



The Metropolitan District

water supply · environmental services · geographic information

**DISTRICT BOARD  
555 MAIN STREET, HARTFORD, CT  
REGULAR MEETING  
MONDAY, MARCH 2, 2026 5:30 PM**

Dial in #: (415)-655-0001; Access Code: 2319 872 3423 #  
[Meeting Video Link](#)

*The general public is welcome to call into the meeting. Everyone on the call will need to mute their phone to limit background noise disrupting the meeting. Please silence your cell phones during the meeting.*

1. MEETING CALLED TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MEETING MINUTES OF FEBRUARY 10, 2026
5. PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS
6. INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS
7. REPORT FROM DISTRICT CHAIRMAN
8. REPORT FROM CHIEF EXECUTIVE OFFICER
9. REPORT FROM DISTRICT COUNSEL
10. WATER BUREAU – CONSIDERATION AND POTENTIAL ACTION RE: (March 2, 2026)
  - A. FARMINGTON WOODS ENCROACHMENT
  - B. OPERATION FUEL AGREEMENT
11. CONSIDERATION AND POTENTIAL ACTION RE: 45 GRANBY STEET, HARTFORD LICENSE AGREEMENT
12. DISCUSSION AND POTENTIAL ACTION RE: COLEBROOK REAL PROPERTY TAX APPEAL
13. OPPORTUNITY FOR GENERAL PUBLIC COMMENTS
14. COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE AGENDA ITEMS
15. ADJOURNMENT

**ENCROACHMENT AGREEMENT – FARMINGTON WOODS DISTRICT  
43 HERITAGE DRIVE, AVON**

To: District Board

March 2, 2026

From: Water Bureau

In a letter dated December 16, 2025, Joseph J. Samolis, General Manger, for the Farmington Woods District/ Farmington Woods Master Association (“Farmington Woods” or “FWD”) the current owners of 43 Heritage Drive in Avon (the “Property”), has requested permission from The Metropolitan District (“MDC” or “District”) to encroach on the MDC’s existing Nepaug Pipe Lines one-hundred-foot-wide (100’) easement or right-of way, containing an existing cast-iron 42-inch raw water supply line and an existing reinforced concrete 36-inch raw water supply line, situated on the Property (the “ROW”) for the purpose of replacing and installing irrigation improvements for and in connection with existing golf course, as shown on the attached map (the “Map”).

The proposed scope of work entails: (i) conducting an initial survey within the ROW utilizing various non-excavation techniques including Ground Penetrating Radar and other noninvasive metal detecting equipment to determine the location and depth of existing irrigation pipelining and MDC raw water supply lines; (ii) installing new HDPE irrigation system piping, communication cables, and appurtenances including sprinkler heads, valves and fittings of various types and sizes including 1-1/2”, 2”, 3”, 4” and 6”; and (iii) installing surface restoration consisting of landscaping including shrubs and grass within the ROW as shown on the Map (collectively, the “Improvements”). Proposed work will impact up to 20 locations within the ROW that impacts an area approximately 5.2 acres in size. Any existing irrigation lines and appurtenances that will not be used as part of this project will be drained, removed or abandoned in place. New irrigation piping will be buried no more than 24-inches deep.

The proposed lines will be installed above the MDC’s existing forty two-inch (“42”) and thirty six-inch (“36”) pipelines and its appurtenances situated within the ROW (collectively, the “Mains”) with a minimum of one foot (1’) of vertical clearance between such Mains and such appurtenances, and proposed grades will not impede access to these Mains. Existing Mains were built in 1914 and 1942, respectively, and the ROW was acquired by the MDC and filed on the land records of the Town of Avon in Volume 13 at Page 431 and in the Town of Farmington land records in Volume 8 at Page 344.

MDC staff has concluded that the Improvements will not be a detriment to the District’s Mains as a result.

