



The Metropolitan District  
water supply · environmental services · geographic information

**BUREAU OF PUBLIC WORKS  
SPECIAL MEETING  
MONDAY, MAY 16, 2022  
4:00 PM**

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<u>Location</u>	<u>Commissioners</u>	
Board Room	Adil	Magnan
District Headquarters	Avedisian	Marotta
555 Main Street, Hartford	Bush	Pane
	Currey	Patel
	DiBella (Ex-Officio)	Sweezy
	Drake	Taylor
	Healy	Torres
	Hoffman (VC)	Vicino (C)
	Lester	Woulfe
Dial in #: (415)-655-0001; Access Code: 43808661# <a href="#">Meeting Video Link</a>	Quorum: 9	

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1. CALL TO ORDER
2. PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS
3. APPROVAL OF MEETING MINUTES OF MARCH 17, 2022 AND PUBLIC HEARING MINUTES OF APRIL 13, 2022
4. CONSIDERATION AND POTENTIAL ACTION RE: ESTABLISHING AND LEVYING SUPPLEMENTAL ASSESSMENT AGAINST:
  - A. 36 LEWIS STREET HARTFORD
  - B. 38-42 ELM STREET HARTFORD
  - C. 50 MORGAN STREET HARTFORD
  - D. 170 RIDGE ROAD WETHERSFIELD
5. DISCUSSION RE: STREET FLOODING AT MAGNOLIA ST/ALBANY AVE HARTFORD
6. OPPORTUNITY FOR GENERAL PUBLIC COMMENTS
7. COMMISSIONER COMMENTS & QUESTIONS
8. ADJOURNMENT

**REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT  
36 LEWIS STREET HARTFORD**

To: Bureau of Public Works for consideration on May 16, 2022

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, it is RECOMMENDED that it be

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,



Scott W. Jellison  
Chief Executive Officer

**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**

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

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

To: Bureau of Public Works for consideration on May 16, 2022

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, it is RECOMMENDED that it be

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,



Scott W. Jellison  
Chief Executive Officer

**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**

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

**REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT  
50 MORGAN STREET HARTFORD**

To: Bureau of Public Works for consideration on May 16, 2022

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, it is RECOMMENDED that it be

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,



Scott W. Jellison  
Chief Executive Officer

**SCHEDULE OF BENEFIT ASSESSMENTS UPON THE AVAILABILITY 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**

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

**REPORT OF HEARING AND SUPPLEMENTAL ASSESSMENT  
170 RIDGE ROAD WETHERSFIELD**

To: Bureau of Public Works for consideration on May 16, 2022

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, it is  
**RECOMMENDED** that it be

**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,



Scott W. Jellison  
Chief Executive Officer



**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").

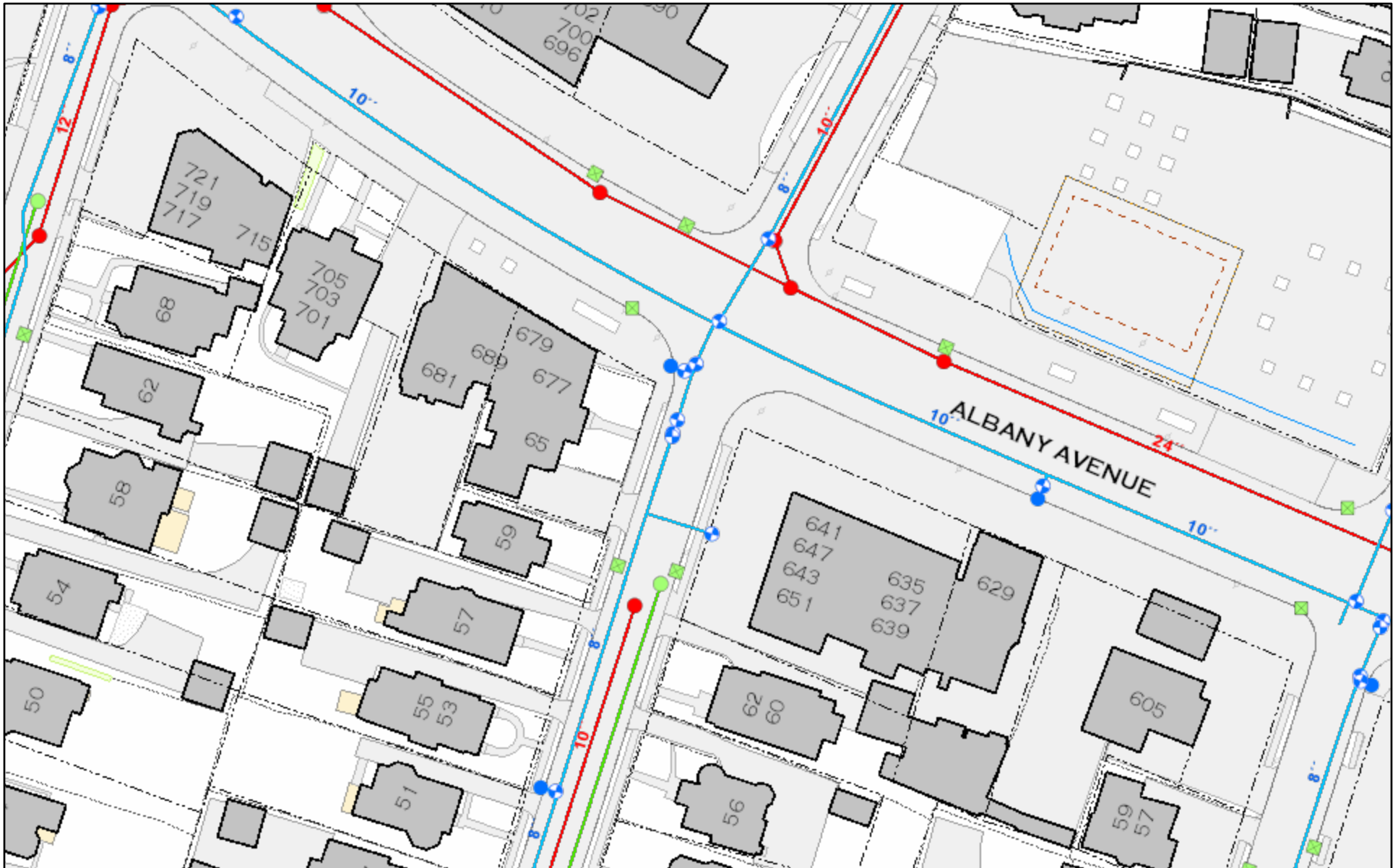
Assessments are based on the "SCHEDULE OF FLAT RATES SEWER ASSESSMENTS, CONNECTION CHARGES AND OUTLET CHARGES" adopted August 7, 2017, at \$111.50 per front foot or adjusted foot, \$4,420.00 per inlet or lateral, and \$1,665.00 per dwelling unit.

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>
<b><u>RIDGE ROAD – EAST SIDE</u></b>			
170 RIDGE ROAD, LLC	170	32	\$49,378.58
<b>Total Direct Benefit Assessments</b>			<b>\$49,378.58</b>

# Magnolia St & Albany Ave



May 11, 2022

Water Structures

EnclosedStorageFacility

FinishedReservoir

Reservoir

StandPipe

SupplyWell

TreatmentPlant

ssSewerMain

Combined Wastewater

Partially Separated

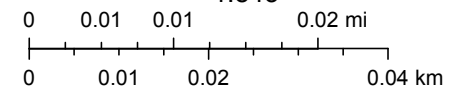
Reclaimed Water

Sanitary

Storm

Treated Wastewater

1:843

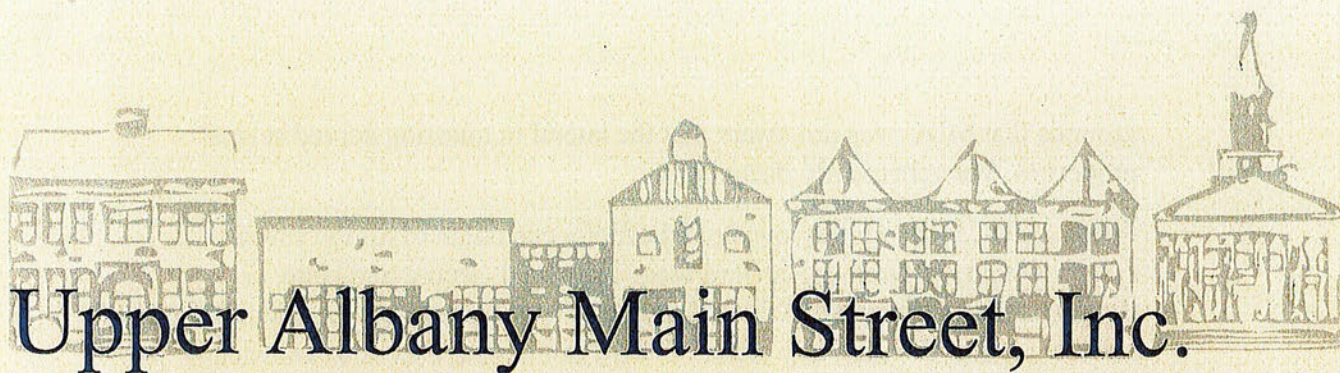


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

GIS Services

City of Hartford, CT, MDC, MassGIS, UConn/CTDEEP, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | CT OPM, COGs, Municipalities | UConn MAGIC | Roadway Information System, AWLRS, TIG |





# Upper Albany Main Street, Inc.

**Executive Director**  
Marilyn Larsen Risi

March 3, 2022

## Board of Directors

**Chair**  
Herman Todd  
Living Word Imprints

**Secretary**  
Nadine Francis West  
Protein Sciences Corporation

**Treasurer**  
Jerome Katrichis, Ph.D.  
University of Hartford

**Gordon Scott**  
Scotts' Jamaican Bakery

**Rosemond Frett**  
CRL Enterprises

**Christine Grant**  
University of Hartford

**Vivian Akuoko**  
Evay Cosmetics, LLC

**Corey Flemming**  
Hartford Public Library

**Dollie McLean, Emerita**  
Artists Collective

**Precious Ross-Ellis**  
Uniforms & Stuff

**Margery Steinberg, Emerita**  
University of Hartford

**Maryellen Shuckerow**  
Chrysalis Center, Inc.

**Michael Zaleski**  
Hartford Business Improvement District

**Thomas J. Clark II**  
Office of Senator Christopher S. Murphy

**John Robinson**  
HEDCO, Inc.

Bureau of Public Works  
The Metropolitan District  
550 Main Street  
Hartford, CT 06103

## Honorable Chairman:

We are left to write your Bureau because the MDC Administration has failed to provide adequate and equitable relief that we sought regarding the flooding of property basements with raw untreated sewage at 65 Magnolia Street and 687 Albany Avenue, Hartford, CT. The sewage came from your sewer system after MDC authorized and had overseen the demolition of a nearby property.

