

**BUREAU OF PUBLIC WORKS  
REGULAR MEETING  
555 Main Street, Hartford  
Wednesday, August 30, 2023**

**Present:** Commissioners Andrew Adil, John Bazzano, Richard Bush, David Drake, John Gale, Joan Gentile, Allen Hoffman, Gary Johnson, Dominic Pane, Bhupen Patel, Pasquale J. Salemi, Alvin Taylor, Calixto Torres and District Chairman William DiBella (14)

**Remote**

**Attendance:** Commissioners Byron Lester, Maureen Magnan and David Steuber (3)

**Absent:** Commissioners John Avedesian, Donald Currey, James Healy and James Woulfe (4)

**Also**

**Present:** Commissioner Jean Holloway  
Commissioner Jacqueline Mandyck  
Scott W. Jellison, Chief Executive Officer  
Christopher Stone, District Counsel  
John S. Mirtle, District Clerk  
Christopher Levesque, Chief Operating Officer (Remote Attendance)  
Kelly Shane, Chief Administrative Officer  
Robert Barron, Chief Financial Officer  
Susan Negrelli, Director of Engineering  
David Ruttu, Director of Operations  
Tom Tyler, Director of Facilities  
Michael Curley, Manager of Technical Services  
Jason Waterbury, Senior Project Manager  
Jeff King, Construction Manager  
Nick Salemi, Communications Administrator  
Carrie Blardo, Assistant to the Chief Executive Officer  
Julie Price, Executive Assistant  
Dave Baker, IT Consultant (Remote Attendance)  
Joseph Szerejko, Independent Consumer Advocate (Remote Attendance)

**CALL TO ORDER**

The meeting was called to order by Chairman Hoffman at 4:03 PM

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**APPROVAL OF MEETING MINUTES**

***On motion made by Commissioner Adil and duly seconded, the meeting minutes of July 12, 2023 were approved. Commissioner Bazzano abstained.***

***Commissioner Bush entered the meeting at 4:06 PM***

**ACCEPTANCE OF SEWERS BUILT BY DEVELOPER PERMIT AGREEMENT – ANA GRACE SCHOOL, 129 GRIFFIN RD NORTH, BLOOMFIELD, CT**

To: Bureau of Public Works for consideration on August 30, 2023

The sewers outlined in the following resolution have been constructed under Developer’s Permit-Agreement in accordance with the plans, specifications and standards of the District, and the Director of Engineering has certified to all of the foregoing.

It is therefore **RECOMMENDED** that, pursuant to Section S8g of the Sewer Ordinances re: “Acceptance of Developer’s Sewers,” it be

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

**Resolved:** That, in accordance with Section S8g of the District Ordinances, the following is incorporated into the sewer system of The Metropolitan District as of the date of passage of this resolution:

	<b><u>Sewers In</u></b>	<b><u>Built By</u></b>	<b><u>Completion Date</u></b>
1	CREC – Ana Grace School, 129 Griffin Road North, Bloomfield R19005	Developer: CREC (Capitol Region Education Council) Contractor: Bartlett Brainard Escoll, Inc. / Milton Beebe	March 17, 2023

Respectfully submitted,



Scott W. Jellison  
Chief Executive Officer

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

***Commissioner Taylor entered the meeting at 4:19 PM***

**SHELBOURNE AXELA LLC REQUEST TO MODIFY SUPPLEMENTAL ASSESSMENT OF  
50 MORGAN STREET, HARTFORD**

To: Bureau of Public Works for consideration on August 30, 2023

On May 15, 2022, after a duly noticed public hearing, the Bureau of Public Works levied a supplemental benefit assessment on 50 Morgan Street in Hartford. The District Board approved the supplemental benefit assessment on July 11, 2022. The supplemental assessment was based on the conversion of the three hundred forty-two (342) room Crowne Plaza Hotel to a residential building with two hundred fifty-two (252) residential units as approved by the City of Hartford.

The supplemental assessment totaled \$155,430.00 (252 residential units x \$1,655.00 = \$417,060.00 - \$261,630.00 (a credit for the prior existing 342 hotel rooms x \$765.00)). The property owner, Shelbourne Axela LLC, submitted a request to the Bureau for modification of the supplemental assessment on the basis that the redevelopment plan for the property is for a lower number of residential units than the levied assessment. Shelbourne Axela LLC's request states the proposed total number of residential units is 192. However, the City of Hartford assessor data identifies the number of residential units at the property as 214.