Farmington Woods has agreed to the following conditions in order to satisfy the District’s concerns for protection of these Mains and to maintain accessibility along the length of the ROW:

1. Care must be taken during the performance of work for the Improvements or any maintenance, repair or replacement of the same not to disturb existing Mains. All

heavy construction equipment must be located outside of the limits of the ROW when not in use. Any earth moving equipment that will be utilized on the ROW over and adjacent to these Mains shall be reviewed and approved by District staff prior to mobilization to the site. Any damage to these Mains caused by any construction, maintenance, repair, replacement or associated activities by or on behalf of Farmington Woods for or in connection with the Improvements within this ROW shall be the responsibility of Farmington Woods.

2. No additional permanent improvements, other than the proposed Improvements, shall be located within this ROW.
3. The District shall not be held liable for any damage caused to any structure listed above, located within or adjacent to the ROW in the event of an emergency supply line repair. The District will make every effort feasible to minimize damage to these structures; however, the cost of repairs to such structures shall be the responsibility of Farmington Woods or the property owner at the time.
4. The District reserves the right to remove Improvements within this ROW at any time if so required for installation, maintenance, repair, or replacement of existing supply lines or any part thereof. Farmington Woods or the property owner at the time shall bear any additional maintenance, repair or replacement costs necessitated by the presence of Improvements within this ROW, including any such costs incurred by the District.
5. An MDC inspector must be on the job site whenever work is being performed within the ROW, and Farmington Woods shall be responsible for the cost and expense of such inspector. Any construction of the Improvements as well as any subsequent construction, maintenance, repair or replacement of the Improvements shall conform to District standards, and forty-eight (48) hours advance notice must be given to the District prior to commencing any such activities within the ROW.
6. Farmington Woods shall at all times indemnify, defend and save harmless the District, any municipality included therein, and the State of Connecticut for any damages caused to the Row or the MDC infrastructure located or to be located therein, resulting from the installation, operation, repair, maintenance, or replacement of the irrigation system and the Encroachment Agreement, and shall maintain the District's standard form of requisite insurance as stipulated in the MDC's most current Guidance Manual for Developers' Permit Agreements, which insurance shall remain in force and effect during the performance of any work, including but not limited to the installation, operation, repair, maintenance, or replacement of the Improvements within the ROW.
7. Farmington Woods shall be responsible for obtaining any and all federal, state, or local approvals necessary for installing the Improvements, including but not limited to the removal and construction of the same.

Staff has reviewed this request and considers it feasible.

A formal encroachment agreement shall be executed between Farmington Woods and MDC and consistent with current practice involving similar requests, and filed on the Town land records of Avon and Farmington.

At a meeting of the Water Bureau on March 2, 2026 it was:

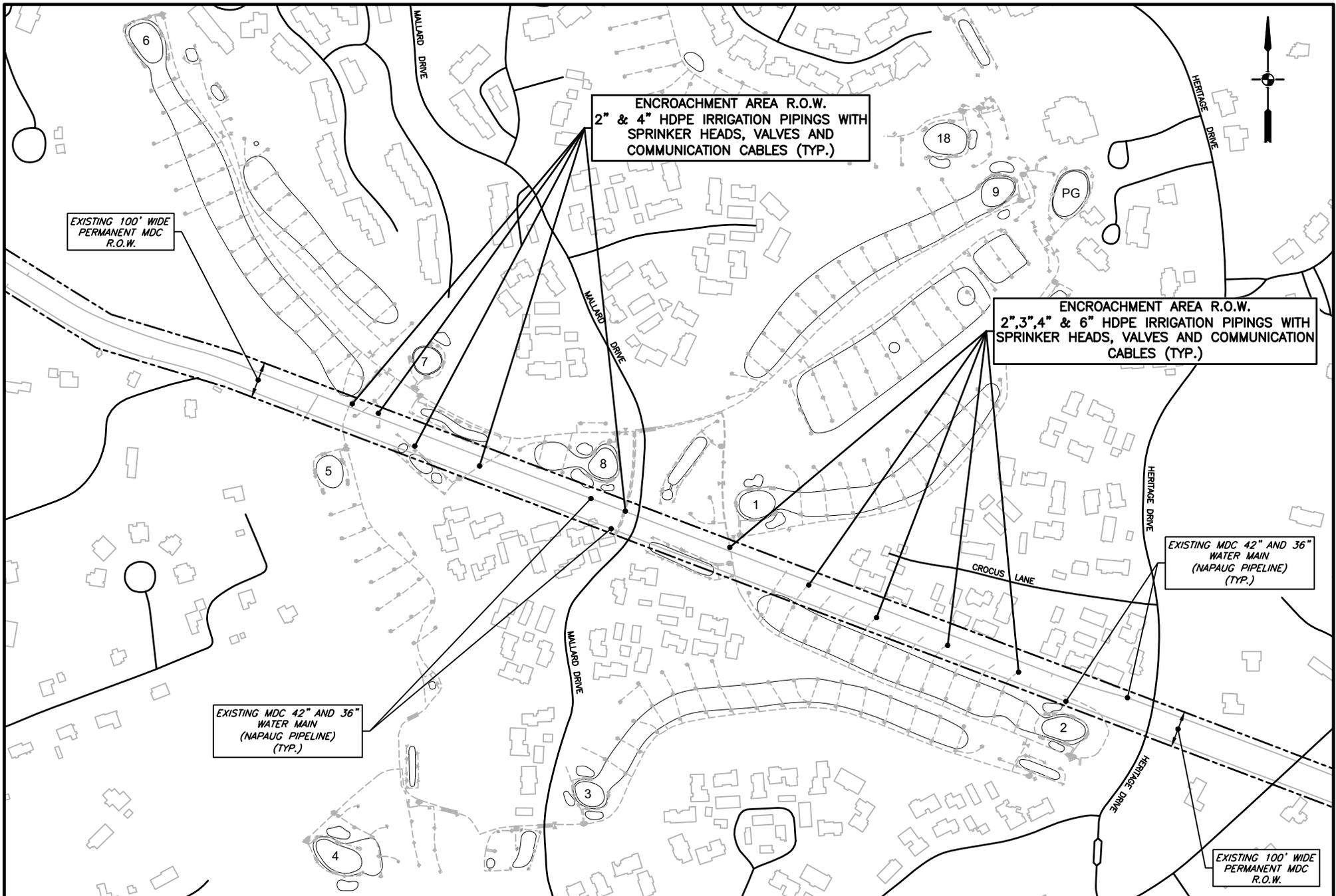
**VOTED:** That the Water Bureau recommends to the District Board passage of the following resolution:

**RESOLVED:** That the Chairman or Vice Chairman of the District Board be authorized to execute an agreement, incorporating the terms and conditions set forth above, and subject to approval of form and content by District Counsel, granting permission to Farmington Woods to encroach upon both MDC existing one hundred-foot-wide (100') Mains ROW situated on the Property in order to: (i) perform the work of the Improvements in connection with the planned repairs to the Property as shown on plans submitted by TPC Turf Products, entitled, "Replacement of Farmington Woods Golf Course Irrigation System", Sheets IR-1, IR-2, and IR-3, Farmington Woods Avon, Connecticut, and (ii) maintain, repair and replace such Improvements, provided that: (a) the District shall not be held liable for any cost or damage of any kind and be indemnified from any claims from the present and in the following years as a result of any encroachment authorized hereby, (b) Farmington Woods shall obtain all required approvals and reimburse MDC for any attorney fees and other costs incurred by MDC in enforcing the encroachment agreement, and (c) such agreement shall not be effective until fully executed by the District and Farmington Woods, and recorded on the Town Land Record of the of Avon and Farmington. In the event that such full execution and recording does not occur within four (4) months of the date this resolution is passed by the District Board, then such resolution shall be null and void, and of no further force and effect.

