

*Robert J. Burt*

TOWN COUNCIL AGENDA  
TOWN COUNCIL CHAMBERS  
740 MAIN STREET  
EAST HARTFORD, CONNECTICUT  
OCTOBER 7, 2014

2014 OCT -6 P 2:10  
TOWN CLERK  
EAST HARTFORD

7:00 P.M. Executive Session

2<sup>nd</sup> REVISION 10-06-14

=====

Announcement of Exit Locations (C.G.S. § 29-381)

Pledge of Allegiance

7:30 p.m.

1. CALL TO ORDER
2. AMENDMENTS TO AGENDA
3. RECOGNITIONS AND AWARDS
  - A. Connecticut's Top Work Places 2014:
    1. Goodwin College
    2. Intercommunity Inc.
    3. Kelser Corporation
    4. United Steel, Inc.
  - B. Fine Arts Commission: 50<sup>th</sup> Anniversary
4. OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS
  - A. Other Elected Officials
  - B. Other Residents
  - C. Mayor
5. APPROVAL OF MINUTES
  - A. September 16, 2014 Regular Meeting
6. COMMUNICATIONS AND PETITIONS
  - A. Real Estate Acquisition and Disposition Committee re: 1855 and 1859 Main Street
  - B. Ordinance Committee: Chapter 10, Article 5 – Public Act 14-124
  - C. Annual United Way Campaign Presentation
7. OLD BUSINESS
  - A. Recommendation from Real Estate Acquisition & Disposition Committee: Two Parcels on Park Avenue/Main Street (Route 5 North) – **postponed from January 21, 2014**
8. NEW BUSINESS
  - A. Reallocation of LoCIP Funds re: EHHS Tennis Court Surfaces
  - B. Flood Protection System Rehabilitation Project re: Contract Authorization
    1. Real Estate Acquisition & ROW Development – Phase I
    2. Metal Retaining Wall Evaluation
    3. Meadow Hill Pump Station Outfall Repair Design
    4. Toe Drain Replacement Project Phase II – Environmental Support Services
    5. Piezometer/Data Logger Replacement & Modifications
9. OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

10. COUNCIL ACTION ON EXECUTIVE SESSION MATTERS
  - A. 70 Tolland Street Associates, LLC v Town of East Hartford, 62-70 & 62 Rear Tolland St.
  - ~~B. United Technologies Corporation v Town of East Hartford, regarding personal property (manufacturing exemption)~~
  - C. Property damage claim of current Board of Education employee, Anna Smith
11. OPPORTUNITY FOR RESIDENTS TO SPEAK
  - A. Other Elected Officials
  - B. Other Residents
  - C. Mayor
12. ADJOURNMENT (next meeting: October 21<sup>st</sup>)



# Goodwin College

**Employees in region:** 308

**Sector:** Education

**HQ location:** East Hartford, CT

[www.goodwin.edu](http://www.goodwin.edu)

Top Workplace

'14



## About Goodwin College

The mission of Goodwin College is to educate a culturally diverse student population in an environment that builds bridges between education, commerce and community. Our degree and certificate programs prepare students for professional careers while encouraging lifelong learning and promoting civic responsibility. The College offers certificates, associates and bachelor degrees. In the fall of 2013, over 3,000 students enrolled in our programs. The College also recently opened its Early Childhood Magnet School, the new home of our magnet high school, The Connecticut River Academy, and the new home of Pathways Academy of Technology and Design, a Hartford Public High School.

### What employees say

*"Every day is something new, yet we always remain passionate about our essential mission."*

*"I am empowered to make positive change in my daily activities. The students we serve are treated like family. I'm honored to play a role in the success of our students and my colleagues."*

*"My entrepreneurial spirit is rewarded. "*

*"Work schedule, pay, benefits are all great. Great place to be in. "*

*"The feeling of giving back to the community through helping our students."*



# Intercommunity Inc.

**Employees in region:** 89

**Sector:** Healthcare

**HQ location:** East Hartford, CT

[www.intercommunityct.org](http://www.intercommunityct.org)

Top Workplace

'11, '12, '13, '14



## About Intercommunity Inc.

Founded in 1977, InterCommunity has become one of the Hartford area's key health providers for adults and children. Its mission: To help people improve their quality of life by providing physical and mental health services for optimum health and recovery

### What employees say

*"I help others grow and move forward with their lives."*

*"The people. The clients and staff all work together as one."*

*"It's a very innovative agency, and a lot of bright people work here and do their absolute best to keep this agency moving in the right direction. Everybody gets along very well."*

*"I have the autonomy and confidence of my supervisor to do whatever I believe is necessary."*

*"The work we do for our clients is so important and rewarding. I feel like I genuinely make a difference."*



# Kelser Corporation

Employees in region: 53

Sector: Information Technology

HQ location: East Hartford, CT

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

Top Workplace  
'13, '14



## About Kelser Corporation

Kelser Corporation delivers high performance technology solutions to the enterprise and commercial markets, with many customers receiving over 25 years of service. Our business is focused on Professional Services which includes IT Project Management, Engineering (Virtualization, Cloud, Networking, and Security), and Executive Solutions as well as Supply Chain Products and Services. In the rapidly evolving world of technology providers, Kelser is able to sustain competitiveness and remain profitable, offering new technologies that create a proactive business model; one that can truly meet the needs of its customers.

Our goal is to make Information Technology enhance and optimize our clients' business practices. By partnering with a vast ecosystem of vendors, partners and manufacturers while maintaining and growing an internal knowledge and resource base for its clients, Kelser is able to deliver the most efficient and effective technology solutions to our customers.

### What employees say

*"Being recognized for my hard work."*



## United Steel, Inc.

**Employees in region:** 163

**Sector:** Construction

**HQ location:** East Hartford, CT

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

Top Workplace

'14



## About United Steel, Inc.

During our forty-year tenure United Steel has grown to become the largest fabricator and erector of structural steel and miscellaneous metals in New England. By providing both fabricator and erector services we deliver improved coordination and better value for our customers. Our experienced staff of estimators, engineers, and detailers thoroughly analyzes and coordinates every project to prepare it for fabrication using state-of-the-art technology. In the field, our experienced ironworkers and crane operators have an unmatched reputation for skill and safety.