Sometime in August, 2021, MDC, through their authorizing and permitting authority, supervised, approved and directed a contractor to abandon a sanitary sewer service connected to the public sanitary sewer in and around 65 Magnolia Street and 687 Albany Avenue, Hartford, CT. MDC supervisory personnel did not provide proper supervision, oversight and proper information known to or should have been known to them, regarding the nature of the sanitary sewer service. The service, as it was, was not a unitary one, but served two or more properties.

By authorizing, approving, directing and supervising the permitting and execution of the demolition at the location close to the sewer main, all the properties so connected were thereby disconnected, and blocked from discharging their sewage waste into the sanitary sewer system. An efficient, prudent, knowledgeable, careful, focused and competent employee would have, and should have recognized that the sewer service lateral was a common one, as shown on MDC House Connection Service Lateral plans and drawings.

In response to our complaints and request for redress, to compensate for the immense loss to the property holders and occupants, MDC, through their representative, one John S. Mirtle, Esq., has denied any culpability on the



grounds that MDC was not aware that the lateral in question served several properties. We vehemently disagree.

Firstly, MDC is the unitary owner and official custodian of all the sewer system within the Greater Hartford area. They hold, secure and have, or should have had, knowledge of all features of its sewer system, including the service laterals. Besides, any claim of MDC not having access or knowledge of the existence of the common lateral serving two or more properties is blatantly false! The information was available to MDC to the point that this combination service was clearly shown as such, in plans and drawings produced by MDC's own contractor and consultant Weston and Sampson, when they produced sewer construction plans for areas within the vicinity of Upper Albany, Hartford (2009). These plans were readily made available to several entities, including ours. They have been kept in our files ever since. A printed copy of the common lateral as reproduced on those plans and extracted there from, is being provided as part of our letter to the MDC BPW.

The problem occurred when MDC approved, directed and issued a permit to demolish and plug a service lateral at 59 Magnolia Street, Hartford. But this sewer also served properties at 65 Magnolia Street and 687 Albany Avenue. Instead of plugging that individual service lateral, MDC authorized and directed that the sewer be plugged at a location on the "Y" close to the main sewer. That was a gross error and negligence on the part of the MDC personnel. The result was that several feet of raw sewage was able to pile up for several weeks in the basements of the properties at 65 Magnolia Street and 687 Albany Avenue. The properties were immensely contaminated with raw sewage, and the owners and occupants suffered from serious health exposure, unbearable and sustained obnoxious smell, damages to equipment and building, and other damages.

Consistent with the provisions of the District Ordinance and Charter, we are appealing the decision of the MDC administration, to deny and trivialize our claim, directly to the Board and your Bureau. We seek to have adequate and just compensation for the owners affected by the damage caused by the sewage build up.

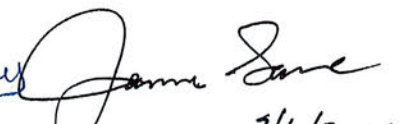
Respectfully Submitted,

  
Marilyn Risi

Executive Director

  
Joan Facey

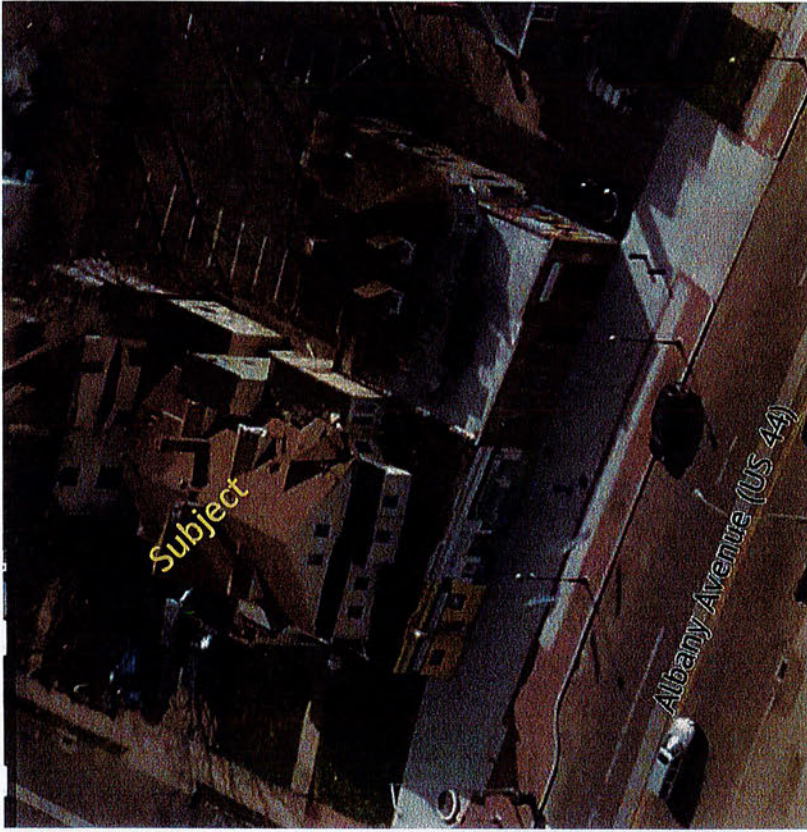
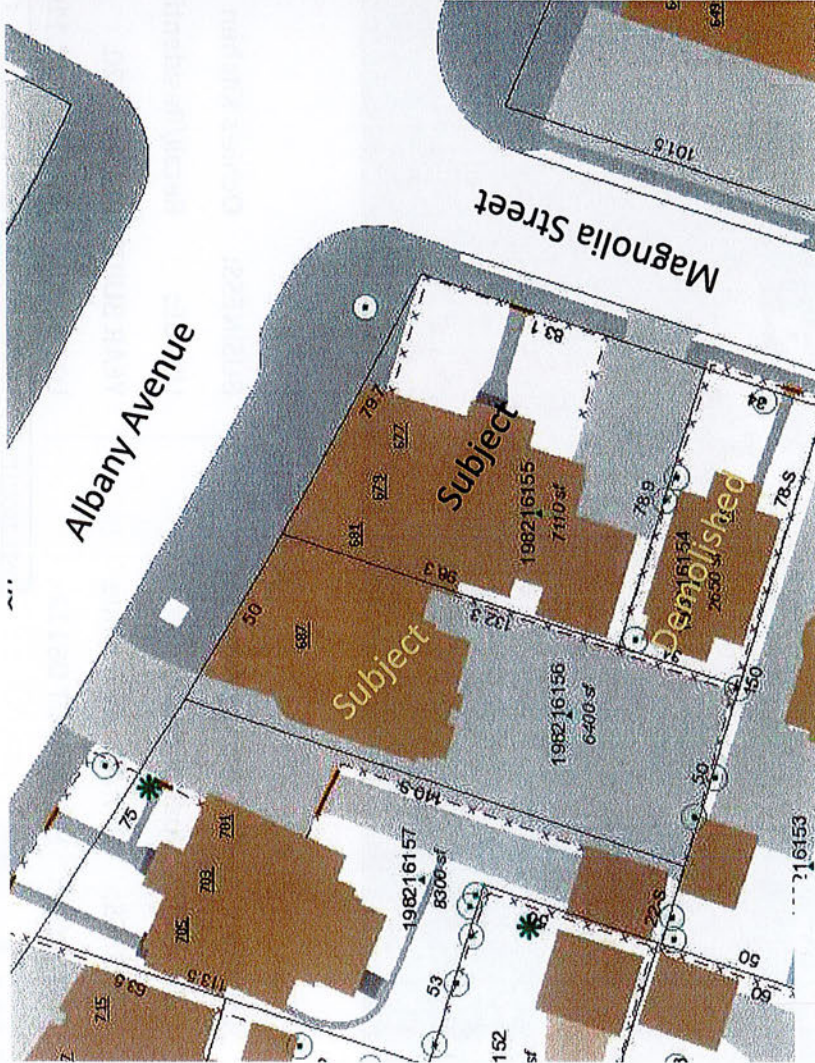
Owner

  
James Lane 3/6/2022

North End Church of Christ



PROPERTY LOCATION RESIDENTIAL 65 MAGNOLIA ST/ COMMERCIAL 677-681 ALBANY AVENUE



Owner: 677-681 Albany Avenue.  
CONTACT: Joan Facey  
ADDRESS: 677 Albany Avenue  
TOWN/ZIP: Hartford CT 06112

BUSINESS: Ochie's Kitchen  
USAGE: Retail/Residential  
YEAR BUILT: Before 1920.  
LOT SIZE: .163 Acre (7,110 Sq. Ft.)

BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT: Siding/ Stucco / Wood  
FRONTAGE: 80' Albany, 83' Magnolia  
Parking: 5 Spaces At Rear

DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-1 of 13 | PREPARED BY: UAMS F.C.E.C

UPPER ALBANY MAIN STREET





# PROPERTY LOCATION RESIDENTIAL 65 MAGNOLIA ST/ COMMERCIAL 677-681 ALBANY AVENUE



Item	DESCRIPTION	TOTAL COST
1	Environmental Testing	\$7,040.00
2	Sanitization General/Trash	\$8,100.00
3	Concrete Walls Cleaning	\$7,550.00
4	Masonry Walls Cleaning	\$8,640.00
5	Framed Walls Cleaning	\$8,488.00
6	Wood Floors Cleaning	\$11,550.00
7	Concrete Floors Cleaning	\$10,100.00
8	Tile Covered Floors Cleaning	\$17,040.00
9	Furnaces	\$17,625.00
10	Water Heaters	\$12,080.00
11	Equipment Cleaning	\$5,280.00
12	Plumbing/Pump/Sump	\$7,200.00
13	Loss of Use	\$27,000.00
14	Finishes/Paint/epoxies	\$11,000.00
15	Site Remediation	\$23,000.00
16	Electrical	\$15,200.00
Grand Total		\$196,903.00

Location: 677 Albany Avenue.  
 CONTACT: Joan P. Facey  
 ADDRESS: 677 Albany Avenue  
 TOWN/ZIP: Hartford CT 06112

BUSINESS: Ochie's Kitchen  
 USAGE: Retail/Residential  
 YEAR BUILT: Before 1920.  
 LOT SIZE: .163 Acre (7,110 Sq. Ft.)