BE IT HEREBY RESOLVED:

That the supplemental benefit assessment of 50 Morgan Street in Hartford calculated based on 252 residential units, approved by the Bureau of Public Works on May 15, 2022 and the District Board on July 11, 2022, totaling \$155,430.00 be modified to \$56,130 (192 residential units x \$1,655.00 = \$317,760 - \$261,630.00 (credit for the prior existing 342 hotel rooms x \$765.00)).

BE IT FURTHER RESOLVED:

That legal notice, in the form and manner as approved by District Counsel, be recorded on the land records that any future (re)development or conversion of the property in excess of 192 residential units shall be subject to supplemental assessment by the District.

Respectfully submitted,



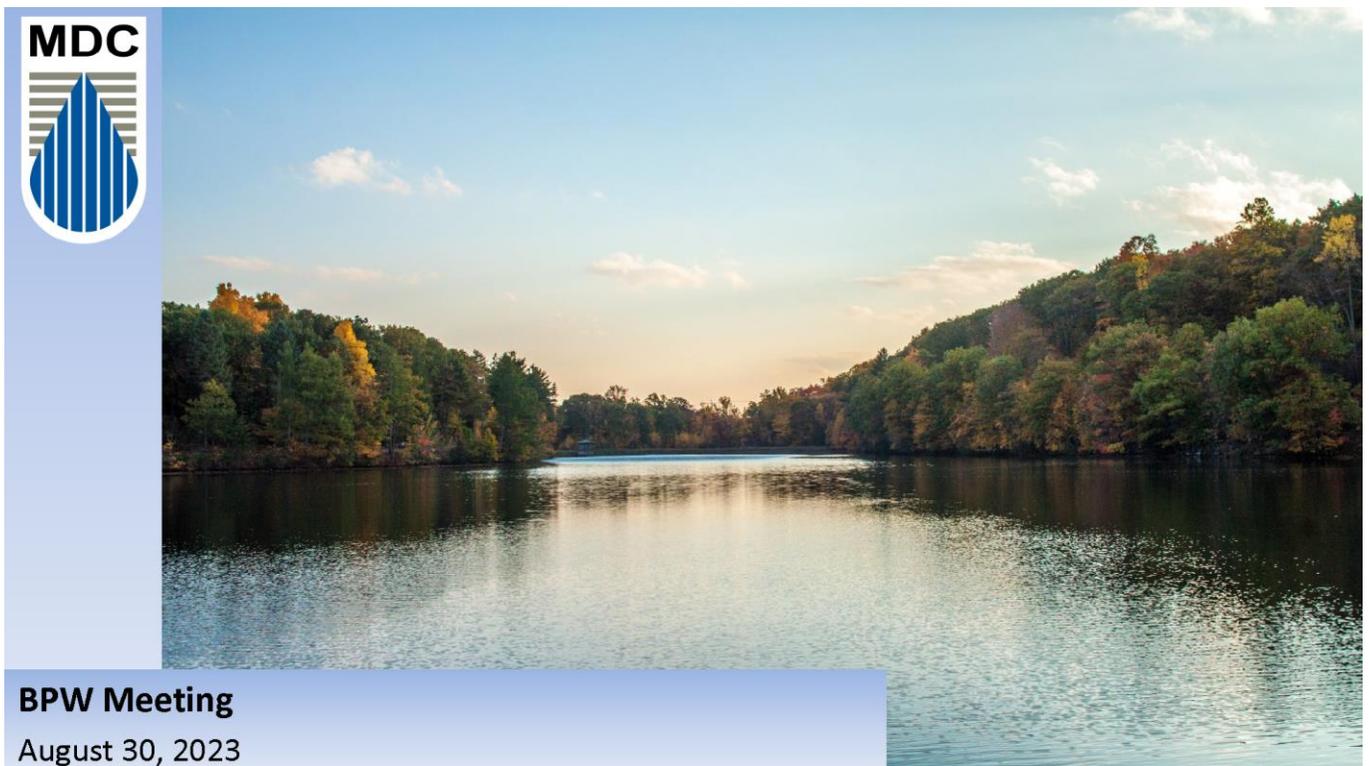
Scott W. Jellison  
Chief Executive Officer

***Commissioner Pane made a motion to approve the resolution. The motion was duly seconded, the report was received and resolution adopted by unanimous vote of those present.***

***Commissioner Salemi entered the meeting at 4:58 PM***

**CLEAN WATER PROJECT AND STORMWATER**

Chief Executive Officer Scott Jellison gave the following presentation regarding the Clean Water Project and Stormwater:



## Plumbing Code Enforcement

### International Plumbing Code and BOCA National Plumbing Code

#### SECTION P-1005.0 BACKWATER VALVES

**P-1005.1 Approval:** Metallic backwater valves shall conform to ASME A112.14.1 listed in Chapter 19. Nonmetallic backwater valves shall conform to CSA CAN3-B181.1 or CAN/CSA B181.2 listed in Chapter 19.