United Steel streamlines projects by empowering our project managers to make decisions. This maximizes efficiency while upholding the highest standards and adhering to the most exacting specifications. Our miscellaneous metals division offers expertise and custom capabilities using brass, bronze, brushed aluminum, steel, and exotic metals to create unique ornamentation and details, railings, grand stairways, and complex radial stairs. From the largest steel tonnages to the finest ornamental details ? Support is Our Strength! AISC certified Fabricator and Erector. An Affirmative Action/Equal Opportunity Employer

### What employees say

*"I like the business and the people who work for the company."*

*"It is a team environment, and everyone helps each other and strives for the same goal."*


*"We are constantly looking for better ways to achieve our goals, which presents new challenges daily."*

*"The people in this company are good people."*

*"Being recognized for work well done."*



## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: October 1, 2014  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Marcia A. Leclerc   
RE: RECOGNITION- Fine Arts 50<sup>th</sup> Anniversary

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I would like to request time on the Council Agenda of October 7, 2014, for the recognition of the Fine Arts Commission's 50<sup>th</sup> anniversary.

The Fine Arts Commission was established in 1964 with the collaboration of Council President John Brennan and community resident Lillian Goodberg and for the past 50 years has promoted and stimulated the interest among the citizens of East Hartford in all areas of music, dance, drama, poetry, and all the visual arts.

Attached is the proclamation that will be presented to the Fine Arts Commissioners at the October 7<sup>th</sup> Town Council Meeting.

Thank you.

MARCIA A. LECLERC  
MAYOR

# TOWN OF EAST HARTFORD

740 Main Street  
East Hartford, Connecticut 06108

(860) 291-7200

FAX (860) 282-2978

[www.easthartfordct.gov](http://www.easthartfordct.gov)

OFFICE OF THE MAYOR

## PROCLAMATION

*WHEREAS, the Fine Arts Commission was established in 1964 with the collaboration of Council President John Brennan and community resident Lillian Goodberg who was appointed the first chairperson; and*

*WHEREAS, the Fine Arts Commission has promoted and stimulated the general interest among the citizens of East Hartford in music, dance, drama, poetry and all the visual arts-photography, painting, prints and sculpture; and*

*WHEREAS, the Fine Arts Commission has supported and worked collectively with the Art League especially in sponsoring live creative demonstrations; and*

*WHEREAS, the Fine Arts Commission has annually purchased original art for the town's growing collection; and*

*WHEREAS, the Fine Arts Commission hosts exhibitions of local artists for the enjoyment by citizens of the town.*

*NOW, THEREFORE, I, Marcia A. Leclerc, Mayor of the Town of East Hartford, do hereby join with the community, council members and students to extend our best wishes to the Fine Arts Commission as its members celebrate the commission's*

### *"50<sup>th</sup> Anniversary"*

*and wish them continued years of enhancing the culture of East Hartford.*



*IN WITNESS WHEREOF, I herewith set my hand and cause the seal of the Town of East Hartford to be affixed this seventh day of October Two Thousand and Fourteen.*

*Marcia A. Leclerc, Mayor*



*Robert J. Beck*

EAST HARTFORD TOWN COUNCIL

2014 SEP 22 A 9:38

TOWN COUNCIL CHAMBERS

TOWN CLERK  
EAST HARTFORD

SEPTEMBER 16, 2014

PRESENT Chair Richard F. Kehoe, Vice Chair William P. Horan, Jr., Majority Leader Barbara-Ann Rossi, Minority Leader Esther B. Clarke, Councillors Marc I. Weinberg, Linda A. Russo, Ram Aberasturia, Patricia Harmon and Anita D. Morrison

CALL TO ORDER

Chair Kehoe called the meeting to order at 7:35 p.m. The Chair announced the exit locations in accordance with Connecticut General Statutes §29-381, after which the Council joined him in the pledge of allegiance.

The Chair called for a moment of silence to honor the lives of two residents who recently passed away. LeRoy "Roy" Spiller was a life-long resident of East Hartford who was active in several local civic organizations, including Rotary Club, the Chamber of Commerce and Boy Scouts of America. He was an accomplished auctioneer, raising over \$1 Million for various charities. Bernice Dame, mother of Councillor Marc Weinberg, was known for her kindness to others and her well-mannered appearance. She loved animals, most recently her rescue dog, Marble. Her legacy remains in her sons Bill and Marc. Both Mr. Spiller and Mrs. Dame will be missed.

RECOGNITIONS AND AWARDS

Beautification Commission Awards: August

Pat Sirois, Chair of the Beautification Commission, presented the August awards to the LeVasseur Family, 213-215 Main Street and to i-Smile Family Dentistry, 765-775 Main Street.

The Chair thanked both the Beautification Commission members for their efforts in preparing the Awards and the recipients for making East Hartford a prettier place to live.

OPPORTUNITY FOR RESIDENTS TO ADDRESS THE COUNCIL ON AGENDA ITEMS

Mayor Leclerc (1) recognized Deputy Chief Chris Tardif, an East Hartford Firefighter, for his work with the DOT on the GPS program; (2) the East Hartford Fire Department is practicing next to the old Charlie's gas station until the building is demolished; (3) this Friday, the town will close on the retrofitting of the town's street lights – having secured a 2.12% rate over seven years and, weather permitting, will have all the new lights installed by December 31, 2014; (4) recently received the 2014-2015 BCG budget for the golf course, which uses actual experience for the project losses; (5) announced that the next National Prescription Take-back Program Day will be held on Saturday, September 27<sup>th</sup> from 10AM to 2PM; (6) the Senior Film Clinic will be held on October 10<sup>th</sup> and October 24<sup>th</sup> from 1PM to 4PM at the South End Senior

Center; and (7) this past summer, UTRC donated \$5,000 – enough to conduct 23 STEM programs held at the Library, which reached over 700 participants.

