

**THE METROPOLITAN DISTRICT BOARD  
BOARD ROOM, DISTRICT HEADQUARTERS  
555 MAIN STREET, HARTFORD  
MONDAY, JANUARY 7, 2019, 5:30 PM**

<b>ITEM NO.</b>	<b>TITLE</b>
<b>1.</b>	<b>MEETING CALLED TO ORDER:</b>
<b>2.</b>	<b>ROLL CALL</b>
<b>3.</b>	<b>PLEDGE OF ALLEGIANCE</b>
<b>4.</b>	<b>APPROVAL OF MINUTES - MEETING OF DECEMBER 10, 2018</b>
<b>5.</b>	<b>PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS</b>
<b>6.</b>	<b>REPORT FROM DISTRICT CHAIRMAN</b>
<b>7.</b>	<b>REPORT FROM CHIEF EXECUTIVE OFFICER</b>
<b>8.</b>	<b>DISTRICT CLERK - RE: SERVICE OF TAX WARRANTS FOR FISCAL YEAR 2019</b>
<b>9.</b>	<b>REFERRAL TO BUREAU OF PUBLIC WORKS RE: 6 VICTOR STREET, BLOOMFIELD</b>
<b>10.</b>	<b>CONSIDERATION OF AND POSSIBLE ACTION RE: AMEND 2019 MISCELLANEOUS WATER RATES RESOLUTION</b>
<b>11.</b>	<b>COMMITTEE ON GOVERNMENT – CONSIDERATION OF AND POSSIBLE ACTION RE: APPOINTMENT OF LEGISLATIVE CONSULTANTS (January 7, 2019)</b>
<b>12.</b>	<b>BUREAU OF PUBLIC WORKS -- CONSIDERATION OF AND POSSIBLE ACTION RE:</b> <ul style="list-style-type: none"><li><b>A. WESTBROOK VILLAGE ABANDONMENT (January 7, 2019)</b></li><li><b>B. TOWN CENTER WEST REIMBURSEMENT AGREEMENT (January 7, 2019)</b></li><li><b>C. SETTLEMENT OF PENDING LITIGATION – <i>CARLIN CONTRACTING v. MDC</i> (EXECUTIVE SESSION) (January 7, 2019)</b></li></ul>
<b>13.</b>	<b>CONSIDERATION OF AND POSSIBLE ACTION RE: SETTLEMENT OF PENDING LITIGATION – <i>MARINE RODRIGUEZ v. MDC</i> (EXECUTIVE SESSION)</b>
<b>14.</b>	<b>OPPORTUNITY FOR GENERAL PUBLIC COMMENTS</b>

15.	COMMISSIONER QUESTIONS & COMMENTS
16.	OTHER BUSINESS
17.	ADJOURNMENT

**DISTRICT CLERK  
SERVICE OF TAX WARRANTS FOR FISCAL YEAR 2019**

To: District Board

From: District Clerk

January 7, 2019

Pursuant to the Charter of the District, Section 3-13, the District Clerk reports that Tax Warrants for Fiscal Year 2019, drawn by the Chairman of The Metropolitan District, in favor of the Treasurer have been served on the following:

Town Clerk, Marguerite Phillips, Bloomfield  
Town Clerk, Robert J. Pasek, East Hartford  
Town and City Clerk John V. Bazzano, Hartford  
Town Clerk James Krupienski, Newington  
Town Clerk, Sandra Merrill Wieleba, Rocky Hill  
Town Clerk Essie S. Labrot, West Hartford  
Town Clerk Dolores G. Sassano, Wethersfield  
Town Clerk Anna Posniak, Windsor

Receipts for these tax warrants have been received and are on file in the Office of the District Clerk.

Respectfully submitted,



John S. Mirtle, Esq.  
District Clerk

**DISTRICT CLERK  
PETITION FOR SEWER SERVICE**

From: District Clerk

To: District Board

January 7, 2019

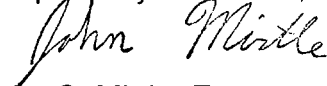
The following petition was received on December 7, 2018:

Orville Cousins has requested sewer service for a property located on Victor Street in Bloomfield, Connecticut.