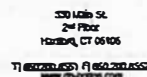
BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
 WALL EXT.: Siding/ Stucco/ Wood  
 FRONTAGE: 80' Albany, 135' Magnolia  
 Parking: 5 Spaces At Rear

DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-2 of 13 | PREPARED BY: UAMS F.C.E.C

UPPER ALBANY MAIN STREET





[illegible]

**Arnon Anapolitan**  
Executive Director  
The Hartford Land Bank  
1429 Park Street  
Suite #114  
Hartford, Connecticut 06106

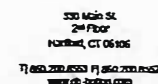
**Mr. Anderson**

D.H. BOLTON was notified on September 14, 2021 by Mr. Fay Sankoske that The Hartford Land Bank had potentially damaged the existing storm drain pipe serving 65 Magnolia Street (AKA 677 Albany Avenue) and other abutting properties when The United Bank of Maryland sold the property formerly at 59 Magnolia Street. A meeting date and time was established for 10:00AM on September 28, 2021, at 65 Magnolia Street to review the site condition and discuss visible options to mitigate the storm drain pipe backup after rainstorm weather events. Fay Sankoske (Upper Albany Avenue Merchants Association Director, Joan Farcy-Property Owner 65 Magnolia St and Dwight Bolton were in attendance at that meeting.

Ms. Facey explained that after the down rain event(s) of last week and yesterday, 65 Magnolia Street's storm drain pipe backed-up and flooded the basement of 65 Magnolia Street and the interior storm pipe which overkilled onto the building roof. Ms. Facey pumped out water from her basement and suffered interior water damage to the ceilings in all rooms.

In addition, Ms. Faery stated that MDC informed her that the storm drain pipe for 65 Magnolia Street connected into the former storm drain at 59 Magnolia Street and any repairs to the storm drain pipe would need to occur on the 59 Magnolia Street property. The MDC did not disclose this information to The Land Bank and their General Contractor through the MDC Service Discovered Request and subsequent appraisal.

I advised Ms. Farcy and Ms. Simbione that The Hartford Land Bank procured all necessary demolition permits from the City of Hartford License and Inspections Department and secured all utility service disconnects as required for the COH L&I Demolition Permit which included The MDC service disconnect request for water, storm and sanitary sewers.



Lastly, Mr. Bolton walked the interior of the CD shop, Barbershop and Restaurant areas to observe the water damage.

Should you have any questions or require additional information, feel free to contact me at 847-853-7344.

## Summary

After-

**Dwight H. Bolton**  
President

CC: F. Santone - Director The Upper Albany Merchant Association  
J. Facy - Property Owner 65 Mainville Street Hartford, Connecticut

**BUSINESS:** Ochie's Kitchen  
**USAGE:** Retail/Residential  
**YEAR BUILT:** Before 1920.  
**LOT SIZE:** .163 Acre (7,110 Sq. Ft.)

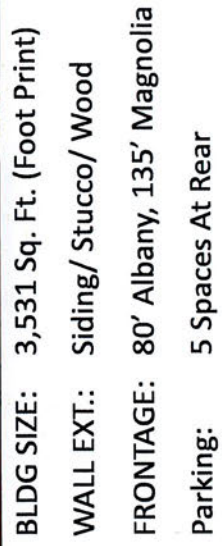
BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT.: Siding/ Stucco/ Wood  
FRONTAGE: 80' Albany, 135' Magnolia  
Parking: 5 Spaces At Rear

DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-3 of 13 | PREPARED BY: UAMS F.C.E.C

## UPPER ALBANY MAIN STREET



## A photograph of a vintage electronic device, possibly a radio receiver, with a wooden cabinet and a metal front panel. The panel features a large speaker grille on the left and a control section on the right with several knobs and switches. The device is placed on a dark surface.

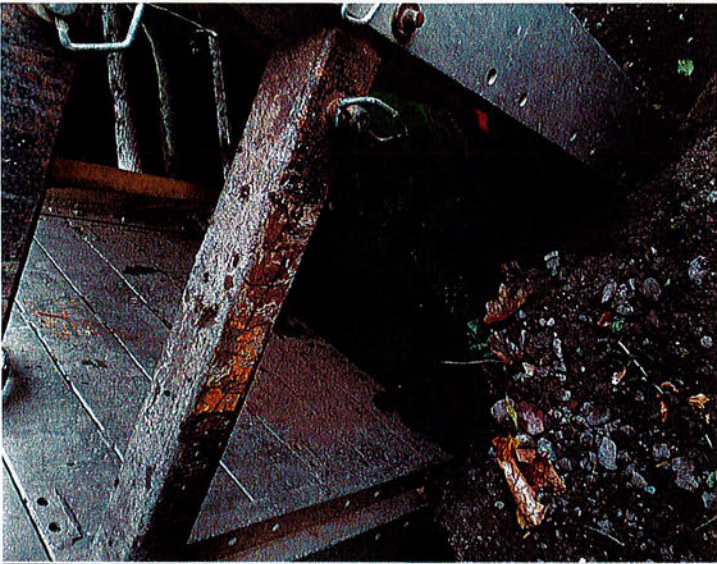
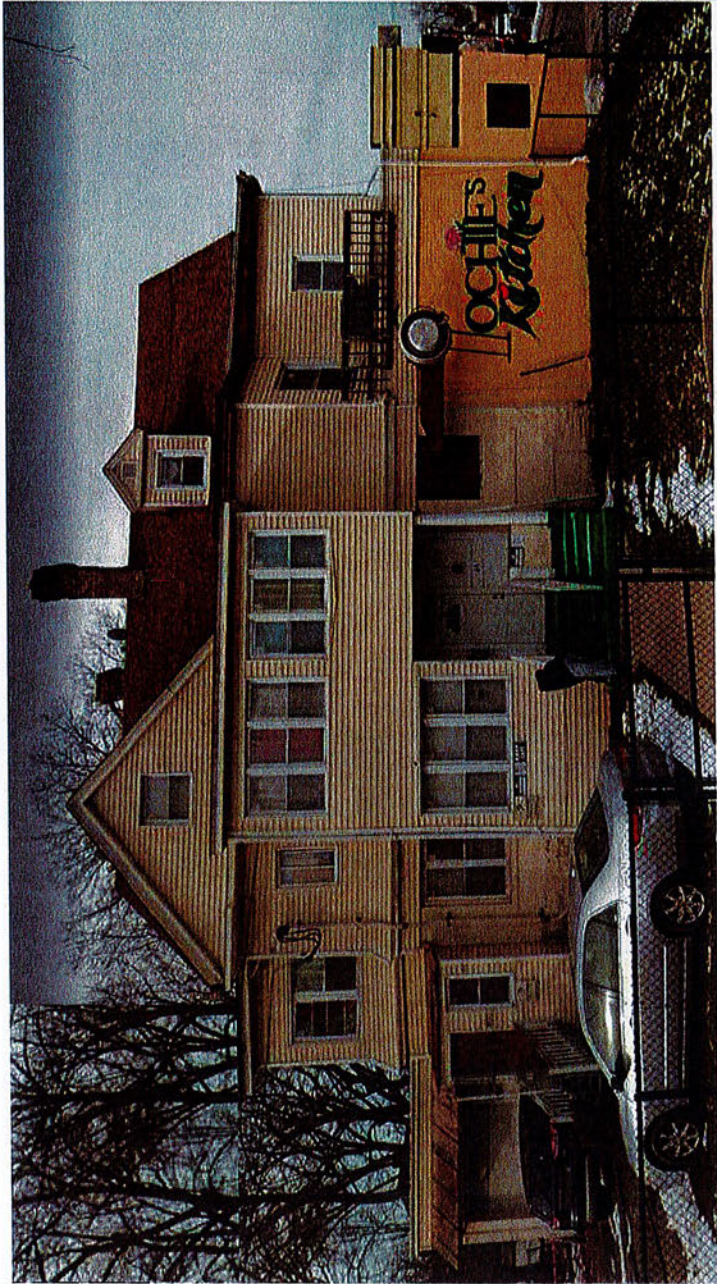


DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-4 of 13 | PREPARED BY: UAMS F.C.E.C

UPPER ALBANY MAIN STREET



SUBJECT PROPERTY: 65 MAGNOLIA STREET / 677 ALBANY AVENUE



Owner: 677- 681Albany Avenue  
CONTACT: Joan Facey  
ADDRESS: 677 Albany Avenue  
TOWN/ZIP: Hartford CT 06112

BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT.: Siding/ Stucco/ Wood  
FRONTAGE: 80' Albany, 135' Magnolia  
Parking: 5 Spaces At Rear

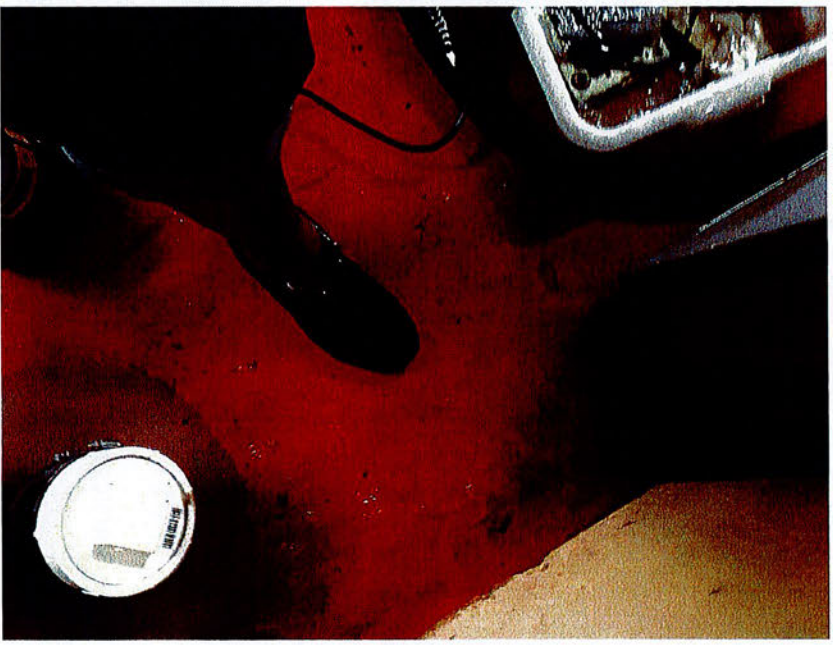
DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-5 of 13 | PREPARED BY: UAMS F.C.E.C

UPPER ALBANY MAIN STREET





SUBJECT PROPERTY: 65 MAGNOLIA STREET / 677 ALBANY AVENUE





**The Metropolitan District**  
water supply • environmental services • geographic information

60 MURPHY ROAD  
HARTFORD CT 06114  
Tel. 860 278-7850  
[www.themdc.org](http://www.themdc.org)

**\*The Clean Water Project (CWP) Charge:**  
The Federal Environmental Protection Agency (EPA) and CT State Department of Energy and Environmental Protection (DEEP) mandated Clean Water Project (CWP) Charge is applied for the repayment of the CWP costs and is calculated based on water consumption for customers who receive both water and sewer services. The CWP is a sewer infrastructure improvement project. Learn more, visit [www.themdc.org/the-clean-water-project](http://www.themdc.org/the-clean-water-project).