## APPROVAL OF MINUTES

### September 2, 2014 Regular Meeting

MOTION By Barbara Rossi  
seconded by Ram Aberasturia  
to **approve** the minutes of the September 2, 2014 Regular Meeting.  
Motion carried 8/0. **Abstain:** Weinberg

## COMMUNICATIONS AND PETITIONS

### East Hartford Public Schools : State of the Schools Annual Report

Nate Quesnel, Superintendent of Schools, and Jeff Currey, Board of Education Chair, provided the Council with a PowerPoint presentation on the 2013-2014 State of the Schools Annual Report which summarizes the accomplishments in the district this past school year. The district is moving away from the Connecticut Mastery Tests (CMT) and the Connecticut Academic Performance Tests (CAPT), while implementing the Star Literacy and Math assessments and Smarter Balance performance tests.

### The I-84 Hartford Project

Chair Kehoe reminded all that the I-84 Hartford corridor will undergo a complete transformation which will include the reconstruction of several bridges, resulting in the diverting of traffic which would impact the neighborhoods surrounding Hartford. The project is in the concept state. For further information, residents can go to [www.i84hartford.com](http://www.i84hartford.com). This project is not projected to begin for many years and is expected to take at least five years to complete.

## NEW BUSINESS

### Appointment of Robert Falkevitz as Selectman

MOTION By Bill Horan  
seconded by Ram Aberasturia  
to **approve** the appointment of Robert Falkevitz as selectman to fill the unexpired term of Peter Condio, such term to expire November 2015.  
Motion carried 8/0. **Abstain:** Rossi

### Appointment of Prescille Yamamoto to the East Hartford Housing Authority

MOTION By Esther Clarke  
seconded by Pat Harmon  
to **reappoint** Prescille Yamamoto to the East Hartford Housing Authority Board of Commissioners, whose term shall expire July 2019.  
Motion carried 9/0.

Town Council – Acting as a Committee of the Whole for the Real Estate Acquisition & Disposition Committee re: Property at the Intersection of Larrabee Street & Burnside Ave

Disposition of the Property

MOTION By Linda Russo  
seconded by Barbara Rossi  
that the East Hartford Town Council, acting as a Committee of the Whole for the Real Estate Acquisition and Disposition Committee, and waiving the requirements of Section 10-19 of the Town Ordinances, agree to convey the property, together with a slope easement, shown on a map entitled "RIGHT OF WAY SURVEY TOWN OF EAST HARTFORD MAP SHOWING LAND ACQUIRED FROM TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION BICYCLE AND PEDESTRIAN IMPROVEMENTS ON ROUTE 44 FROM ROUTE 5 TO MARY STREET, SCALE 1" = 201, FEBUARY 2014 THOMAS A. HARVEY P.E." to the State of Connecticut for the aggregate sum of \$2,800.00.  
Motion carried 9/0.

Settlement of Severance Damages

MOTION By Linda Russo  
seconded by Barbara Rossi  
that the Town of East Hartford accepts \$10,200 as a full and final settlement of all claims it may have against the State of Connecticut for the severance damage to the property shown on Map "RIGHT OF WAY SURVEY TOWN OF EAST HARTFORD MAP SHOWING LAND ACQUIRED FROM TOWN OF EAST HARTFORD BY THE STATE OF CONNECTICUT, DEPARTMENT OF TRANSPORTATION BICYCLE AND PEDESTRIAN IMPROVEMENTS ON ROUTE 44 FROM ROUTE 5 TO MARY STREET, SCALE 1" = 201, FEBUARY 2014 THOMAS A. HARVEY P.E." which damages arise as a result of the sale of property and the granting of a slope easement to the State, as shown on said map.  
Motion carried 9/0.

Refund of Taxes

MOTION By Marc Weinberg  
seconded by Linda Russo  
to refund taxes in the amount of \$30,685.98  
pursuant to Section 12-129 of the Connecticut General Statutes.  
Motion carried 9/0.

Bill	Name	Prop Loc/Vehicle Info:	Over Paid
2011-04-0083601	HONDA LEASE TRUST	2012/5FNYF4H25CB009782	-900.73
2012-01-0004002	GSRAN LLC REF. MCCORMACK MICHAEL S	14 RISLEY ST	-3,880.57

2012-01-0008782	CORELOGIC ATTN: REFUND DEPARTMENT REF. LOZADA MARIA D	63 DEBORAH DR	-370.52
2012-03-0051528	ARI FLEET LT	2012/2T2BK1BA4CC132974	-1,209.71
2012-03-0051533	ARI FLEET LT	2005/1FTRE14W85HA16498	-21.25
2012-03-0051534	ARI FLEET LT	2006/1FTRE14W76DA54944	-23.66
2013-03-0051616	ARI FLEET LT	2012/2T2BK1BA4CC132974	-1,247.60
2012-03-0065245	HANSEN BRETT A	2007/1D7HA16K67J622000	-25.42
2012-03-0088581	WOOD LOUIS A AND	1983/1GBKP37W7D3307710	-45.4
2012-04-0085701	NISSAN INFINITI LT	2013/JN1BY1AR9DM603616	-386.85
2013-01-0005620	CITIFINANCIAL LLC REF. ESTHER GASPER	65 BROOKLINE DR	-500
2013-01-0011596	PILKIN LORRAINE	42-44 HIGBIE DR	-2,303.21
2013-03-0051371	ANTWI EMMANUEL NANA	2004/KM8SC73D04U584983	-23.83
2013-03-0052123	BACOURT SEPTIMUS	2002/1C4GJ45312B664756	-20.48
2013-03-0052526	BARRIENTOS JOSE G OR	2000/1YVGF22D4Y5148315	-18.02
2013-03-0052889	BELEY CINDY M	1999/4T1BG22K2XU503896	-11.85
2013-03-0053699	BOLORIN MELVIN	1997/2T1BA02E8VC185684	-17.52
2013-03-0054652	BUCKNOR SONIA J	1998/JT2BG22K5W0125897	-11.08
2013-03-0054657	BUD BEHLING LEASING INC	2010/1GCZGFBA4A1140933	-442.84
2013-03-0054658	BUD BEHLING LEASING INC	2011/1FTNE2EW1BDA52782	-142.64
2013-03-0055081	CABRERA TAMARA	2006/1N4BA41E16C811231	-25.52
2013-03-0055458	CARBALLO JOSE A	1999/JT3HN87R3X9028389	-37.68
2013-03-0055632	CARRASQUILLO MYRIAM	2011/2HGFA1F81BH538118	-491.68
2013-03-0057111	COLLINS MARY E	2011/4T4BF3EK6BR112785	-27
2013-03-0058371	CUMMINGS ELIZABETH V	1993/1FALP52U7PA120197	-12.92
2013-03-0058805	DANQUAH ERIC Y	1999/1YVGF22C5X5852449	-29.64
2013-03-0059066	DAY LORRAINE	1999/3FAFP15P6XR180425	-14.62
2013-03-0059588	DEVANEY MICHAEL F 4TH	2005/1N4BL11D25C337238	-21.88
2013-03-0061250	ESCOLERO JOSE L	2004/2T1BR32E74C203004	-38.91
2013-03-0061441	FALCON ELSIE M	2005/1HD1FRW165Y666844	-29.22
2013-03-0063129	GAGNON ALEXANDRIA L	2000/1N4DL01DXYC154368	-9.95
2013-03-0063569	GELCO CORPORATION	2011/3FADP4AJ7BM197010	-118.09
2013-03-0063573	GELCO CORPORATION	2010/1FMCU9D75AKC13461	-43.54
2013-03-0066045	HERNANDEZ LINDA	2004/1FMZU73K14ZA13628	-35.05
2013-03-0066080	HERNANDEZ TAINA D	2006/1N4AL11D36N372453	-43.31
2013-03-0066545	HONDA LEASE TRUST	2011/1HGCP2F33BA144517	-166.74
2013-03-0066580	HONDA LEASE TRUST	2011/2HGFA1F55BH524664	-185.15