It is RECOMMENDED that it be

**Voted:** That the foregoing petition be received and referred to the Bureau of Public Works for study and subsequent action.

Respectfully submitted,



John S. Mirtle, Esq.  
District Clerk

MAIN OFFICE  
36-B WEST MAIN ST.  
AVON, CT 06001  
TEL (860) 677-5885  
FAX (860) 677-5887



KLEIN & BABBITT LLC

LAURA A. KLEIN

BETHANY E. BABBITT

WINSTED OFFICE  
25 CENTER ST.  
WINSTED, CT 06098

[www.KleinBabbitt.com](http://www.KleinBabbitt.com)

December 7, 2018

**SENT VIA REGULAR MAIL**

District Clerk  
The Metropolitan District  
555 Main Street  
P.O. Box 800  
Hartford, CT 06142


Dear District Clerk :

We represent Orville Cousins, with respect to his interest in having sanitary sewers installed to serve his property located at 6 Victor Street, Bloomfield, CT 06002.

My client's septic system is failing, and he would like the ability to have access to the public sewer system.

Should you need any further information, please do not hesitate to contact me.  
Thank you for your attention to this matter.

Sincerely,

KLEIN & BABBITT, LLC  
  
Bethany E. Babbitt

**WATER BUREAU  
REVISIONS TO WATER ASSESSMENT RATES AND OTHER RELATED CHARGES  
AND SPECIAL WATER RATES AND CHARGES**

To: District Board

January 7, 2019

At the December 10, 2018 District Board meeting the Board approved the 2019 Water Assessment Rates and Other Related Charges. Included in those rates was a new rate for 2019 for cross connection service of \$90. In preparing the 2019 budget and rates, Staff intended to institute two charges related to cross connection inspections and backflow device testing. The resolution approved by the Board included only one fee for "cross connection services - \$90."

Staff recommends the Board amend the December 10, 2018 resolution to include a cross connection inspection fee of \$150 per building and a backflow device testing fee of \$90 per device.

RECOMMENDED that it be:

Voted: That the District Board hereby amends its December 10, 2018 resolution setting the 2019 Water Assessment Rates and Other Related Charges to include a cross connection inspection fee of \$150 per building and a backflow device testing fee of \$90 per device

Water Assessment Rates and Other Related Charges:

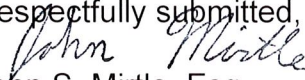
Main Pipe Assessment	\$95.00/ft
Service Pipe Taps	
Domestic (includes spacer and meter costs):	
1" Service Tap with 5/8" Meter	\$670.00
1" Service Tap with 3/4" Meter	\$675.00
1-1/2" Service Tap with 1" Meter	\$800.00
2" Service Tap with 1-1/2" Meter	\$1,400.00
4" Service Tap with 2" Meter	\$1,450.00
4" Service Tap with 3" Meter	\$1,580.00
6" Service Tap with 4" Meter	\$1,780.00
8" Service Tap with 6" Meter	\$2,400.00
10" Service Tap with 8" Meter	\$3,370.00
Fire Service	
2" Fire Service Tap	\$650.00
4", 6", 8 " Fire Service Tap	\$550.00

Hydrants	
Installed after the main	\$10,800.00
Hydrant Maintenance	\$125.00
Hydrant Relocation	\$15,000.00
	deposit +/- actual
	cost + overhead
Fire Flow Testing	\$400.00

Special Meter Charges and Deposits:

Hydrant Meters	
Administrative and meter reading fee, including connection and inspection fees	
+ actual water use to be billed	\$1,000.00
Hydrant Meter Deposit	\$1,500.00
Subsequent re-inspection and testing fee, if backflow prevention device required	\$100.00
Frozen, Lost or Damaged Meters	
5/8" meter	\$225.00
3/4" meter	\$260.00
1" meter	\$300.00
1-1/2" meter	\$1,000.00
2" meter	\$1,300.00
3" meter	\$1,425.00
4" meter	\$1,700.00
6" meter	\$2,700.00
8" meter	\$4,100.00
Radio transmitter unit	\$200.00
Spacer Charges	
5/8", 3/4"	
1"	\$160.00
1-1/2"	\$165.00
2" & larger	\$225.00
3 <sup>rd</sup> Party Damaged Hydrant Charge	
Repair or Replacement	actual cost
	+ overhead
Delinquent Account Review and Lien Fees	\$90.00
Delinquent Account Review and Lien Fees – Condo Assoc.	\$26.00

Checks Returned for Insufficient Funds	\$60.00
Shut-Off/Turn-on for Non-Payment	\$125.00
Shut-Off/Turn-on for Non-Payment (subsequent event in same year)	\$225.00
Scheduled Overtime/Emergency Inspections	\$325.00
Off and On Within 12 Months	\$110.00
Install Permanent Meter (No Service Tap)	
5/8" – 1" Meter	\$110.00
2" Meter & larger	\$275.00
Backflow Prevention Device Testing	\$200.00
<b>Cross-Connection Service</b>	<b>\$90.00</b>
<b>Cross Connection Inspection Fee per building</b>	<b>\$150</b>
<b>Backflow Device Testing per device</b>	<b>\$90</b>
Service Call 1 <sup>st</sup> visit free	N/A
Service Call - Subsequent visits	\$90.00/ea
Closing Meter Reading Fee	\$110.00
Water Wagon - Non-Sunday	\$1,030.00
Water Wagon – Sunday	\$1,350.00
Water Tanker – Administrative Fee	
+ actual water use to be billed	\$75.00
Administrative Review for Water and/or Sewer Services	\$465.00
Tampering of Hydrant or Water Supply	
First offense	\$500.00
Subsequent offense	\$1,000.00
Water Service Installation Charge	\$1,800.00

Respectfully submitted,  
  
John S. Mirtle, Esq.  
District Clerk



**COMMITTEE ON MDC GOVERNMENT  
APPOINTMENT OF LEGISLATIVE CONSULTANTS**

To: Committee on MDC Government

January 7, 2019

Over the past year, the firms of Gaffney, Bennett and Associates Inc. and SJB Strategies, LLC have provided exemplary service in the area of government relations and advocacy within state government on behalf of the District. Based upon their collective past performance, and to maintain the necessary level of continuity within the District's legislative and administrative lobbying activities, District staff recommends the reappointment of Gaffney, Bennett and Associates Inc. and SJB Strategies, LLC for the 2019 legislative session. In addition, staff recommends the appointment of new lobbying firm, Strategic Outreach Solutions, LLC lead by Janice T. Flemming-Butler, to also represent the District during the upcoming session of the State general assembly, and to provide additional services in the area of government relations as may be necessary during the one year term of their respective contract. The term of these appointments would be from January 1, 2019 through December 31, 2019.

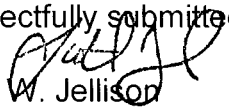
Furthermore, in the event the Committee on MDC Government forwards the appointments to the District Board, District staff recommends that the annual fees for Gaffney, Bennett and Associates, Inc. remain at \$40,000 SJB Strategies, LLC receive \$20,000 and Strategic Outreach Solutions, LLC receive \$50,000, for a total of \$110,000.00. Payments would be prorated over a 12-month period, commencing January 2019.

It is therefore recommended that it be:

**Voted:** That the Committee on MDC Government recommends to the District Board passage of the following resolution:

**Resolved:** That the firms of Gaffney, Bennett and Associates Inc., SJB Strategies, LLC and Strategic Outreach Solutions, LLC be retained to perform lobbying services for a period commencing on January 1, 2019 and terminating on December 31, 2019. Gaffney, Bennett and Associates, Inc. fee will remain at \$40,000, SJB Strategies, LLC will receive \$20,000, and Strategic Outreach Solutions, LLC will receive \$50,000.00, for a total of \$110,000.00, to be prorated over a twelve-month period, subject to the execution of a written agreement prepared and approved by District Counsel as to form and content, reflecting the scope of services, reporting requirements and such other terms and conditions as District Counsel may specify.