Current Charges	
<b>Service Charges</b>	<b>\$914.53</b>
Water Service	\$391.43
2021 Water Used Charge @ \$4.05 x 92.95 CCF	\$376.45
(MDC Water rate for 2021 is \$0.0054 per US-Gallon)	
2021 Water Customer Service Charge - 3/4"	\$14.98
<b>Sewer Service</b>	<b>\$7.00</b>
2021 Sewer Customer Service Charge	\$7.00
<b>Fire Service</b>	<b>\$135.00</b>
2021 Private Fire Prot Charge - 6 Inch x 1	\$135.00
<b>Federal / State Regulatory Compliance Fees</b>	<b>\$381.70</b>
2021 DEEP/EPA CWP Charge* @ \$4.10 x 92.95 CCF	\$381.10

<b>Other Charges &amp; Adjustments</b>	<b>\$59.03</b>
Late Payment Charge	\$59.03

**TOTAL CURRENT CHARGES** **\$973.56**

Account No.: 21055665 Page: 3 of 3  
Invoice No.: 630000190173 Invoice Date: 10/25/2021  
Customer Name: JOAN P FACEY  
Service Address: 677 681 ALBANY AVE  
HARTFORD CT 06112

Due Date: 11/19/2021	<b>\$6,876.18</b>
Total Amount Due	

For an explanation of charges or to pay your bill online, please go to [www.themdc.org/customers/billing-services](http://www.themdc.org/customers/billing-services)

Meter Readings	
<b>Reading Date (10/19/2021)</b>	
Meter Number	40611835
Meter Size	3/4" X 1"
Current Meter Reading	2750.91
Previous Meter Reading	2,657.96
Water Usage (CCF)	92.95
Type of Meter Reading	Actual Reading

Owner: 677- 681Albany Avenue  
CONTACT: Joan Facey  
ADDRESS: 677 Albany Avenue  
TOWN/ZIP: Hartford CT 06112

BUSINESS: Ochie's Kitchen  
USAGE: Retail/Residential  
YEAR BUILT: Before 1920.  
LOT SIZE: .1630 Acre (7,110 Sq. Ft.)

BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT.: Siding/ Stucco/ Wood  
FRONTAGE: 80' Albany, 135' Magnolia  
Parking: 5 Spaces At Rear

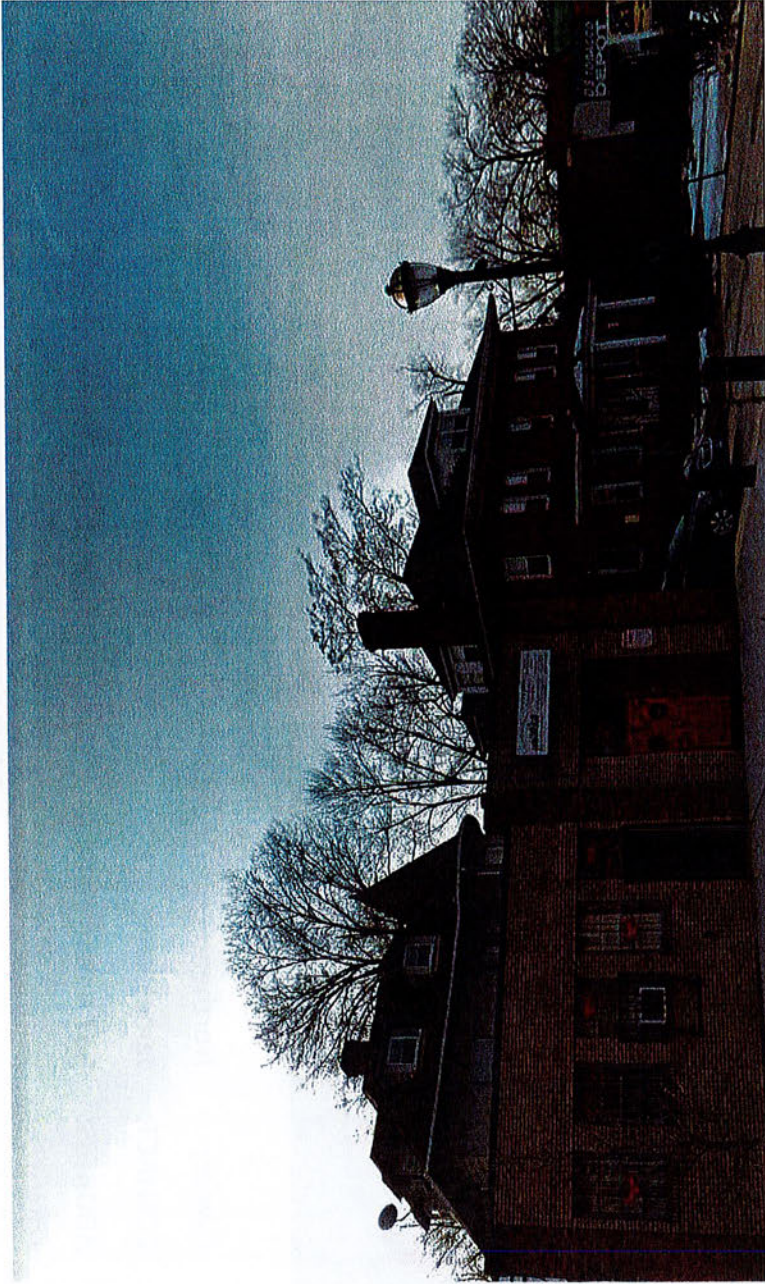
DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-6 of 13 | PREPARED BY: UAMS F.C.E.C

UPPER ALBANY MAIN STREET





# SUBJECT PROPERTY: NORTHEEND CHURCH OF CHRIST 687 ALBANY AVENUE



DIV.#	DESCRIPTION	TOTAL COST
1	Environmental Testing	\$2,346.67
2	Sanitization General/Trash	\$2,700.00
3	Concrete Walls Cleaning	\$2,516.67
4	Masonry Walls Cleaning	\$2,880.00
5	Framed Walls Cleaning	\$2,829.33
6	Wood Floors Cleaning	\$3,850.00
7	Concrete Floors Cleaning	\$3,366.67
8	Tile Covered Floors Cleaning	\$5,680.00
9	Furnaces	\$5,875.00
10	Water Heaters	\$4,030.00
11	Equipment Cleaning	\$1,760.00
12	Plumbing/Pump/Sump	\$2,400.00
13	Loss of Use	\$9,000.00
14	Finishes/Paint/epoxies	\$3,666.67
15	Site Remediation	\$7,666.67
16	Electrical	\$5,066.67
	Grand Total	\$65,634.33

Owner: Northend Church of Christ  
 CONTACT: James Lane  
 ADDRESS: 687 Albany Avenue  
 TOWN/ZIP: Hartford CT 06112

BUSINESS: Northend COC  
 USAGE: Assembly  
 YEAR BUILT: Before 1920.  
 LOT SIZE: .1630 Acre (7,110 Sq. Ft.)

BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
 WALL EXT.: Brick/ Masonry/ Wood  
 FRONTAGE: 80' Albany,  
 Parking: 20 Spaces At Rear

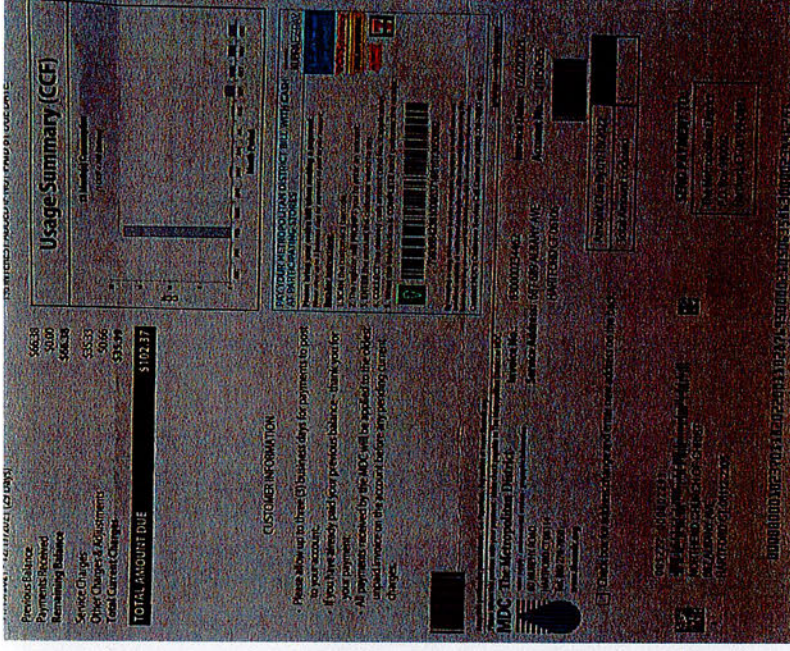
DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-7 of 13 | PREPARED BY: UAMS F.C.E.C

UPPER ALBANY MAIN STREET





**SUBJECT PROPERTY: NORTHEND CHURCH OF CHRIST 687 ALBANY AVENUE**



Owner: Northend Church of Christ  
CONTACT: James Lane  
ADDRESS: 687 Albany Avenue  
TOWN/ZIP: Hartford CT 06112

**BUSINESS:** Northend COC  
**USAGE:** Assembly  
**YEAR BUILT:** Before 1920.  
**LOT SIZE:** .1630 Acre (7,110 Sq. Ft.)

BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT.: Brick/ Masonry/ Wood  
FRONTAGE: 80' Albany,  
Parking: 20 Spaces At Rear

DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-8 of 13 | PREPARED BY: UAMS F.C.E.C

UPPER ALBANY MAIN STREET



**SUBJECT PROPERTY: NORTHEND CHURCH OF GOD IN CHRIST 687 ALBANY AVENUE**



Owner: Northend Church of Christ  
CONTACT: James Lane  
ADDRESS: 687 Albany Avenue  
TOWN/ZIP: Hartford CT 06112

BUSINESS: Northend COC  
USAGE: Assembly  
YEAR BUILT: Before 1920.  
LOT SIZE: .1630 Acre (7,110 Sq. Ft.)

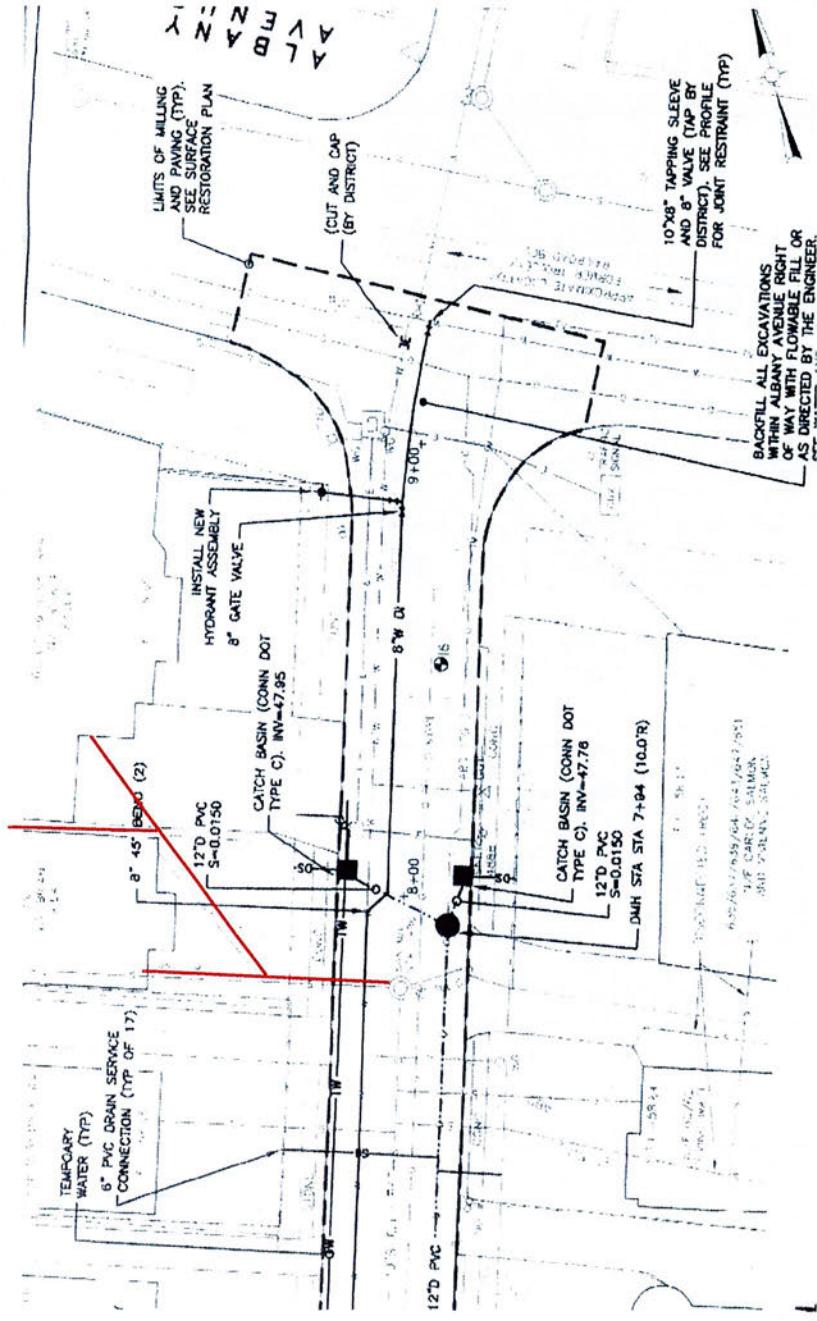
BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT.: Brick/ Masonry/ Wood  
FRONTAGE: 80' Albany,  
Parking: 20 Spaces At Rear

DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-9 of 13 | PREPARED BY: UAMS F.C.E.C

**UPPER ALBANY MAIN STREET**



SUBJECT PROPERTY: CONNECTIONS SHOWN IN RED 59 MAGNOLIA, 677 - 687 ALBANY AVENUE



Owner: Northend Church of Christ  
CONTACT: James Lane  
ADDRESS: 687 Albany Avenue  
TOWN/ZIP: Hartford CT 06112

BUSINESS: Northend COC  
USAGE: Assembly  
YEAR BUILT: Before 1920.  
LOT SIZE: .1630 Acre (7,110 Sq. Ft.)

BLDG SIZE: 3,531 Sq. Ft. (Foot Print)  
WALL EXT.: Brick/ Masonry/ Wood  
FRONTAGE: 80' Albany,  
Parking: 20 Spaces At Rear

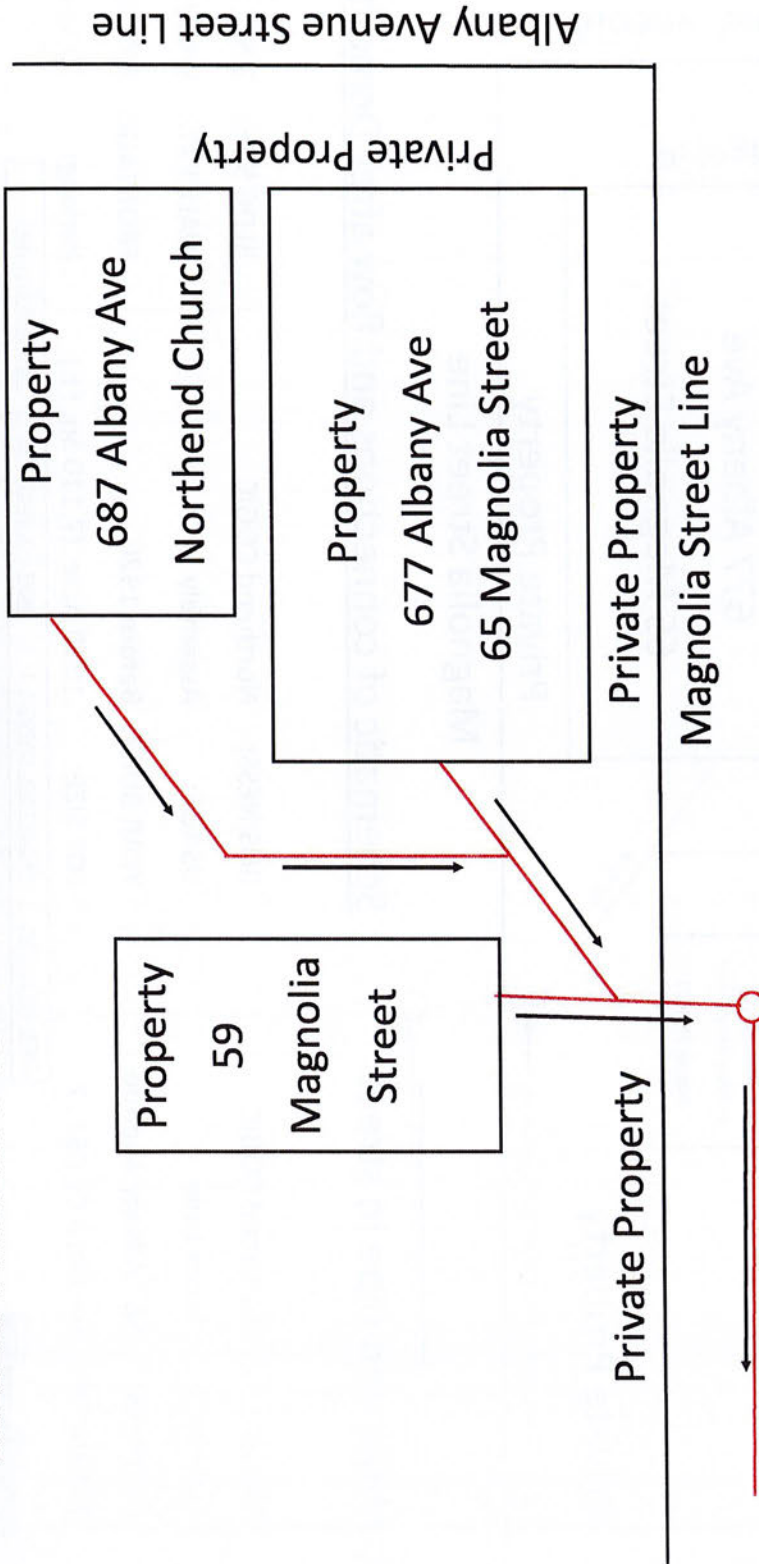
DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-10 of 13 | PREPARED BY: UAMS