2013-03-0066582	HONDA LEASE TRUST	2011/1HGCP3F89BA012332	-252.74
2013-03-0066584	HONDA LEASE TRUST	2012/1HGCS2B83CA007675	-301.58
2013-03-0066612	HONDA LEASE TRUST	2011/2HNYD2H75BH532650	-393.66
2013-03-0066613	HONDA LEASE TRUST	2011/5J6RE4H79BL003430	-236.3
2013-03-0066667	HONDA LEASE TRUST	2012/JH4CU2F43CC006383	-182.72
2013-03-0066681	HONDA LEASE TRUST	2011/1HGCP2F84BA010739	-142.78
2013-03-0071531	MAJKOWSKI JOHN E	2007/JNKBV61F77M814597	-86.66
2013-03-0071602	MALENFANT RONALD C	2000/1G6KS54Y0YU279392	-10.3
2013-03-0071865	MARLOW MELANIE A	1987/1FABP623XHH183571	-22.7
2013-03-0076346	ORTIZ SAMUEL	1989/1HD1EBL19KY125863	-8.85
2013-03-0077447	PEREZ FERNANDO	2003/1FMZU72K43UA91737	-14.58
2013-03-0079888	RITTLINGER JOHN A	1999/1FTSS34L4XHB54280	-60.39
2013-03-0080081	RIVERA LUIS A	1997/1HGCE1898VA000614	-21.93
2013-03-0080084	RIVERA LUIS A	2007/2HGFA55587H704639	-32.7
2013-03-0080145	RIVERA RAFAEL	1997/1FTCR15X9VTA11034	-13.08
2013-03-0080490	RODGERS CAROLINE R	1996/1N4BU31D8TC155145	-13.94
2013-03-0080707	RODRIGUEZ JULIO	1997/1P3EJ46C1VN702446	-11.98
2013-03-0080843	RODRIGUEZ-TORRES MAGALI	1998/JT3YP10V1W0179131	-24.24
2013-03-0081046	ROMERO JOSE L OR	2007/5GZCZ63447S844639	-48.81
2013-03-0082452	SCHLOSSER RONALD J C OR	2000/1FTRX18L0YNB46159	-82.92
2013-03-0082987	SHELTON VERONICA AND	1993/1HGCB7557PA086952	-5.86
2013-03-0083620	SMITH JOSHUA A III	2001/1YVGF22C115235649	-27.01
2013-03-0084149	STEARNS BANK NATIONAL	2008/J8DB4W13X87400216	-639.87
2013-03-0085532	TORO-LUGO WILFREDO	1999/1GNEL19W2XB180307	-10.21
2013-03-0085822	TOYOTA LEASE TRUST	2013/4T1BF1FK5DU720863	-217.56
2013-03-0085855	TOYOTA MOTOR CREDIT CORP	2010/JTMDK4DV6A5096942	-379.06
2013-03-0086423	USB LEASING LT	2011/YV4902DZ5B2186585	-588.66
2013-03-0086715	VARGAS OSCAR J	1997/1HGEJ6672VL021949	-36.73
2013-03-0087489	VW CREDIT LEASING LTD	2012/3VWJP7AT9CM602332	-68.1
2013-03-0088157	WHITT JOSEPH	1982/1G1AY078XC5117027	-5.67
2013-03-0088926	YATTAW YVONNE J	2000/1FAFP34P1YW230014	-17.52
2013-03-0089032	ZAIKARITE PETER A	1996/1HGCD5638TA286017	-17.88
2013-03-0089129	ZEA WALTER	2005/3C4FY48B05T633608	-13.53
2013-01-0004875	FALCK JUDITH P ESATE OF C/O WENDY FALCK EXECUTRIX	574 OAK ST	-2859.98
2013-01-0010240	MOUTAFIS PETER	134 DEBORAH DR	-2358.53
2013-01-0004881	FALCONE FRED	318 LONG HILL ST	-3912.35

2013-01-0012631	MCCUE MORTGAGE REF. LOAN # 70006081	45 BROOKFIELD DR	-2130.4
2013-01-0008730	OCWEN LOAN SERVICING LLC COMMERCIAL REAL ESATE	711 BURNSIDE AVE	-2550.12
TOTAL			-30,685.98

Referral to Ordinance Committee re: Review of §18-19, Parking Lot Entrances & Exits

MOTION By Bill Horan  
seconded by Esther Clarke  
to **refer** to the Ordinance Committee a review of the 20' width limit on driveway aprons at the street line, as currently stated in §18-19 of the Code of Ordinances, with instructions to investigate the issue and report back to the Town Council with its recommendations, if any.  
Motion carried 9/0.

OPPORTUNITY FOR COUNCILLORS TO DIRECT QUESTIONS TO THE ADMINISTRATION

Esther Clarke asked if the town held any commemorative services for September 11<sup>th</sup>. *Mayor Leclerc stated that no town-sponsored service were held.* Councillor Clarke suggested that the town have some sort of recognition for this date.