Respectfully submitted,



John S. Mirtle  
District Clerk



ENCROACHMENT AREA R.O.W.  
2" & 4" HDPE IRRIGATION PIPINGS WITH  
SPRINKER HEADS, VALVES AND  
COMMUNICATION CABLES (TYP.)

ENCROACHMENT AREA R.O.W.  
2",3",4" & 6" HDPE IRRIGATION PIPINGS WITH  
SPRINKER HEADS, VALVES AND COMMUNICATION  
CABLES (TYP.)

EXISTING MDC 42" AND 36"  
WATER MAIN  
(NAPAUG PIPELINE)  
(TYP.)

EXISTING MDC 42" AND 36"  
WATER MAIN  
(NAPAUG PIPELINE)  
(TYP.)

EXISTING 100' WIDE  
PERMANENT MDC  
R.O.W.

EXISTING 100' WIDE  
PERMANENT MDC  
R.O.W.

Fn:\Towns\Avon\FarmingtonWoods\FarmingtonWoods-Ecmt.dwg  
Latest Revision: 2/9/26

FARMINGTON WOODS DISTRICT  
43 HERITAGE DRIVE  
AVON CONNECTICUT

MAP OF FARMINGTON  
MASTERS ASSOCIATION

TO ILLUSTRATE MDC WATER MAIN  
EASEMENT ENCROACHMENTS

FARMINGTON  
*Woods* DISTRICT

200 Byron Drive • Avon CT 06001  
Mailing address:  
P.O. Box 279 • Unionville, CT 06085  
Tel: 860-673-6193 • Fax: 860-675-6156  
www.farmingtonwoods.com

Michael Curley  
Manager of Technical Services  
Engineering and Planning  
MDC  
555 Main Street, PO BOX 800  
Hartford, CT 06142-0800

December 16, 2025

Dear Mr. Curley,

The Farmington Woods District (FWD), a Quasi-Municipal Special Taxing District located in Farmington and Avon, Connecticut, is preparing to replace its current Golf Course Irrigation System. Our current irrigation system is original to the course and in desperate need of replacement.

To facilitate this new irrigation system, FWD proposes to encroach upon the existing MDC easement in locations where our irrigation is currently located within the easements. We will use Ground Penetrating Radar (GPR) and metal detecting to find our existing lines within the easement and assess replacing the existing water lines with new piping and communication cables (See attachments). The proposed new mainline piping will be not be more than 24 inches below the finished grade. There are no known conflicts with MDC or other utilities within the easement area. Impacts to the easement area will be minimal, and the site will be restored to its original condition.

We anticipate starting this project at the beginning of March, with an expected completion by the end of July.

Please find attached our detailed drawings and additional schematics to help delineate the areas of encroachment. Further survey and engineering drawings are being completed at the time of this application and will be forwarded immediately once received.

Please do not hesitate to contact me if you need additional information. We would like to thank the MDC for considering this vital request to our community. Please do not hesitate to contact me if you have additional questions or requirements.

Sincerely,

Joseph J. Samolis AICP, CMCA  
General Manager

Farmington Woods District/Farmington Woods Master Association

200 Byron Drive  
Avon, CT 06001



**WATER BUREAU  
CUSTOMER ASSISTANCE GRANTS ADMINISTERED BY OPERATION FUEL**

To: District Board

March 2, 2026

From: Water Bureau

In March 2018, the District Board created a Customer Assistance Program to be administered by Operation Fuel to provide customers with assistance to pay delinquent water bills. The Customer Assistance Program has provided grants towards many customers' water bills since its creation. Eligibility guidelines and criteria were last updated on December 9, 2024. A contract modification will be executed to extend the term of the agreement and update the company name because Operation Fuel now does business as "Generation Power CT." Staff is recommending one clarification of the eligibility guidelines for customer grants, specifically the last bullet under "Eligibility Guidelines"..