UPPER ALBANY MAIN STREET





# SUBJECT PROPERTY: CONNECTIONS SHOWN IN RED 59 MAGNOLIA, 677- 687 ALBANY AVENUE



Manhole and pipe in street

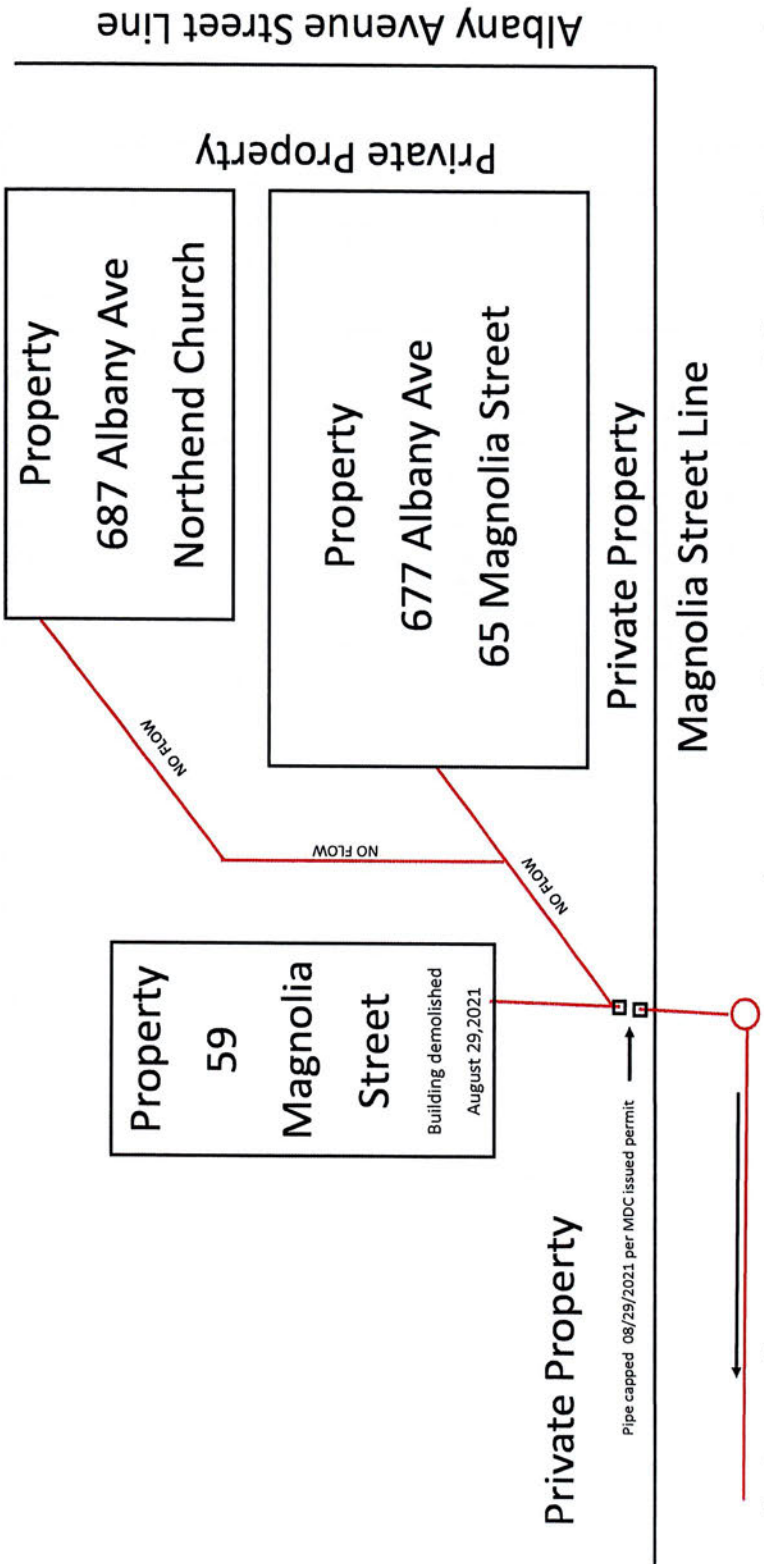
Schematic of connections and flow prior to Demolition

Owner:	Northend Church of Christ	BUSINESS:	Northend COC	BLDG SIZE:	3,531 Sq. Ft. (Foot Print)
CONTACT:	James Lane	USAGE:	Assembly	WALL EXT.:	Brick/ Masonry/ Wood
ADDRESS:	687 Albany Avenue	YEAR BUILT:	Before 1920.	FRONTAGE:	80' Albany,
TOWN/ZIP:	Hartford CT 06112	LOT SIZE:	.1630 Acre (7,110 Sq. Ft.)	Parking:	20 Spaces At Rear

DATE: 10/22/2021 | PROJECT NO.: CIP2015-1 | SHEET NO. 45-11 of 13 | PREPARED BY: UAMS



**SUBJECT PROPERTIES: CONNECTIONS SHOWN IN RED 59 MAGNOLIA, 677 - 687 ALBANY AVENUE**



**Manhole and pipe in street**

**Schematic of connections and flow after Demolition**

Owner:	Northend COGIC	BUSINESS:	Northend COGIC	BLDG SIZE:	3,531 Sq. Ft. (Foot Print)
CONTACT:	James Lane	USAGE:	Assembly	WALL EXT.:	Brick/ Masonry/ Wood
ADDRESS:	687 Albany Avenue	YEAR BUILT:	Before 1920.	FRONTAGE:	80' Albany,
TOWN/ZIP:	Hartford CT 06112	LOT SIZE:	.1630 Acre (7,110 Sq. Ft.)	Parking:	20 Spaces At Rear

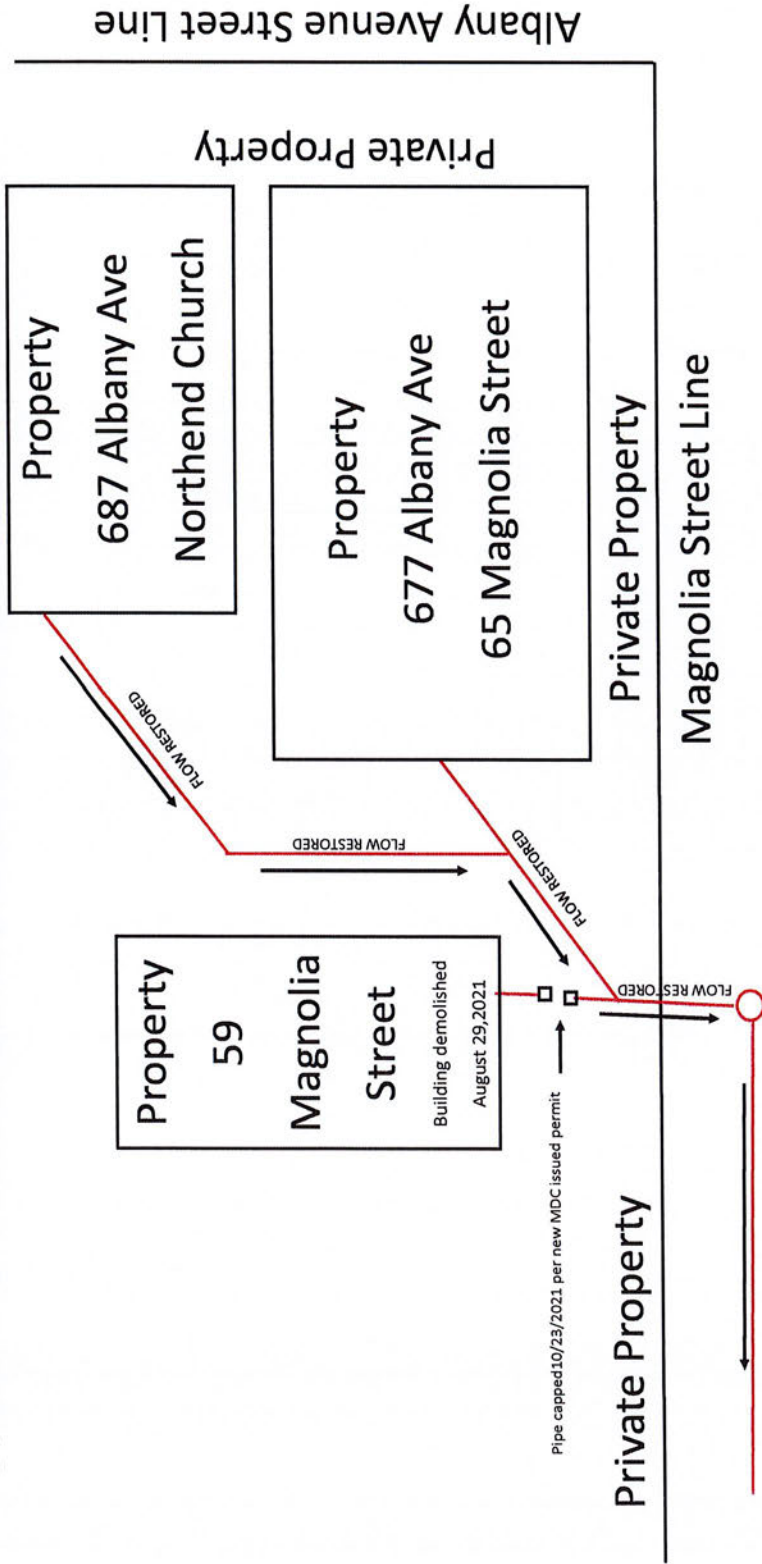
DATE: 10/22/2021 | PROJECT NO.: CFIP2015-1 | SHEET NO. 45-12 of 13 | PREPARED BY: UAMS

**UPPER ALBANY MAIN STREET**





# SUBJECT PROPERTIES: CONNECTIONS SHOWN IN RED 59 MAGNOLIA, 677- 687 ALBANY AVENUE



Schematic of connections and flow after Corrective Action

Owner: Northend COC	BUSINESS: Northend COC	BLDG SIZE: 3,531 Sq. Ft. (Foot Print)
CONTACT: James Lane	USAGE: Assembly	WALL EXT.: Brick/ Masonry/ Wood
ADDRESS: 687 Albany Avenue	YEAR BUILT: Before 1920.	FRONTAGE: 80' Albany,
TOWN/ZIP: Hartford CT 06112	LOT SIZE: .1630 Acre (7,110 Sq. Ft.)	Parking: 20 Spaces At Rear





DATE: 10/22/2021

PROJECT NO.: CFIP2015-1

SHEET NO. 45-13 of 13

PREPARED BY: UAMS

UPPER ALBANY MAIN STREET



The Metropolitan District  
water supply · environmental services · geographic information

April 19, 2022

Joan Facey



James Lane



Re: Sewer connections at 677-681 Albany Avenue & 689 Albany Avenue in Hartford, CT

Dear Ms. Facey & Mr. Lane:

The Metropolitan District ("District") has completed its investigation into the water damage that occurred at 677-681 Albany Avenue and 689 Albany Avenue in Hartford (the "Properties"), in August and/or September 2021. The District's investigation found the following:

**Demolition of 59 Magnolia St.**

- **May 3, 2021-** CMC Enterprises LLC requested the service connection records for 59 Magnolia Street in Hartford from the District. The District provided those records.
- **June 2, 2021-** MDC issued a permit to cap the sewer lateral to 59 Magnolia St to CMC Enterprises, LLC. The below disclaimer was provided with the permit and house connection sketch for the property. CMC capped the sewer and the District inspected the work.