**P-1005.2 Definitions:** The following words and terms shall, for the purposes of this section and as stated elsewhere in this code, have the meanings shown herein.

**Backflow**

**Drainage:** A reversal of flow in the *drainage system*.

**Backwater valve:** A device or valve which is installed in the house drain or *sewer* pipe where a *sewer* is subject to *backflow*, and which prevents drainage or waste from backing into a low level or fixtures and causing a flooding condition.

**P-1005.3 Fixtures subject to backflow:** A backwater valve shall be installed where plumbing fixtures are subject to *backflow* from the public *sewer*.

**P-1005.4 Location of backwater valves:** Backwater valves shall be installed so that *access* is provided to the working parts for service and repair.

#### 714.1 Sewage Backflow

Diagram

Where plumbing fixtures are installed on a floor with a finished floor elevation below the elevation of the manhole cover of the next upstream manhole in the public *sewer*, such fixtures shall be protected by a backwater valve installed in the *building drain*, or horizontal *branch* serving such fixtures. Plumbing fixtures installed on a floor with a finished floor elevation above the elevation of the manhole cover of the next upstream manhole in the public *sewer* shall not discharge through a backwater valve.

#### 1109.1 General

Where the *public sewer* is a combined system for both sanitary and storm water, the *storm sewer* shall be connected independently to the *public sewer*.

#### 1101.3 Prohibited Drainage

Storm water shall not be drained into *sewers* intended for sewage only.

The enforcement of plumbing code for new buildings and renovations will lead to reduced private property backups as well reduction in stormwater entering the sanitary sewer.

## City of Hartford vs. MDC Storm Water

### City of Hartford – Zoning Regulations

#### 6.14.2 REGULATIONS

**A. Basic Requirements.** In no case shall a zoning permit, including a zoning permit for a parking lot, allow the following:

- (1) Direct channeling of untreated surface water runoff into adjacent ground and surface waters.
- (2) Peak runoff discharge rates from 2, 10, 25, and 100-year storms to exceed the corresponding pre-development peak discharge rates.
- (3) Disturbance of pre-development natural hydrologic conditions other than in a minimal way, unless absolutely necessary or unless pre-development conditions are restored post-development.