Respectfully submitted,

  
Scott W. Jellison  
Chief Executive Officer

**RE:   Westbrook Village, Hartford  
      Release of Right-Of-Way and  
      Abandonment of Sanitary and Storm  
      Sewers**

To:     Bureau of Public Works for consideration on January 7, 2019

On October 16, 2018, the District received a letter from Paul Rodrigues of Freeman Companies on behalf of the Hartford Housing Authority, Owner and Developer of Westbrook Village, requesting that the Metropolitan District abandon and release portions of the existing sanitary and storm sewers and easements within Ogilby Drive, Dillion Road and private lands north of Albany Avenue in Hartford, as shown on the accompanying map. The purpose of the request is to enable the construction of a new multi-phase residential housing development.

The Developer intends to install new sanitary and storm sewers within new public roads under a Developer's Permit Agreement for Westbrook Village Phase 1. The original easements were acquired by the Metropolitan District through a Developer's Permit-Agreement for Stillman P. Westbrook Village in May, 1954 and by two resolutions of the Court of Common Council of the City of Hartford in July 8, 1907 and November 13, 1911.

From an engineering standpoint, the release of the requested portions of these easements and abandonment of the sanitary and storm sewers will not have a negative impact on the District's sewer system, and no hardship or detriment would be imposed on others.

It is therefore RECOMMENDED that it be

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

RESOLVED: That the Chairman or Vice Chairman of the District Board be authorized to execute the release of portions of the existing sanitary and storm sewer easements and discontinued sanitary and storm sewers on property owned by the Hartford Housing Authority, as shown on the accompanying map and as recorded in the City of Hartford land records in Volume 938, Page 25 and two resolutions of the Court of Common Council of the City of Hartford in July 8, 1907 and November 13, 1911. The release shall be subject to approval by District Counsel as to form and content.

Respectively submitted,

  
Scott W. Jellison  
Chief Executive Officer

October 16, 2018

Michael Curley, P.E.  
Manager of Technical Services  
The Metropolitan District  
555 Main Street, P.O. Box 800  
Hartford, CT 06142-0800

RE: Abandonment Request  
Westbrook Village, Hartford, CT

Dear Mr. Curley:

The Westbrook Village project has been approved by the City of Hartford's Planning and Zoning Commission for a new master plan. This project will be redeveloped in six (6) total residential phases and a separate demolition phase for the entire site which will be to demolish the existing buildings, services, and infrastructure.

As discussed at our October 3, 2018 meeting, below is a request for the abandonment of water, sanitary sewer, and storm drainage at the following locations;

**Sanitary Sewer:**

1. 20' MDC Sanitary Sewer Easement north of Albany Avenue – see attached Exhibit 1
2. 20' MDC Sanitary Sewer Easement north of Dillon Road – see attached Exhibit 1
3. All Sanitary Sewer services off of Plainfield Street, Ogilby Drive, Mark Twain Drive, Dillon Road, and Albany Avenue
4. All Sanitary Sewer mains on Ogilby Drive and Dillon Road – see attached Exhibit 1

**Storm Drainage:**

1. 20' MDC Storm Easement north of Albany Avenue – see attached Exhibit 1
2. 20' MDC Storm Easement north of Dillon Road – see attached Exhibit 1
3. All Storm services off of Plainfield Street, Ogilby Drive, Mark Twain Drive, Dillon Road, and Albany Avenue
4. All Storm mains on Ogilby Drive and Dillon Road – see attached Exhibit 1

**Water:**

1. All Water services off of Plainfield Street, Ogilby Drive, Mark Twain Drive, Dillon Road, and Albany Avenue
2. All Water mains on Ogilby Drive and Dillon Road – see attached Exhibit 1

Please contact me if you require additional information to place this request on the appropriate MDC board agendas. Also, feel free to contact me with any questions or comments.