**Please Read Disclaimer**

The Metropolitan District (MDC) makes no warranty(ies), expressed or implied, regarding the information set forth in this document, drawing or file, as the case may be, or the accuracy or completeness thereof. Certain facts, conditions and circumstances existing at the time this document, drawing or file was originally created, including the location and ownership of, and responsibility for, public utilities and infrastructure, may have changed over time. As such, any individual, corporation or other legal entity using this document, drawing or file does so at their own risk, without any claim or recourse against the MDC. To the extent any claim is made or may be made against the MDC arising from the use of outdated or otherwise inaccurate information set forth in this document, drawing or file, the recipient hereof agrees to indemnify, defend, and hold harmless the MDC, its officers, agents, and employees from and against all claims, suits, losses, damages or cost, including reasonable attorney's fees, from any such claim or potential claim. The recipient is cautioned to verify the information contained in this document, drawing or file through other available sources, including, but not limited, public records and field inspections.

- **June 21, 2021-** The City of Hartford issued a demolition permit to News LLC for the demolition of 59 Magnolia Street. Per the City's demolition permit, the City of Hartford performs inspections during and post demolition. The District is unaware what, if any, inspections the City of Hartford performed related to the demolition. **The District requested, but did not receive, a copy of the inspection report from the COH.**
- **July 2021-** The demolition of 59 Magnolia Street was completed.
- **The District never received any reports from any property owner or occupant of sewer backups into property resulting from the demolition.**

#### **Tropical Storms Fred (7 inches of rain in 3-4 hrs = 200 year storm) & Ida**

- **August 19, 2021-** Tropical Storm Fred hit Connecticut. The storm was classified as a 244-year storm (a significant rain event occurring once every 244 years) due to intensity and duration of rainfall.
- **August 20, 2021-** Ms. Facey contacted the MDC to schedule an appointment for an assessment of 677-681 Albany Avenue for the District's Sewer Backup Prevention & Reporting Program which assists homeowners in protecting their properties from sewer backups.
- **September 1, 2021-** Tropical Storm Ida hit Connecticut. The storm was classified as a 31 year storm due to the intensity and duration of rainfall.
- **September 1, 2021-** District performed the Sewer Backup Prevention & Reporting Program assessment of 677-681 Albany Avenue at 10:30am. A blockage of the sewer house connection is first discovered and a District contractor attempted to power rod and CCTV the pipe. The power rodding and CCTV was unsuccessful and the contractor informed the property owner the blockage could not be cleared.
- **September 19, 2021-** District received a list from City of Hartford Public Works Dept. of properties flooded during the Tropical Storm Fred on August 19, 2021.
- **October 6, 2021-** District completed investigation of properties identified by Hartford DPW, including 677-681 Albany Ave & 689 Albany Ave. The District's investigation determined that properties in this area experienced flooding due to street flooding, not sewer backups or surcharges.

#### **Reinstating Sewer Service**

- **September 2, 2021-** City of Hartford Land Trust contacted the District regarding the sewer service interruption and potential relation to demolition of 59 Magnolia Street.
- **September 3, 2021-** District contacted Joan Facey and explained process for reinstating sewer service if it was unknowingly cut off or damaged during demolition of 59 Magnolia St.
- **October 23, 2021-** Coastline Construction reconnected the sewer lateral at 59 Magnolia Street in order to restore service to 677-681 Albany Ave and 689 Albany Ave.
- **TV investigations verify demolition contractor did not cap sewer riser in basement of property.** This could be the reason why 677-681 Albany Ave did not surcharge prior to the Storm Fred event since sewage was still discharging into the excess capacity in the piping system and the old foundation.

### **Property Owners Seeking Restitution**

- **November 18, 2021-** Marilyn Risi emailed letter to Mayor Luke Bronin from Upper Albany Main Street Inc. regarding the sewer connections of 59 Magnolia St., 677-681 Albany Ave & 689 Albany Ave and flooding at those properties.
- **December 8, 2021-** Marilyn Risi emails CT DEEP Commissioner Katie Dykes & District Clerk John Mirtle following up on the November 18, 2021 letter and inquiring about mandatory reporting of sewage spills. John Mirtle informs Ms. Risi that the District was not required under Conn. Gen. Stat. § 22a-424a to file any report with CT DEEP regarding the issue at 677-681 & 689 Albany Avenue.
- **March 3, 2022-** Upper Albany Main Street Inc. submits a letter and documentation to the Chair of the District's Bureau of Public Works during the public comment portion of the District Board meeting. The letter included a summary of claimed damages for both 677-681 & 689 Albany Avenue. Also included in that documentation was an image from a record plan drafted by Weston & Sampson in 2001 as part of the design for a District sewer separation project. The image submitted to the District Board had been modified with super-imposed red lines over the sewer connection for 59 Magnolia and incorrectly extending it towards 677-681 & 689 Albany Avenue to make it appear as if the record showed a sewer connection to 677-681 & 689 Albany Avenue. The actual record plan on file with the District only shows a connection to 59 Magnolia Street and does not show any sewer connection extending to 677-681 or 689 Albany Avenue.

### **Investigation of Actual Location of Sewer Connection and Claim**

- **March 15, 2022** – The District performed CCTV inspection of the sewer lateral from the manhole in Magnolia St. which confirmed a wye connection to 677-681 Albany Ave. and also confirmed that the pipe extends beneath the foundation of 59 Magnolia Street to the rear of 689 Albany Ave. The CCTV also identified one uncapped wye connection within the foundation of 59 Magnolia. This open connection is assumed to be abandoned and not capped during time of demolition. This uncapped connection allows for the possibility that dirt and/or debris will enter the sewer connection and cause blockages in the future.
- **March 22, 2022** – The District performed CCTV inspection from within the interior plumbing of both 677-681 Albany Ave. and 689 Albany Ave. The location and condition of exterior drain lines were documented.
- **April 4, 2022-** Ms. Facey and representatives from Upper Albany Main Street Inc. attend the April District Board meeting and during the public comment portion of the agenda requested a resolution to their property damage claims.
- **April 5, 2022** – District Chairman DiBella, CEO Jellison, COO Levesque, Director of Operations Rutty and Claims Agent Owens performed a detailed inspection of 677-681 & 689 Albany Ave. During the inspection of 677-681 Albany Avenue, extensive water damage to the acoustic ceiling in the ground level kitchen area is identified. Inspection of the interior plumbing identified one unprotected plumbing fixture located near the electrical meters in the half basement landing area. The property owner stated significant water pooling on the flat roof occurs during rain events and was the cause of acoustic ceiling damage in August/September 2021. A CCTV inspection of the roof drain identified an extensive grease buildup in the roof leader connected to the sanitary sewer

lateral. It was further determined that the old restaurant kitchen exhaust hood is venting grease onto the flat roof thus resulting in runoff of the grease into the roof drain inlet. Further investigation showed that rain water penetrated the roof at the exhaust vent roof penetration which resulted in the soaking and ultimate collapse of the acoustic ceiling tiles. ***No water damage was evident in the lower basement as water marks on mechanicals and foundation walls were non-existent.*** The basement also had visible undisturbed dirt and rubbish such as little pieces of paper which indicates that no flooding occurred within the basement. Such dirt and rubbish would have been washed away in a basement flooding, or at the very least washed away to a certain area of the basement. Also, all mechanicals in the basement are functioning and do not require replacement due to the absence of water damage. The property owner also stated that during the August 19, 2021 storm there was approximately 2 feet of water on Albany Avenue and the water was entering through the front door of the kitchen. Other adjacent establishments also had water enter through the front door during the storm.

The District also performed a detailed inspection of 689 Albany Ave. Approximately 12-16 inches of water accumulated in the basement as evidenced by water marks on the basement walls. There was also signs of water entering through the basement windows. The District identified a potential failed backwater valve. The property owner explained to the District that all mechanicals except for the hot water heater were operational. Despite its ongoing claims investigation, as a courtesy the District elected to replace the hot water heater for the property owner the same day.

- **April 8, 2022** – The District returned to 677-681 Albany Ave. to inspect the exterior roof gutter drain to determine if it was connected to the District's storm drain. It was confirmed that the gable roof gutters drained to the back of the catch basin on Magnolia St. The District also requested receipts and photos from the property owner that documented the damage and repairs. Receipts and photos were not provided. MDC explained to the property owner the issues related to grease buildup which resulted in the flooding of the flat roof and ultimately the damage to the kitchen ceiling.
- **April 14, 2022-** The property owner of 677-681 Albany Ave. provided receipts of claimed repair expenses and one picture showing a collapsed ceiling tile. No pictures showing standing water in the basement were provided.

### **Claim Determination**

After investigation, the District concludes that the flooding that occurred at 677-681 Albany Avenue in August/September 2021 resulted from water entering the building via the roof as a result of standing water on the flat portion of the roof of the restaurant kitchen. The discovered unprotected plumbing fixture in the basement did not appear to experience any sewer backup or surcharge because there is no evidence of water in the basement. Although offered to do so, the property owner did not provide any pictures showing water in the basement. Furthermore, the property owner stated that approximately 2 feet of street flooding occurred in Albany Avenue during the storms which resulted in water also entering the front door of the restaurant. While the roof leaders from the flat roof portion of the building are connected to the sewer connection that was cut and capped as part of the 59 Magnolia Street demolition, the disconnect is not the cause of the pooling of water on the flat roof. If the disconnected sewer connection caused water to back up into the property, it would have backed up through the lowest open point in the



internal plumbing (e.g. the unprotected fixture in the basement, the restaurant kitchen sink, or another plumbing fixture). It is not possible for a backup to bypass such open fixtures and backup onto the roof of the building. The extensive grease buildup in the rain leader prevented the flat roof from properly draining and ultimately caused the standing water to enter the building through the ceiling.

As to 689 Albany Avenue, there are photographs showing pumping of water from the basement and visible evidence of water marks approximately 12-16" high on the basement wall. There is evidence that water entered the basement from street level through basement windows. A potentially failed backwater valve in the basement could have resulted in some water backing up in to the basement but the primary cause appears to be surface water entering through the basement windows.