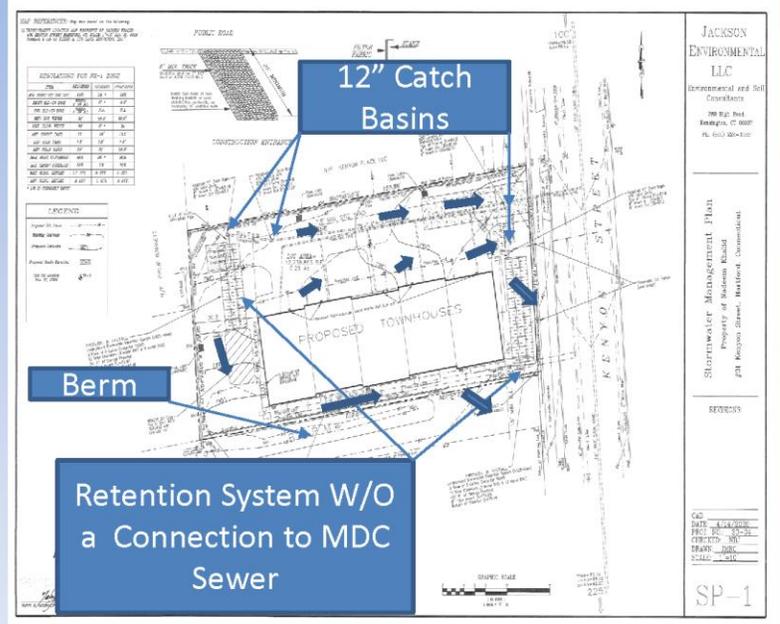
### MDC – Sewer Ordinance S2w

(2) The District may require the applicant to submit design and analysis by a licensed professional engineer including direct and indirect peak discharge rates and total runoff volumes from proposed connections. The direct and indirect peak discharge rates and **total runoff volumes** shall not exceed pre-development conditions, nor downstream sewer system capacity design, for 24-hour storms with average recurrence intervals of 1, 2, 10, 25, and 100 years. If the Applicant or District determine that the discharge rates and **volume standards** are not achievable, the Applicant may, in consultation with the District, perform a comprehensive hydraulic analysis of the catchment area to assess the effects that the increased discharge rates will have on the existing pipe network including an evaluation of potential pipe surcharging and localized flooding upstream and downstream of the connection. The District will not approve new or modified discharges that increase the potential for pipe surcharging or street flooding. No permit will be issued until all local municipal, state and federal requirements and approvals are satisfied.

Same requirements with two engineering analysis exceptions: MDC considers a 1-Yr Storm and total runoff volume (pre-and post-development)

### Proposed Residential Development 31 Kenyon Street

- Five (5) Townhouses (15 units) development with on-site parking on 0.29 acre site. (No existing connections)
- Stormwater Management Plan was approved by the COH on September 21, 2020 with respect to P&Z Regulation 6.14.
- As proposed the detention (retention) system is intended to capture the first 1" inch of rain and infiltrate into the soil to reset. No design storm criteria used.
- Once the system is at capacity (>1 Month Storm), it flows overland in the direction of Kenyon Street or adjacent property (south side).



### Bushnell South Planned Development - Simulations

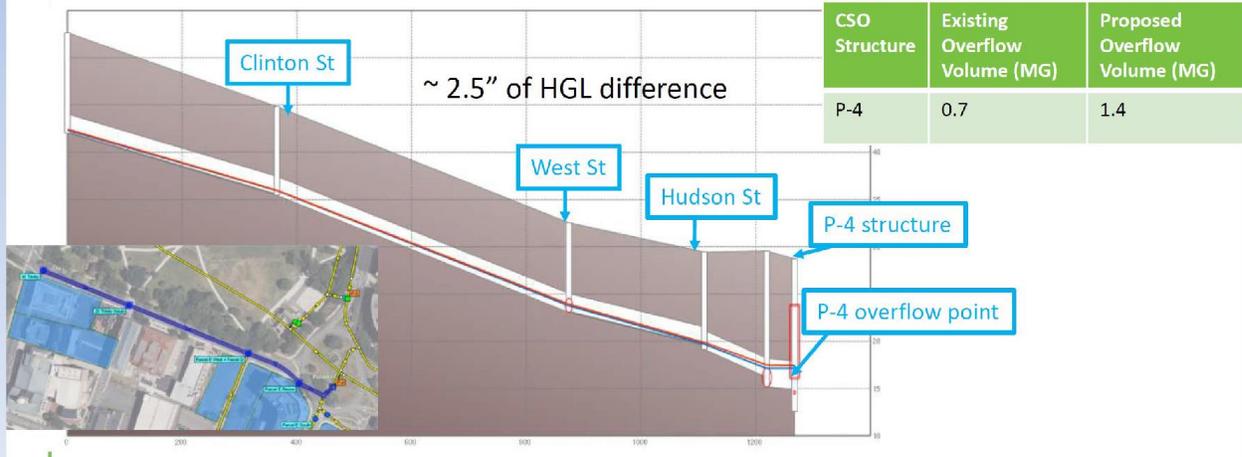
- The District received a proposed plan for the development of vacant lots and redevelopment of existing buildings between Buckingham Street and Elm St
- The District evaluated the effect the connections would have on the proposed development as well as current areas with known system surcharges and street flooding upstream of the development. Simulated 10-yr CSO storm



## Bushnell South Planned Development - Simulations

### Elm Street (10 year CSO)

- Existing sanitary flows, no stormwater from development areas
- Proposed sanitary flows, stormwater from development areas



## MDC Ordinances

### SEC. 57e COLLECTION OF DEFERRED COSTS FROM DEVELOPERS IN LIEU OF ASSESSMENT

Whenever a sewer is to be built by Developer or Owner in any area or district in which costs have been deferred as hereinbefore provided, or whenever said sewer is built in advance of the availability of a District sewer outlet, such deferred cost or such share of the cost of the future outlet sewer shall be paid by the Developer or Owner as provided in Section 58f.