At a meeting of the Water Bureau held on March 2, 2026, it was:

**VOTED:** That the Water Bureau of The Metropolitan District recommends to the District Board approval of the following resolution:

**RESOLVED:** That the eligibility guidelines for the District's Customer Assistance Program, administered by Operation Fuel d/b/a Generation Power CT, be updated as follows:

**QUALIFICATION GUIDELINES**

Operation Fuel d/b/a Generation Power CT ("**Contractor**") will administer a water assistance program for MDC customers in member and non-member towns who need aid with meeting their water utility needs. This program will be for households **living earning** up to 75% of state median income, based on the verification standards defined by Operation Fuel d/b/a Generation Power CT. There will not be an assets test. The maximum grant amount will be **up to** \$400. When the District's program funding is expired, the Contractor will cease accepting new applications for assistance.

To qualify for water utility assistance, customers must have received an MDC shut-off notice, currently have no water utility service, **must** need assistance with making a required payment in order to prevent a water shut-off, or have a past due balance of 30 days or more.

**Grant Amount**

The maximum value of a once-per year customer grant is \$400 per household; The grant amount shall not exceed the total amount due on the customer's water account at the time of grant award.

**\*All final approvals will be made by Operation Fuel d/b/a Generation Power CT staff**

### Eligibility Guidelines

- Assistance is not available to customers **with accounts** assigned to an attorney for collections.
- Customer must have made a total of 4 separate monthly payments of at least 50% of the current charges within the previous 12-month period to which the customer is applying. Customers without 4 separate monthly payments within 12 months, but who have made substantial payment(s) on their account within the past year, may be eligible for assistance subject to District review.
- Grant assistance is not available to tenants **of MDC property owners** with no exceptions.
- **Owners of multi-family residential buildings (duplex, triplex, etc.) are not eligible for grant assistance, with no exceptions.**

### Documentation

- Applicant must provide water utility shut off notice or most recent MDC water utility bill that demonstrates a balance that is at least 30 days past due
- Applicant must provide MDC payment history to demonstrate payment eligibility guidelines. If unavailable to the applicant, this information may be provided by the District to expedite the grant award process
- Documentation of all household members **over the age of 17** with income (last 4 weeks of income), or an alternative acceptable to Operation Fuel d/b/a Generation Power CT including current CEAP (Connecticut Energy Assistance Program) and SSI (Supplemental Security Income) award letters.
- Applicant name must match the name on the MDC invoice.

Respectfully submitted,

  
John S. Mirtle  
District Clerk

**LICENSE AGREEMENT RE: 45 GRANBY STREET, HARTFORD**

To: District Board

March 2, 2026

In 2014, the District entered into a license agreement with New Hope Christian Ministry (“Licensee”) to use 45 Granby Street for the purpose of parking. The license agreement was thereafter extended for five (5) additional years, until September 30, 2023, and amended to expand the permitted parking area. In May 2025, the District Board extended the term of the agreement for another five (5) years, up to and including May 15, 2030.

The District purchased the property known as 45 Granby Street, Hartford in 2010 for the Clean Water Project (“CWP”) but the property is not yet needed for construction activities and, according to the most recent CWP construction schedule, will not be needed during the term of the requested license renewal. If that changes, the license agreement can be promptly terminated upon notice to the Licensee.

The original Licensee, New Hope Christian Ministry, is no longer an active church and is now known as Centro De Jubilo El Olam. The current License Agreement does not allow for a transfer or assignment to successors.

It is RECOMMENDED that it be:

**VOTED:** That the District Board approve passage of the following resolution:

**BE IT HEREBY**

**RESOLVED:** Centro De Jubilo El Olam is hereby authorized to use a portion of 45 Granby Street for parking purposes, subject to proper execution of a renewed license agreement with such terms and conditions as required by District Counsel;

**FURTHER**

**RESOLVED:** That Scott Jellison, as Chief Executive Officer of The Metropolitan District, is authorized to execute and deliver the License Agreement on behalf of the Metropolitan District and to do and perform all acts and things which he deems to be necessary or appropriate to carry out the terms of the License Agreement.