### **Claim Resolution**

Based on the foregoing findings of its investigation, the District concludes that it is not liable for any damages that occurred at the properties. The water damage that occurred was the result of street flooding entering the premises and for 677-681 Albany Avenue the grease clogged rain leaders caused standing water on its roof to enter through the ceiling. Nonetheless, the demolition of 59 Magnolia Street followed by the August/September 2021 storms brought the issues related to the properties' shared sewer connections to the District's attention. The shared sewer connection should be abandoned and new individual sewer connections installed to avoid potential future issues as a result of the connections going through the demolished foundation of 59 Magnolia Street. Without prejudice to its finding of no liability, the District hereby offers to relocate the sewer connections for both 677-681 Albany Ave. and 689 Albany Ave. and provide each building its own direct connection to the public sewer main located in the street. The cost of such relocation work primarily within private property is ultimately the property owners' responsibility; however, the District will pay such costs in order to resolve all damage claims. The estimated cost to relocate both connections is \$30,000 – \$50,000. The District will not issue any direct payment(s) to property owners for any property damage as part of this claim settlement. If you accept the District's offer to relocate your sewer connection directly to the public sewer main as full and final settlement of your property damage claim, please contact Claims Agent Lewis Owens at (860) 278-7850 ext. 3229.

If you have any questions or concerns, I can be reached at (860) 278-7850 ext. 3202.

Very truly yours,

  
Scott Jellison  
Chief Executive Officer

cc: Marilyn Risi [REDACTED]  
Elsworth Cross [REDACTED]



**Subject:** Sewer connections at 677-681 Albany Avenue & 689 Albany Avenue in Hartford, CT  
**Date:** Friday, April 22, 2022 3:15:14 PM  
[MDC letter to Facey re 677 Albany Ave-4.18.22- FINAL.PDF](#)

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Commissioners,

As you are aware Ms. Facey and Mr. Lane presented at the March 7<sup>th</sup> and April 4<sup>th</sup> Board meeting regarding providing a written report from Upper Albany Main Street, Inc. ("UAMS") dated March 3, 2022 claiming "flooding of property basements with raw untreated sewerage at 65 Magnolia [the official City address is 677-681 Albany Ave. which building owned by Ms. Facey includes 3 small businesses ] and 687 Albany Avenue [official City address is 689 Albany Ave which is owned by the North End Church of Christ], Hartford, CT The sewage came from your system after MDC authorized and had overseen the demolition of a nearby property." Also included in that documentation submitted to the District Board is an image from a 2001 record plan by MDC's consultant Weston & Sampson in as part of the design for a District sewer separation project. ***The image within the report had been altered by superimposing red lines over the sewer connection for 59 Magnolia and falsely indicating that the MDC records showed the sewer service extending towards the buildings on 677 & 689 Albany Ave.*** Their claim is MDC had this document and should have known at the time of issuing the MDC permit this sewer serviced not only 59 Magnolia but 677 and 689 Albany Ave. as well. The actual MDC record plan used to issue the permit, referenced by UAMS, only shows a Y connection to 59 Magnolia Street and does not show any sewer connection extending to 677 or 689 Albany Ave.

***I wanted to provide you with a summary of the attached findings from my investigation into this issue. Through an exhaustive subsurface investigation, which included an internal plumbing investigation of the sewer laterals serving these properties off Magnolia St. and Albany***

***Ave., I have concluded the sewer lateral serving these properties was in fact unknowingly disconnected by the City of Hartford 's contractor as part of a demolition contract for 59 Magnolia St. in July 2021. MDC did issue the appropriate permit in June 2021 for the cutting and capping of this same sewer service. However, at no time was either MDC nor the COH aware this sewer connection also served 677 Albany Ave. and 689 Albany Ave. Moreover, the damage claimed to have been incurred to these properties was a direct result of the August 19 and September 1, 2021 storms where water entered the building via the front doors as well as the roof because of standing water on the flat portion of the roof of the restaurant kitchen.***

***For 689 Albany Avenue, there are photographs showing pumping of water from the basement and visible evidence of water marks approximately 12-16" high on the basement wall. There is evidence that water entered the basement from street level through basement windows. A potentially failed backwater valve in the basement could have resulted in some water backing up in to the basement but the primary cause appears to be surface water entering through the basement windows.*** Attached you will find our letter dated April 18, 2022 which was communicated in person directly to Ms. Facey and Mr. Lane at a meeting held April 19<sup>th</sup>, in the UAMS office.

***To summarize,*** I visited the site on April 5 with District Chairman DiBella, COO Levesque, Director of Operations Rutty and Claims Agent Owens to perform a detailed inspection of 677 and 689 Albany Ave. with Ms. Facey and Mr. Lane. During the walk thru with Ms. Facey, she immediately engaged me on Magnolia St. where I parked my truck, and proceeded to tell me there was 3 feet of water in the road the day in which she suffered damages. I asked her if that was the day of the August 19<sup>th</sup> storm and she indicated it was. I asked her if she also had 2 feet of water on Albany Ave. that day and did the water come in through the front door as other property owners had reported. Ms. Facey indicated not only did water come from the front door but she proceeded to give us a tour of the property where 3 businesses reside, built slab on grade in 1920's as an addition to her main property on 677 Albany Ave., which shares a flat roof.



Ms. Facey proceeded to tell us about how there was 2 feet of water on the roof, and human waste coming from the roof, down the walls which destroyed her kitchen, the barber shop and cell phone businesses.

For 677 Albany Ave, we toured the barber shop and the cell phone businesses, where I spoke directly with each proprietor and they both indicated water was pouring into the property from the front door as well as the roof the day of the August 19 storm. I had my staff inspect the roof system above to determine if the roof flashing had failed or whether the roof drain clogged. A CCTV inspection of the roof drain identified an extensive grease buildup in the roof leader which is connected to the sanitary sewer lateral and the kitchen plumbing. It was further determined that an old restaurant kitchen exhaust hood was venting grease out and onto this flat roof thus resulting in water/grease runoff into the roof drain inlet. Ms. Facey pointed out the fact a new kitchen hood was recently installed, venting out the side wall of her property rather than up through the roof, which indicates someone was aware of the grease problem occurring previously.

Further investigation showed that rain water penetrated into the building through this old exhaust vent roof penetration, resulting in the reports of soaking and ultimate collapse of the acoustic ceiling tiles in the businesses. ***No water damage was evident in the lower basement as water marks on mechanicals and foundation walls were non-existent.*** The basement also had visible undisturbed dirt and rubbish such as little pieces of paper which indicates that no flooding occurred within the basement. Such dirt and rubbish would have been washed away in a basement flooding, or at the very least washed away to a certain area of the basement. Also, all mechanicals in the basement are functioning and do not require replacement due to the absence of water damage.

The District also performed a detailed inspection of the Church at 689 Albany Ave. Approximately 12-16 inches of water accumulated in the basement as evidenced by water marks on the basement walls. There was also signs of water entering through the basement windows. The District identified a potential failed backwater valve. ***The property owner***

***explained to the District that all mechanicals except for the hot water heater were operational. Despite its ongoing claims investigation, as a courtesy I felt compelled to replace the hot water heater for the Church the same day.***

I requested Ms. Facey and Mr. Lane provide The District with any receipts and additional photos that could help document the damage and repairs justifying the \$260,000.00 demand submitted BPW via the District Board. Receipts and photos were not provided that day. MDC explained to the property owner the issues related to grease buildup which resulted in the flooding of the flat roof and ultimately the damage to the kitchen ceiling.

On April 14, 2022, the property owner provided approximately \$3,000.00 in receipts of claimed repair expenses and one picture showing a collapsed ceiling tile. ***No pictures showing standing water in the basement were provided although we were told there were plenty of pictures taken, until our meeting at UAMS offices on April 18, 2022. This picture shows 2 inches of clear water which is clearly not sanitary sewer at the midlevel basement area.***

Given the fact the sewer lateral was physically disconnected in July and yet MDC received no calls from these property owners until the day after the August 19, 2021 storm, makes it very clear, ***the MDC sewer system did not surcharge these properties as suggested in the complaint and expressed to the Board on 2 occasions..*** On September 3, when MDC realized the flood waters were not draining properly from the basement because of the August storm, MDC notified the property owners including the Hartford Land Trust a new lateral would need to be installed to service these properties. ***It wasn't till Oct. 23, 2022 that the COH's contractor reconnected the service at 59 Magnolia which in turn reestablished service to 677 and 689 Albany Ave.***

The most probable explanation as to why the properties being disconnected from the MDC sewer system for over a month and yet didn't experience any sewer backups was possibly because the piping capacity in the private laterals was large enough to store excess flow from the properties and the fact MDC discovered during our subsurface

investigation that as part of the demolition of 59 Magnolia, one of the sewer pipe risers within the foundation was not capped properly. Therefore, this demolition foundation may have been acting as an overflow point in the sewer service for these properties. A proper inspection by the COH building official required as part of a demolition process, which unfortunately was not documented, could have raised a red flag to the COH and the MDC. MDC did request a copy of any COH demolition permit inspection report. The COH paid for the tenants to be moved into temporary housing, and is probably why very little waste was being generated.

Although MDC believes we have no responsibility to the reported damage incurred because it was a result of surface water due to historic storms, the shared sewer connection should be abandoned and new individual sewer connections installed to avoid potential future issues as a result of the connections going through the demolished foundation of 59 Magnolia Street.

The District offered to the property owners during the April 18<sup>th</sup> meeting, to relocate the sewer connections for both 677 Albany Ave. and 689 Albany Ave. and provide each building its own direct connection to the public sewer main located in the street at MDC expense. The cost of such relocation work is ultimately the property owners' responsibility by MDC Ordinances, however the District offered to pay such costs to resolve the property damage claims. The estimated cost to relocate both connections is \$30,000 – \$50,000.

At our meeting of April 18<sup>th</sup> , Ms. Facey and UAMS staff declined our offer and restated their demand remains the \$260,000 submitted in their written comments to the Board and BPW. I reiterated the importance of cleaning the grease from the plumbing system and fixing the roof drains before the next storm creates another flood within the property. I also reminded the group, independent of a successful claim against the MDC, the property owner is ultimately responsible for maintaining and replacement of their sewer laterals at their own expense. MDC believes this is an extremely fair offer, however if they need time to reconsider our

offer they could contact Assistant District Counsel John Mirtle.

We have not been contacted yet as to their decision regarding our offer.

Have a good weekend!!

***Scott W. Jellison, P.E.***  
**Chief Executive Officer**  
**The Metropolitan District**  
**555 Main Street**  
**Hartford, CT 06104**