### SEC. 58f PAYMENT OF OUTLET CHARGE BY DEVELOPER

The Bureau of Public Works may establish and revise a schedule of fair and reasonable charges for outlet into the District sewerage system of any sewer or drain constructed under the terms of a Developer's Agreement. However, said Bureau may vary the amount of outlet charge to be collected from a developer when in its opinion the use of the established schedule of charges would not be fair and reasonable.

Outlet charges may be paid by developers at the time of execution of the Developer's Permit-Agreement or deferred until the time that house connection permits are issued.

The amount of outlet charge to be paid by a developer, at the time of execution of the Developer's Permit-Agreement shall be set forth in the vote of the Bureau of Public Works granting permission to said developer to construct said sewer or drain.

When a developer elects to defer payment of the outlet charge, the amount of the deferred outlet charge payable when the house connection permit is issued shall be in accordance with the established schedule of charges in effect at that time.

The developer shall pay to the District a flat charge per lot or per parcel of land at the time of execution of the Developer's Permit-Agreement to cover the additional administrative and recording fees associated with the deferment of charges.

All outlet charges shall be paid to the Treasurer of The Metropolitan District and credited by him to the proper amount in the Assessable Sewer Construction Fund.

## MDC Ordinances

### SEC. 58a AGREEMENTS WITH DEVELOPERS AUTHORIZED

The Bureau of Public Works is authorized to empower the District Clerk or designee to enter into agreements on behalf of The Metropolitan District with developers, contractors or other owners of land for the construction of sewers or drains by and at the expense of such developers, contractors or owners, which sewers may become part of the public sewer system under the conditions hereinafter stipulated, and the said Bureau is empowered to make, from time to time, any necessary regulations stipulating the terms and conditions of said agreements not inconsistent with the provisions of this ordinance. The Chairman or Vice Chairman of the Bureau of Public Works is authorized to sign all such agreements on behalf of the District. The Chairman of the Bureau of Public Works may, at his or her discretion, authorize the District Clerk to sign all such agreements on behalf of the District. The terms and the text of a standard form of agreement for work under this ordinance or any variations of said standard form to apply to any particular project thereunder shall be as approved by the District Counsel. In cases where, in staff's opinion, special circumstances are involved, the Administration must bring the matter to the Bureau of Public Works for approval.

### SEC. 58b PROVISIONS OF AGREEMENTS

The Bureau of Public Works shall specify in the terms of such agreements, or on plans which are made a part thereof, the limits, sizes and grades of the sewers or drains to be built and the nature of and limitations on the wastes or liquids to be conveyed. All the terms of and all subsequent amendments to the General Sewer Ordinances, (Parts 1-5) shall be applicable to work done under such agreements. Such agreements shall provide that the full cost of construction of the sewer and all expense incidental thereto shall be borne by the developer or owner who shall, before commencing any work, deposit with the Clerk of the Bureau of Public Works a sum deemed by the Chief Engineer of said Bureau to be sufficient to defray the cost of preliminary surveys, of the preparation of designs and plans, of other expenses of preliminary engineering, of inspection, supervisory engineering, grade staking, measuring, testing and all other expenses of the District incurred prior to or during construction, or during any maintenance period stipulated, including allowances for pension, insurance and similar costs related to payroll. Such agreements shall also provide that, in case said deposit proves to be insufficient at any time during the progress of the work, further deposit shall be made upon notification by the Clerk of said Bureau, and that upon acceptance of the sewer or drain, any unexpended portion of said deposit shall be returned to the developer or owner.

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## North Hartford Projects You Will See First in 2023

- **North Meadows area/Tower Avenue Area – Sewer Main & Lateral Lining/Repair - \$4.6M**
  - Sewer main lining and lateral lining to the house/building
  - Manhole rehabilitation and Sewer point repairs
  - *CT DEEP Review and Approval: June and July 2023*
  - *Construction: July 2023 to November 2023*
- **Expedited Sewer Separation Contracts – Specific Streets in North End - \$18M**
  - Work to include: Sewer main and lateral lining to building, Storm laterals, Storm mains (as needed), Backwater valves, sump pumps and other private property work (160 Properties), Restoration, possible water service renewals
  - *Phase 1 – Durham St. (DEEP Review: July and Aug 2023., Construction: Sept 2023 start)*
  - *Phase 2 – Woodstock and Branford Street (DEEP Review July and Aug 2023, Construction: Sept 2023 start)*
  - *Phase 3 – Westland and Martin Streets (DEEP Review: Sept and Oct 2023, Construction: Oct start)*
  - *Phase 4 – (TBD) Windsor Street, E. Burnham St, E. Euclid St and E. Morningside St.*