Respectfully submitted,



John S. Mirtle, Esq.  
District Clerk

**THE METROPOLITAN DISTRICT COMMISSION  
DISTRICT BOARD  
SPECIAL MEETING**

555 Main Street  
Hartford, Connecticut 06103  
Tuesday, February 10, 2026

**PRESENT:** Commissioners John Avedisian, John Bazzano, William DiBella, John Gale, Peter Gardow, Chris Tierinni, Calixto Torres, Edwin Vargas and District Chairman Donald Currey (9)

**REMOTE ATTENDANCE:** Commissioners Avery Buell, Richard Bush, Alberto Cortes, David Drake, Joan Gentile, Gary Johnson, Maureen Magnan, Jacqueline Mandyck and Dominic Pane (9)

**ABSENT:** Commissioners Andrew Adil, Kyle Anderson, Dimple Desai, James Healy, Christian Hoheb, Mary LaChance, Byron Lester, Diane Lewis, Michael Maniscalco, Bhupen Patel, Pasquale J. Salemi, Alvin Taylor, James Woulfe and New Britain Special Representative Michael Carrier (14)

**ALSO PRESENT:** Scott W. Jellison, Chief Executive Officer  
Christopher Stone, District Counsel  
John S. Mirtle, District Clerk  
Victoria Escoriza, Assistant Administrative Officer and Special Assistant  
Kevin Sullivan, IT Consultant (Remote Attendance)  
Dylan Pecego, Helpdesk Coordinator (Remote Attendance)  
Elizabeth Tavelli, Independent Consumer Advocate (Remote Attendance)

**CALL TO ORDER**

Chairman Currey called the meeting to order at 5:10 PM

**ROLL CALL AND QUORUM**

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

**PLEDGE OF ALLEGIANCE**

Those in attendance stood and recited the Pledge of Allegiance.

***Commissioner Buell entered the meeting remotely at 5:12 PM***

**APPROVAL OF MINUTES OF FEBRUARY 2, 2026**

*On motion made by Commissioner DiBella and duly seconded, the meeting minutes of February 2, 2026 were approved.*

**PUBLIC COMMENTS RELATIVE TO AGENDA ITEMS**

No one from the public appeared to be heard.

**INDEPENDENT CONSUMER ADVOCATE COMMENTS & QUESTIONS RELATIVE TO AGENDA ITEMS**

Independent Consumer Advocate Elizabeth Tavelli did not have any comments or questions.

**COMMITTEE ON ORGANIZATION  
APPOINTMENT OF CITIZEN MEMBER AND COMMISSIONER TO COMMITTEES**

To: District Board

February 10, 2026

From: Committee on Organization

At a meeting of the Committee on Organization held on February 10, 2026, it was:

**Voted:** That pursuant to the Charter of The Metropolitan District, the Committee on Organization recommends to the District Board the following to serve as a Citizen Member appointed to the Board of Finance to serve until December 31, 2027, and until a successor is appointed and qualified;

Khouloud Al Mannai – Hartford – Board of Finance

**Further**

**Voted:** That the Committee on Organization recommends to the District Board that Commissioner Byron Lester be removed from the Water Bureau and be appointed to the Bureau of Public Works for the years 2026 and 2027.

Respectfully submitted,

  
John S. Mirtle  
District Clerk

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

**OPPORTUNITY FOR GENERAL PUBLIC COMMENTS**

No one from the public appeared to be heard.

**COMMISSIONER REQUESTS FOR CONSIDERATION OF FUTURE  
AGENDA ITEMS**

There were no Commissioner requests for future agenda items.

**ADJOURNMENT**

The meeting was adjourned at 5:13 PM

ATTEST:

John S. Mirtle, Esq.  
District Clerk

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Date of Approval