Barbara Rossi asked if the Public Works department would consider obtaining a large shredder for residents' use. *Mayor Leclerc indicated that there is a large shredder for resident use at the Easter Seals located at Prestige Park.*

Pat Harmon (1) inquired on when the tree belt repair work in the Sandra Drive area will begin. *Mayor Leclerc and Tim Bockus stated that the planting season has just started and it is on the contractor's to-do list.* (2) during recent construction, a sprinkler head had been broken off at 85 Barbara Drive. *Mayor and Tim Bockus will inform the contractor.* (3) the yard at 64 Lafayette Street needs mowing. *Mayor Leclerc will inform the property maintenance division of the Inspections and Permits department.*

COUNCIL ACTION ON EXECUTIVE SESSION MATTERS

None

OPPORTUNITY FOR RESIDENTS TO SPEAK

Mayor Leclerc reported that the new technology recently installed in the Council Chambers will be completely wired and ready for operation on November 4<sup>th</sup>.

ADJOURNMENT

MOTION      By Esther Clarke  
                 seconded by Bill Horan  
                 to **adjourn** (9:38 p.m.).  
                 Motion carried 9/0.

The Chair announced that the next meeting of the Town Council would be on October 7<sup>th</sup>.

Attest Angela M. Attenello  
         Angela M. Attenello  
         TOWN COUNCIL CLERK

*Robert J. Bock*

2014 SEP 19 A 11:53

TOWN COUNCIL MAJORITY OFFICE  
REAL ESTATE ACQUISITION AND DISPOSITION COMMITTEE

TOWN CLERK  
EAST HARTFORD

SEPTEMBER 16, 2014

PRESENT Linda Russo, Chair and Councillors Bill Horan and Anita Morrison

ALSO Tim Bockus, Public Works Director

PRESENT Rich Gentile, Assistant Corporation Counsel

CALL TO ORDER

Chair Russo called the meeting to order at 5:38 p.m.

APPROVAL OF MINUTES

May 22, 2014 Meeting Minutes

MOTION By Anita Morrison  
seconded by Bill Horan  
to **approve** the minutes of the May 22, 2014 Real Estate Acquisition &  
Disposition Committee meeting.  
Motion carried 3/0.

OPPORTUNITY FOR RESIDENTS TO SPEAK

None

NEW BUSINESS

1855 & 1859 Main Street

Assistant Corporation Counsel Rich Gentile initiated a general discussion of the property at 1855 and 1859 Main Street, which parcels were offered to the Town by a resident owner, along with the possibility of a 3<sup>rd</sup> parcel. The Town had asked the owner to perform the environmental evaluation in the past, but the owner has not done any environmental assessments. Attorney Gentile was of the opinion that the Town not pursue the acquisition of the property, which is in the flood plain.

MOTION By Bill Horan  
seconded by Anita Morrison  
to advise the property owner that the Town does not want to acquire the property at 1855 and 1859 Main Street.  
Motion carried 3/0.



MARCIA A. LECLERC  
MAYOR

# TOWN OF EAST HARTFORD

740 Main Street  
East Hartford, Connecticut 06108

(860) 291-7215

FAX (860) 291-0145

OFFICE OF THE  
CORPORATION COUNSEL

September 24, 2014

Mr. Kevin Kearns  
22 Buckwheat Hill Road  
Watertown, CT 06795

Re: Property Offered to Town of East Hartford

Dear Mr. Kearns:

The East Hartford Town Council's Real Estate Acquisition and Disposition Committee has met and recommended that the Town not accept your offer of 1855 and 1859 Main Street. Unfortunately, it was determined that the Town has no use for those parcels. You may want to check to see if they might be of interest to a land trust.

I have also spoken with the Town's Finance Director concerning your ability to bid on 38 Main Street, Rear. Unfortunately, any bid at less than 100% of the taxes owed would amount to the Town agreeing to reduce your overall tax liability to the Town. The Town does not have a general right to reduce or compromise delinquent taxes for the individual owing such taxes.

I am sorry that the news is not positive, however, I did want to get back to you as soon as possible.

Very truly yours,



Richard P. Gentile  
Assistant Corporation Counsel

RPG:aek

CC: Linda Russo ✓  
Michael Walsh

Corporation Counsel indicated that the labor contracts reference the town ordinance with regard to the Board's membership and again changing the ordinance would necessarily require a labor contract change. Mike Walsh advised the Committee that the labor contracts expire in different years – ranging from two to five or more years. As a result it would be unrealistic to try to get a consensus on the Board size with the labor unions in expedited fashion.

The Committee asked Corporation Counsel to explore whether alternates could be added to the Board. Under this recommendation, the actual membership doesn't change, but rather it would allow people to stand in the stead of current members as is the current process for the Planning & Zoning Commission.

The Committee agreed to take no further action pending a response from Corporation Counsel's office on this item.

## NEW BUSINESS

### Chapter 10, Article 5 re: Public Act 14-124

Corporation Counsel had requested the Ordinance Committee review whether the 2014 change to Connecticut General Statutes section 12-129 would require a change to the town ordinance providing for elderly tax relief under this statute. The Committee reviewed the matter with Corporation Counsel and concluded that the change contained in Public Act 14-124 was merely a clarification that the elderly tax breaks would apply to a property which is owned by a trust, but the senior citizen has the legal authority to reside on such property as their principal place of residence. Such legal authority would include a life tenancy. That interpretation of state law has been the town's interpretation of our ordinance for many years, and as such, the Ordinance Committee concluded that there was no need to make any additional changes to the town's elderly tax break ordinance.

### Budget Format for Town and Board of Education

The Ordinance Committee explained that a uniform presentation of both the town and the Board of Education's budget would allow for a greater understanding of the expenses and revenues for the schools as well as town departments. The members of the Committee, as well as those in attendance, reviewed the current budget presentations and concluded that there should be a similar format for each.