Sincerely,



Paul A. Rodrigues, PE  
Manager of Civil Engineering

Attachment: Utility Abandonment Plan – Exhibit 1



**Re: Town Center West, Rocky Hill  
Phase 1 & Phase 2 Sanitary  
Sewer Installation, Request for  
Reimbursement Agreement**

To: Board of Commissioners for consideration January 7, 2019

TCW, LLC and West Street Developers, LLC, (jointly the "Developer") constructed the Town Center West development in two phases: Phase 1 Developer's Permit Agreement (DPA) was executed with the District on June 11, 2015 and Phase 2, under a separate DPA, on October 26, 2015. These agreements allowed for the installation of approximately 2,234 feet of 8-inch diameter and 259 feet of 12-inch diameter sanitary sewer in Cromwell Avenue and private lands, Rocky Hill. This installation was required to support the Developer's planned commercial and residential housing development known as Town Center West, Rocky Hill. Phase 1 included the sanitary sewer within the limits of Cromwell Avenue (CT Route 3) and was constructed first to stay ahead of roadway restoration within the State roadway. Phase 1 construction was predominantly completed in August of 2015. Phase II consisted of the remainder of the sanitary sewer within private lands and was completed in January of 2016.

As part of the agreement, MDC staff requested that the Developer increase the size and length (approximately 330-ft) of proposed sanitary sewer main to route the development's wastewater flows south to the District's Rocky Hill Wastewater Pollution Control Facility (WPCF) service area (South Route) versus routing the flow north to the Mattabassett Sewer District's treatment plant service area (North Route). The 8-inch diameter sewer pipe in Cromwell Avenue was also requested to be increased to 12-inches in diameter to accommodate future flows from potential service areas located north of the development to the Rocky Hill WPCF. The North and South Routes are distinguished by their respective proposed differing discharge points (downstream end connections) on Cromwell Avenue to a common upstream manhole on private property (Manhole #4).

It was understood that the District would pay the additional costs associated with the requested increase in size and length of the sanitary sewer that constitute betterments to the District's sanitary sewer collection system. As such, the Developer's Permit Agreements were written to allow the Developer to seek progress reimbursement payments for the differences in costs between the North and South Routes for the portion built in Phase I and for then the portion in Phase 2.

The first reimbursement payment, approved by the Bureau of Public Works and District Board in 2015, was for the sum of \$42,160 in engineering costs and \$490,342 for construction costs associated with Phase 1, totaling \$532,502. A second and final reimbursement request is being made for construction costs associated with Phase 2 and final pavement restoration costs in Cromwell Avenue associated with Phase 1 of the project, totaling \$85,083.50. Staff has carefully reviewed the Developer's costs

directly related to the construction of improvements associated with the increased sewer length and size. In accordance with Section 8a of the Ordinances of the Metropolitan District related to Sewers, it is the District staff's opinion that the betterments constitute special circumstances, with the referenced reimbursement approval subject to the approval of the Bureau of Public Works.

This final payment of \$85,083.50 for Phase 2 and Phase 1 pavement restoration costs will not represent any increase in CIP appropriation since staff has already earmarked the funding from previous years authorizations in the Capital Improvement General Purpose Sewer Program for improvements to the District's sanitary sewer system.

It is therefore RECOMMENDED by the Bureau of Public Works that it be

VOTED: That the District reimburse the Developer, TCW, LLC and West Street Developers, LLC, the sum of \$85,083.50 for final costs of Phase 2 improvements to the sewer collection system and final pavement restoration costs associated with Phase 1 in Cromwell Avenue, Rocky Hill, CT