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# Weekly North Hartford IP/Program Coordination Meetings

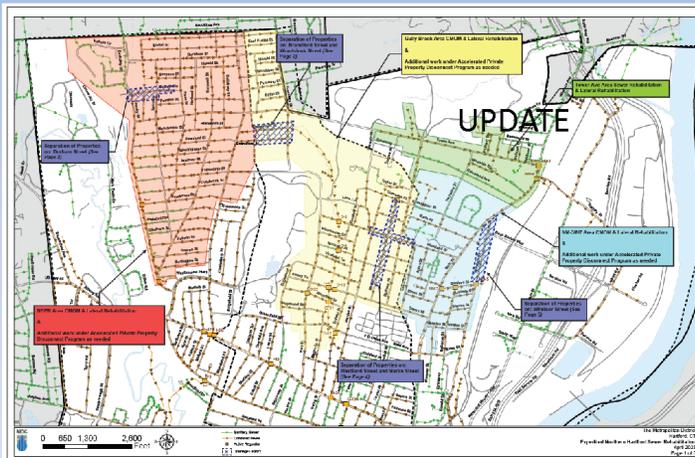


**North Hartford IP/Program Coordination Meeting Bullets**  
8/30/2023

- o **Outreach**
  - Project Updates (Two week look ahead) – Durham, Tower North, Branford Woodstock, NBRP Drainage Study – adding to the website
    - Project Description, Construction Update, What to expect, Refer to Outreach Calendar, RWV – reminder and door knocking
  - Website – great tool for Program and Project Information
  - Placing Sewer Back Up Protection and Procurement Opportunities Ads in local newspapers
  - Outreach Meet and Greets – Aug 22 and 24 – Tower North and Aug 31 Branford
  - Outreach groups have begun door knocking in North Hartford (Aug 20) – Also making/attending appointments.
- o **DEEP Coordination - weekly**
  - Hartford Flood Compensation – Sept 1 – must get to step 6 before MDC inspection kicks in
  - Utility Relocation process for DEEP participation – Westland St watermain relocation
  - FY 2024 Project Budgets
  - Hartford's Project utilizing EPA's technical assistance – Green Infrastructure – New Hopk Church property met Aug 28, MDC concerns next meeting 5 being planned (VAB is consultant)
- o **North Hartford Backwater Valve Program and Private Property Inflow Disconnections (Focus: Back Up Prevention)**
  - Assessments update – Utility services and MUA – Durham (19 of 23 properties DWV, 10 of 23 External Inflow separation) MCA ( is targeting W-F this week. Branford/Woodstock – both at @10K – Durham/H/MCA – door knocking
  - Finalized application and re ease forms- currently using paper but working with IT for digital version – Adobe Sign
  - SMP update for work order processing
  - GIS developed address search tool to determine North Hartford and NRZ
  - Procurement is Working on contracts with some of the respondents (Received 9, 1 ineligible) – bid again mid Sept
  - Properties being evaluated (Utility Services/Engineering) 780 A Windsor (field meeting), 711 Garden St.
- o **House Connection Program**
  - Pub. Bil. Meeting- 21 attended – 1 Hartford (Penney)
  - Bid Open Sept 7

- o **Expedited Sewer Separation Work (Street Work):**
  - **Durham Street (23 properties) – CFQ#11 - VMS**
    - o Water main work (Lyme to Palm) – Accelerated Contract VMS. Started Thursday July 20. Main complete services to start after Labor Day. Sewer separation work to begin early Sept.
    - o Staging area – corner of Durham and Lyme
    - o Storm drain and house connection stub, sewer main and house connection lining
    - o Construction: July to November 2023.
  - **Woodstock and Branford: (67 Properties) - CFQ#12 - Coastline**
    - o Branford watermain starts week of 9/5 - VMS
    - o Sewer separation work to start mid Sept on Woodstock
    - o Construction: September to November 2023
  - **Westland Street (34 Properties) and Martin (Private Property work only)**
    - o In Final Design, sending to DEEP early Sept for approval
    - o Storm drain, Sewer main and house connection lining
    - o Construction: (Fall 2023- 2024)
- o **Expedited Sewer Separation Work (Private Property Work):**
  - Installation of new Storm House Connections (Private Property) & Completion of any required internal plumbing work on approx. 700 properties (same streets as above bullet)
  - Work will begin in 2023 and will be completed in 2025.
- o **Sewer Lining/Rehab Projects (4):**
  - **North Meadows Area/Tower Ave (2/3/4):** CFQ #9 the expedited on-call sewer (Jeff Vassardi and Kit Longini) – Coastline and National Watermain
    - o Construction schedule (August 7 to end of 2023)
  - **NBRP (Granby/Blue Hills) – Tom Robbins**
    - o Design to DEEP July 18
    - o Bids Due/Open – October 3, 2023
    - o Construction: November 2023 to 2025
  - **North Meadows – Tom Robbins**
    - o Design Complete 9/11/2023
    - o Construction: January 2024 to 2025
  - **Gully Brook Area – Tom Robbins**
    - o Design Complete 11/6/2023
    - o Construction March 2024 to 2025/2026
- o **NBRP Drainage Study**
  - River field work is underway
  - Tree Dams - COH
- o **Contracting Opportunities – WBE/MRE and Local Hartford efforts**