The committee looked into how many columns of data could be reasonable placed on a single budget page and concluded that no more than seven columns would fit on one page. After much discussion, it was decided that the columns would be as follows:

- 2 columns representing prior year actuals for two years; followed by
- the current budget; followed by
- the revised budget ;followed by
- the year-to-date actuals; followed by
- the proposed budget; followed by
- the difference between the proposed budget and the revised budget



## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: October 2, 2014  
TO: Richard F. Kehoe  
FROM: Mayor Marcia A. Leclerc *ML*  
RE: Presentation- Annual United Way Campaign

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Please make room on the Town Council agenda on October 7, 2014 for a presentation of the Annual United Way Town of East Hartford Employee Campaign by Youth Services Outreach Coordinator and United Way Campaign Coordinator Marc Bassos.

Thank you.

cc: M.Bassos, Youth Services Outreach Coordinator

OLD BUSINESS

Two Parcels on Park Avenue/Main Street (Route 5 North)

Attorney Gentile initiated an update of the Town's progress with acquiring the subject parcels at the corner of Park Ave and Main Street. Recent correspondence with the State DOT was reviewed and discussed – specifically the DOT provided documentation that indicated that the parcel formerly used as a gas station was not an “establishment” under Connecticut law.

MOTION By Linda Russo  
seconded by Bill Horan  
that this Committee **recommends** that the Town Council accept from the State of Connecticut the pieces and parcels of property located at Main Street (Route 5) and Park Avenue, together with referenced easements and rights of way, described on the attached two deeds, for the state-mandated release fee of \$1,000, and **waive** the acquisition requirements set forth in Section 10-18(b) of the Town Ordinances.

*A discussion of the DOT correspondence continued, as well as the possible uses of the property by the Town and the reversionary right reserved by the State.*

Motion carried 3/0.

118 Main Street

Attorney Gentile initiated an update of the issues regarding the parcel at 118 Main Street. The building has since been demolished.

No further action taken.


ADJOURNMENT

MOTION By Bill Horan  
seconded by Anita Morrison  
to **adjourn** (5:58 p.m.)  
Motion carried 3/0.

cc: Town Council  
Marcia Leclerc, Mayor  
Rich Gentile, Assistant Corporation Counsel  
Mike Walsh, Finance Director  
Tim Bockus, Public Works Director  
Eileen Buckheit, Development Director



## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: September 29, 2014  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Marcia A. Leclerc   
RE: RESOLUTION- Reallocation of Funds

---

Paul O'Sullivan, Grants Manager, is requesting approval of a Resolution to allow the reallocation of funds through the LoCIP and CIP Programs. He is seeking approval to move \$49,640.00 in Local Capital Improvement funds from work at the Veterans Memorial Clubhouse to the replacement of Tennis Court Surfaces at East Hartford High School.

Please place this information and Resolution on the Town Council agenda for the meeting to be held on October 7, 2014.

Thank you.

C: M. Walsh, Finance Director  
P. O'Sullivan, Grants Manager  
E. Buckheit, Development Director

I, Angela M. Attenello, the duly appointed Clerk of the Town Council of the Town of East Hartford, a corporation organized and existing under the laws of the State of Connecticut, hereby certify that the following is a true copy of a resolution adopted at a meeting of the East Hartford Town Council of said corporation, duly held on the 7<sup>th</sup> day of October, 2014.

## **R E S O L U T I O N**

**WHEREAS** the Town of East Hartford currently has a total of \$49,640.00 in Local Capital Improvement Program (LoCIP) funds earmarked for renovations at the Veterans Memorial Clubhouse; and

**WHEREAS** review of the building and required work indicates that much of the work falls into the category of repairs, making the project ineligible under LoCIP guidelines; and

**WHEREAS** these funds can be reprogrammed for the repair of the Tennis Courts at East Hartford High School;

**NOW THEREFORE LET IT BE RESOLVED;** that Marcia A. Leclerc, Mayor of the Town of East Hartford, is authorized to amend the Town Capital Improvement Program (CIP) for the purpose of transferring \$49,640.00 from the Veterans Memorial Clubhouse Project (CIP #2015-302) to the Replacement of Tennis Court Surfaces at East Hartford High School Project (CIP #2014-301) and make application to, and execute and approve on behalf of this corporation, any and all documents, contracts, and amendments as may be required by the state Office of Policy and Management as they pertain to these projects and the state Local Capital Improvement Program.

**AND I DO CERTIFY** that the above resolution has not been in any way altered, amended, or repealed, and is now in full force and effect.

**IN WITNESS WHEREOF,** I do hereunto set my hand and affix the corporate seal of said Town of East Hartford the \_\_\_\_ day of October, 2014.


Seal

Signed: \_\_\_\_\_  
Angela M. Attenello, Council Clerk

GRANTS ADMINISTRATION  
MEMORANDUM

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TO: Mayor Marcia A. Leclerc

FROM: Paul O'Sullivan, Grants Manager 

SUBJECT: Council Resolution – CIP and LoCIP Reallocation  
Veterans' Memorial Clubhouse

DATE: September 26, 2014

---

Attached is a draft Town Council Resolution amending the Town Capital Improvement Program (CIP) for the purpose of reallocating LoCIP funds from one project to another.

The Town currently has a total of \$49,640.00 in Local Capital Improvement Program (LoCIP) funds earmarked for work at the Veterans Memorial Clubhouse (CIP #2015-302). This resolution will amend the Capital Improvement Program to reallocate these funds to the Replacement of Tennis Court Surfaces at East Hartford High School Project (CIP #2014-301).

LoCIP guidelines state that a project may include repairs incidental to reconstruction and renovation, but does not include ordinary repairs and maintenance of a routine, ongoing nature. Upon close inspection, it was determined that the work needed at the Veterans' Memorial Clubhouse may fall in the latter category, making it ineligible for LoCIP funds.


I respectfully request that this resolution be placed on the agenda for the Town Council meeting on October 7th, 2014. I will be in attendance at the meeting in case the members of the Council have any questions.

Attachments: as stated

Cc: Eileen Buckheit, Development Director



## TOWN OF EAST HARTFORD OFFICE OF THE MAYOR

DATE: September 29, 2014  
TO: Richard F. Kehoe, Chair  
FROM: Mayor Marcia A. Leclerc   
RE: Flood Protection System Rehabilitation Project-Contract Authorization

---

Attached is a memo from Tim Bockus, Public Works Director, advising that he needs contract authorization to fund professional services and legal contracts for Real Estate Acquisition & Right of Way Development, Phase I, Metal Retaining Wall Evaluation, Meadow Hill Outfall Repair Project Design, Toe Drain Replacement Project Phase 2 and Piezometer/Data Logger Replacement & Modification. Included in this memo is a description of each project and amount of funds needed for a total of \$425,768.

