – Scheduled
 - 18 Breaks

Typical Response to Emergency Breaks

Typical Timeline (Past)	Time
Call Received of possible leak	12:00
Investigation Crew Called In	12:00
Investigation Crew at Yard	1:30
Investigation Crew onsite	2:00
Staff Assess and Determine Leak	2:30
Repair Crew Called In	2:45
Repair Supervisor Calls In CBYD Request	3:45
Inventory Staff Called In (if shift not covered)	4:00
Crew at the Yard to travel to Leak	4:30
Crew Onsite	5:00
CBYD Completed/ Cleared	6:00
Leak Repaired	10:00

Typical Timeline (Current)	Time
Call Received of possible leak	12:00
Staff onsite	12:30
Staff Assess and Determine Leak	1:00
CBYD Called In by Command Center	1:15
Repair Crew Called In	1:30
Inventory Staff Called In (if needed)	2:30
CBYD Completed/ Cleared	3:30
Crew at the Yard to travel to Leak	3:30
Crew Onsite	4:00
Leak Repaired	8:00

YEAR-TO-DATE WATER REVENUE

Michael Mohr, Controller, provided an update on the 2024 water revenue.

OPPORTUNITY FOR GENERAL PUBLIC COMMENT

No one from the public appeared to be heard.

COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS

Commissioner Salemi requested a future agenda item about possibilities of future hydroelectric facilities.

Chairman Adil approved Commissioner Gale’s prior request for an agenda item about the possibility of MDC installing utility conduits during MDC sewer or water main projects that could house other utilities.

Chief Executive Officer Scott Jellison stated that there should be a discussion regarding lifeguard hiring soon, as the job postings will need to be advertised soon.

ADJOURNMENT

The meeting was adjourned at 4:51 PM

ATTEST:

John S. Mirtle
District Clerk

Date of Approval