## North Hartford Projects - Overview



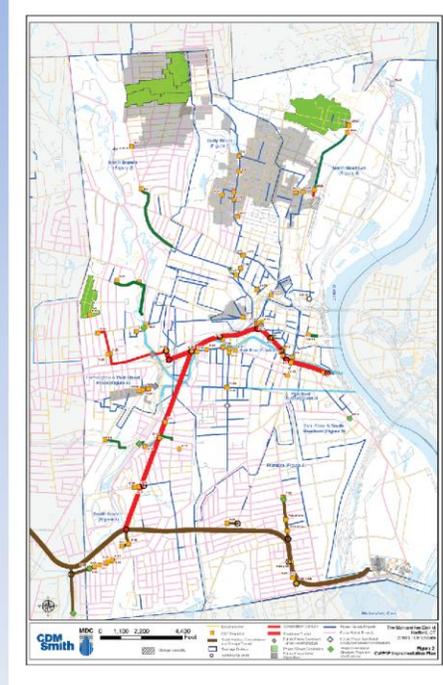
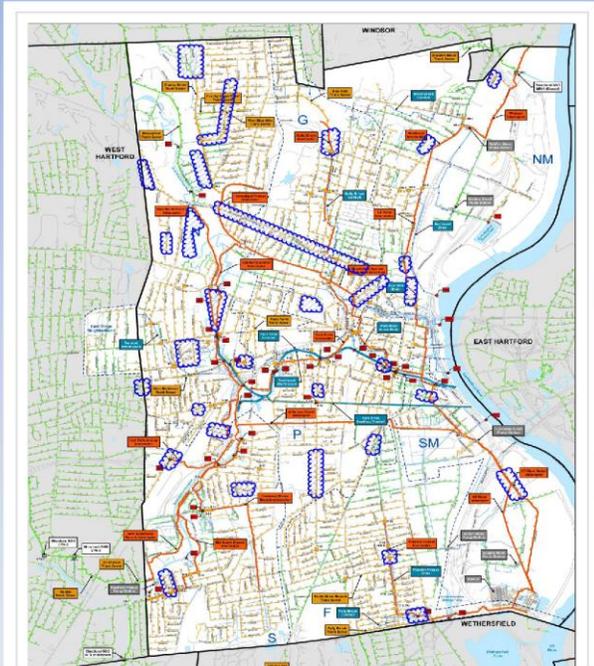
### North Hartford Projects Added to IP Phase 1 (2023-2029)

- Backwater Valve and Private Property Disconnect 2023-2026 (All Shaded Areas) 1,000+ properties
- Sewer & Lateral Rehabilitation in North Hartford: 2023 – 2026 (Red/Yellow/Cyan)
- North Meadows Sewer & Lateral Rehabilitation: 2023 (Green)
- Expedited Sewer Separation Contracts: Specific Streets 2023-2025 (Blue Hatching)
- Granby Area Sewer Separation (Within Reddish Area) 2026-2028
- Granby Area Private Separation: (Within Reddish Area) 2028-2030

### North Hartford Projects On-going in IP Phase 1 (2023-2029)

- North Branch PR Drainage Study/Separation Design (COH/MDC Project): 2023 – 2024
- District wide Backwater valve and Private Property Disconnect