Also attached is a Flood Protection System Rehabilitation Project Status Update from Nick Casparino, Civil Engineer.

Please place this information on the Town Council Agenda for the October 7, 2014 meeting for review and approval to allow the town to enter into the professional services and legal contracts.

Thank you.

C: T. Bockus, Director, Public Works  
N. Casparino, Civil Engineer  
R. Gentile, Asst. Corporation Counsel  
M. Walsh, Finance Director



## MEMORANDUM

**TO:** Mayor Marcia A. Leclerc

**FROM:** Tim Bockus, Public Works Director 

**DATE:** September 26, 2014

**RE:** Referral to Council

**Flood Protection System Rehabilitation Project**

**Contract Authorization – Real Estate Acquisition & Right of Way Development –**

**Phase 1 (Professional Services)**

- Metal Retaining Wall Evaluation (Professional Services)
- Meadow Hill Outfall Repair Project Design (Professional Services)
- Toe Drain Replacement Project Phase 2 –  
Environmental Support (Professional Services)
- Piezometer / Data Logger Replacement & Modifications  
(Professional Services)

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Attached is a request for the Town Council to fund professional services and legal contracts associated with the rehabilitation of the Town's Flood Protection System (System).

### **Real Estate Acquisition & Right of Way (ROW) Development - Phase 1**

Over the past 70 years, the Town has sold portions of or modified the original System right of way. During the design of the Toe Drain Replacement Project – Phase 1 it became apparent that some of the right of way modifications have adversely affected the System and the Town's ability to maintain the System. In one case, a portion of the levee embankment was sold and is no longer owned by the Town. No records were found that the USACE approved any of the right of way modifications that have occurred.

In order to construct Toe Drain Replacement Phase 1, the Town will need to acquire a series of property rights in and around the System. Town staff met with representatives of the United States Army Corps of Engineers (USACE) to discuss the situation surrounding the matter. The USACE is requiring the Town to obtain sufficient rights or the property necessary to operate and maintain the System as required in the Town's original agreement with the Federal Government. As a result the Town must also develop a right of way map for the entire length of the System which must be approved by the USACE. Future modifications to the System right of way will require USACE approval.

The Town has existing condition and property mapping for the entire System which was developed during the design of the two phases of the Toe Drain Replacement Project. The existing condition mapping will be utilized to develop a list of encroachments by private property owners and identify areas where the acquisition of property rights is required. The need to acquire property rights and the development of a right of way map were not anticipated at the start of the rehabilitation project. Due to the limited available funding, we anticipate phasing the

property rights acquisition activities. Phase 1 of the property rights acquisition will be limited to the project limits of the first phase of the Toe Drain Replacement Project which is at the 90% design phase. Future phases of the property rights acquisition will be required to complete the overall project.

The Engineering Division will work the Corporation Counsel's Office on this element of the rehabilitation of the System. The Corporation Council's Office will be responsible to manage the outside legal services and the property appraisal services. The Engineering Division will be responsible to manage survey and mapping development as well as the coordination efforts with the USACE.

The property acquisition / right of way efforts require the following services:

1. **Outside Legal Services** – A firm will be selected shortly as part of RFQ #14-14 for Legal Services associated with the Flood Protection System. That firm will assist the Town in dealing with the various encroachments, property acquisitions, negotiations and other legal services for the project.
2. **Property Appraisals** - A firm will prepare the appraisals required during the property rights acquisition phase.
3. **Property map development** - GEI Consultants, Inc and their sub consultant BSC Group, Inc. will be utilized to develop the individual property maps.
4. **System Right of Way Development (Modifications to the property boundary mapping of the System)** - GEI Consultants, Inc and their sub consultant BSC Group, Inc. will be utilized to modify their existing mapping to reflect the final System right of way and assist in the coordination efforts with the USACE. This work will be covered as a supplemental agreement to the Toe Drain Replacement Project Phase 2.
5. **Property acquisition funding to acquire the necessary property rights**

The following budget (not to exceed values for each of the tasks) for Phase I is being established to complete the efforts noted above.

1. Outside Legal Services	\$ 125,000
2. Property Appraisals	\$ 25,000
3. Property Map Development	\$ 20,000
4. System Right of Way Mapping	\$ 25,000
5. Property Acquisition Costs	\$ 75,000
<b>Phase 1 Property Acquisition / Right of Way Development</b>	<b>\$ 270,000</b>

### **Metal Retaining Wall Evaluation**

The USACE has identified the retaining wall located to the rear of Fire House #1 as an encroachment which is unacceptable. The USACE is concerned about the impact of the wall on the System. The retaining wall was installed by the Connecticut Department of Transportation during construction of the Interstate 84. The Town plans to complete a preliminary evaluation of the retaining wall which will be based on existing fieldwork, data and the engineering model that was developed as part of previous studies. The evaluation is required to determine if the retaining wall and the highway ramp elements pose a threat to the stability of the System as well as seepage problem.

If the preliminary analysis indicates concerns with seepage and stability, additional engineering studies including geotechnical investigations will be warranted.

**Cost of the Metal Retaining Wall Evaluation**

**\$ 8,523**

**Meadow Hill Pump Station Outfall Repair Design**

One of the water stops on the existing concrete box culvert has failed allowing seepage through the joint on the concrete box culvert. Evidence of the defect is noticeable at the ground surface during high water events. Water seeps out of the ground adjacent to the pump station and flows towards the storage pond. An evaluation of the box culvert was completed which included a visual inspection of the interior of the culvert. The defective elements identified by the evaluation included the damaged water stop, the lack of protective coatings on all of the existing water stops and deterioration of various metal components and moderate erosion of the concrete culvert.

The damaged water stop needs to be repaired as soon as practicable to prevent further damage to the structure. Protective coatings need to be installed on all of the water stops so the water stops are protected. Various metal components including the stop log guides and various brackets need to be replaced. The outfall slide gate will not be exercised until the metallic components are replaced due to concerns that the gate will not function properly.