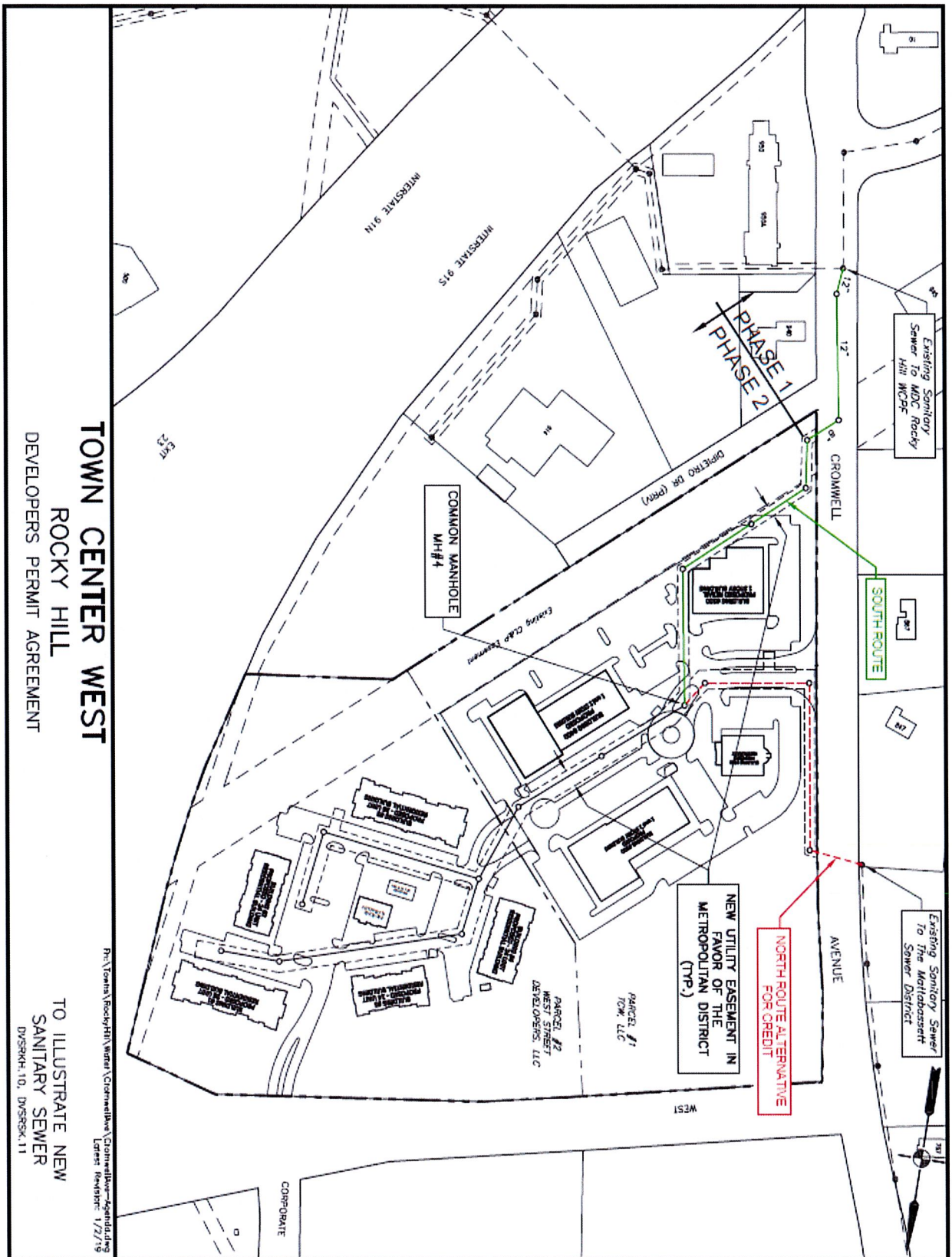
AND

VOTED: That District Board authorizes that the \$85,083.50 due the Developer, TCW, LLC and West Street Developers, LLC, be paid from the previous years' authorizations in the Capital Improvement General Purpose Sewer Program designated for improvements to the District's sewer system.

Respectfully submitted,



Scott W. Jellison  
Chief Executive Officer



**TOWN CENTER WEST**  
**ROCKY HILL**  
 DEVELOPERS PERMIT AGREEMENT

TO ILLUSTRATE NEW  
 SANITARY SEWER  
 DVSRSKH.10, DVSRSKH.11

Project: Rocky Hill Town Center West  
 Location: Rocky Hill, CT  
 Date: 1/2/19