# Areas of Known Recurring Property and Street Flooding



## Durham St, Hartford preliminary work



## Durham St, Hartford



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## Durham Street, Hartford

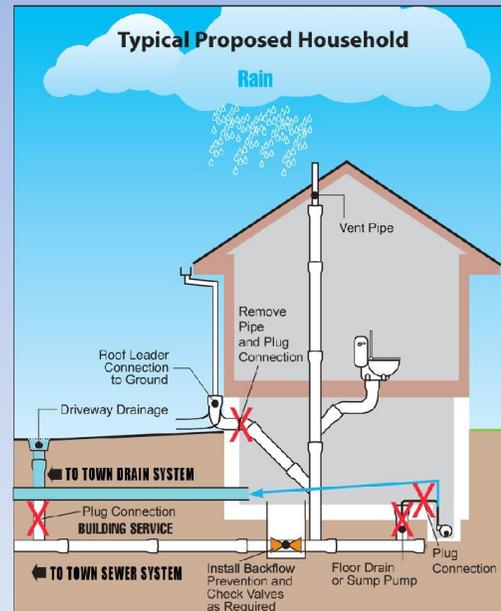


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## North Hartford Private Property Work

### North Hartford Backwater Valve Program and Private Property Inflow Disconnections - \$12.2M

- 1,000 to 1,500 Properties in North Hartford
- Protect Basements - plumbing deficiencies and unprotected fixtures
- Laterals (Sewer house connection) – assess and correct problems
- Private Property Separation - changes in anticipation of future combined sewer separation
- *Assessments at Private Properties: How to get your appointment with MDC's Utility Services*
- *Numerous flyers/educational graphics have been created for customers regarding this program*

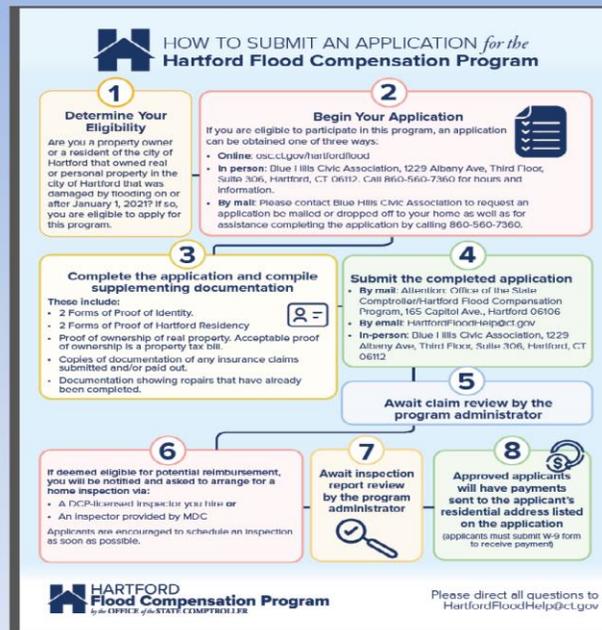


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## Implementation & Outreach

- Tower Avenue/ North Meadows Sewer Rehabilitation project Outreach Meetings held August 22 and August 24 in neighborhood.
- Durham Street water main nearing completion. Flyers delivered this week to residents about upcoming Sewer Separation work scheduled to begin in mid-September.
- Two Branford Street Outreach meetings being held on August 31 about upcoming water main and sewer separation work
- North Branch Park River Drainage Study flyers went out to residents on Westland Street and Garden Street
- Blue Hills NRZ and Northeast NRZ chairs have been contacted about sewer rehab and sewer separation construction in their areas and know MDC will provide info at upcoming meetings.
- City of Hartford DPW and Community Engagement Depts are notified of all construction flyers and community meetings
- Community Outreach teams led by Karraine Moody and Janice Flemming are out in the field, being trained on our program supporting all water main and sewer projects and our Utility Services Dept. private property assessments and related work
- Website continues to be updated with project information, including link to Comptroller Program
- MDC staff attended Blue Hills NRZ National Night Out event August 1 to give out information and sign up residents for basement assessments
- Advertised flyers and information graphics for the Back Water Valve Program in local papers (Hartford News, North End Agents and Inquiring News)
- Upcoming RFQ/RFPS for upcoming North Hartford work will be advertised in local papers

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**OPPORTUNITY FOR GENERAL PUBLIC COMMENTS**

No one from the public appeared to be heard.

**COMMISSIONER REQUESTS FOR FUTURE AGENDA ITEMS**

Commissioner Bush would like to further discuss the issue brought up at the July 12, 2023 meeting by West Hartford resident Elizabeth Bryden pertaining to reimbursement for her sewer house connection issue.

**ADJOURNMENT**

The meeting was adjourned at 5:32 PM

ATTEST:

John S. Mirtle  
District Clerk

\_\_\_\_\_  
Date of Approval