**Cost of the Meadow Hill Pump Station Outfall Repair Design   =\$ 101,910**

**Toe Drain Replacement Project Phase 2 - Environmental Support Services (Supplemental Agreement)**

The existing design contract included a corridor land use evaluation within the project limits which was conducted in general conformance with CTDOT Division of Environmental Compliance – Task 110 (Contaminated Soil / Groundwater). The evaluation identified eight properties with relative high environmental risk. Based on the Town's actual work limits, GEI has recommended that further investigation is warranted in three locations. The environmental support services will collect information to identify the nature and extent of possible impacted soils within the project limits. If impacted soils are found, the environmental support services include the development of the appropriate specifications, drawings and cost estimates which will be incorporated into the bid documents for the Toe Drain Replacement Project Phase 2

**Toe Drain Replacement Project Phase 2 Environmental Support Services**

**=\$ 31,278**

**Piezometer / Data Logger Replacement and Modifications**

The Town's Operational and Maintenance plan requires that the existing piezometers be monitored twice annually with the results being submitted to the USACE. The Task includes replacing non-functional data loggers, elevating an existing data logger to avoid submersion and the possible abandonment of existing piezometers. One of the data loggers has not been recording properly and needs to be replaced. Another data logger became submerged earlier this

year and the unit will be replaced. The data loggers are designed for a wet environment but are not intended to be submerged. On an as-needed basis, we will permanently abandon any open standpipe piezometer that is found to be defective or are no longer in use.

**Piezometer / Data Logger Replacement and Modifications      = \$ 14,057**

Please request that these items be placed on the upcoming Town Council agenda. Town Council action is required to authorize the Town to enter into the professional services and legal contracts in the amount of \$425,768 for the five project initiatives noted above.

PW transmittal for authorization

TO: Tim Bockus, Public Works Director

FROM: Nick Casparino, Civil Engineer *NTC*

DATE: September 26, 2014

RE: Flood Protection System Rehabilitation Project  
Status Update

The Town has not addressed all of the known structural deficiencies that could result in failure of and/or challenges in the operation of the Flood Protection System (System). The United States Army Corps of Engineers (USACE) estimates that the System protects approximately 756 structures with an estimated value of \$859,800,000 and protects an estimated population ranging from 6,410 (daytime) to 2,177 (night). Failure or overtopping of the System could result in loss of life and the economic losses estimated at \$364,200,000 with areas of inundation over 20 feet deep.

Various engineering analyses and studies of the System have been completed as part of the FEMA Accreditation Process and as a result of the findings of USACE's 2010 Periodic Inspection Report. The studies have identified a number of System elements which need to be addressed. The Town has been working with the USACE and the Connecticut Department of Energy and Environmental Protection (CT DEEP) to make the necessary improvements so that the System provides the intended level of protection based on current engineering standards.

#### **Structural Deficiencies**

Significant improvements have been made to the System in the past few years. Unfortunately, the System is comprised of various elements and the strength of the overall System is dependant on its weakest link. Structurally, seepage and slope stability are the greatest concerns. The Town has been addressing the structural deficiencies which could adversely affect the integrity of the System and result in catastrophic failure. Operational elements and other elements which are obsolete as well as past their operating life but are currently functioning have received lower priority but will need to be addressed at some point in the future.

The known structural deficiencies include the impacted toe / collector drain system, seepage paths at the closure structures and the damaged Meadow Hill Pump Station box culvert. Questions have been raised about the impacts of the metal-crib retaining wall located behind Fire House #1 which was constructed as part of the Interstate Highway System. The Town's approach to improve the System has been discussed with the USACE and has received their support.

#### **USACE Policy Changes**

The USACE developed an interim policy concerning the continuing eligibility inspections which are required to remain on their active status. The interim policy was recently implemented and affected the USACE's 2013 annual inspection report for the

System. The new interim policy utilizes the same elements and the original rating system but will place additional emphasis on a subset of 18 elements. An unacceptable rating in any of the subset of 18 elements will result in the Town's System being moved to "inactive status". The subset of 18 elements includes seepage and slope stability which are major concerns for all flood protection systems. As identified above these elements are areas of concern for the Town's System and were identified in the USACE's 2010 Periodic Inspection Report.

The USACE's policy also addresses the time frame in which deficiencies must be corrected. The local sponsor has two years to correct a deficiency once the deficiency is noted in the USACE inspection report. If the deficiency is not corrected, the element would be deemed "unacceptable" resulting in the System moving to inactive status if the element is one of the 18 elements noted in the interim policy.

The 2013 USACE Routine Inspection Report dated 4/1/2014 has been reviewed and the findings incorporated into the rehabilitation project. The following elements need to be incorporated into the scope of work below in order to continue to receive USACE active status as it relates to P.L. 84-99.

1. Evaluation of the identified encroachments must be completed by June 2015. A status update is to be submitted in the August 2014 semi-annual submission to the USACE. We proposed to prioritize and evaluate the encroachments that adversely impact the integrity of or ability to maintain / operate the System. The only known element is the Metal-Crib retaining wall noted below. All other encroachments will be evaluated based on the risk as time allows.
2. The USACE has requested additional information associated with the levee right of way. Information on deeds and property rights for the System need to be documented. The right of way mapping must include reference to the various deeds and property rights. The System right of way mapping that is currently under development will be modified accordingly. The increased scope of work should be added to the Town's efforts.
3. A status report on the updating of the Operation & Maintenance manual is required in the 2014 August semi-annual submission to the USACE.

The USACE's 2013 Routine Inspection Report and the interim policy have established new deadlines for various deficiencies. The 2013 Routine Inspection Report (based on the interim policy) was issued in Spring 2014 resulting in a 2016 deadline to correct various deficiencies, if the USACE did not specify a specific deadline. The Town's System received an overall rating of "Minimally Acceptable". The System did not receive an "Unacceptable" rating in any of the 18 elements contained in the USACE's interim policy and remains on the USACE's "active" list. Failure of the Town to address the USACE's noted deficiencies by the deadlines could lead to an item being rated as "unacceptable" and the System being deemed inactive.

The Town does not have sufficient funding to complete the necessary repairs to address the structural deficiencies. Additional funding is required to complete structural repairs including but not limited to the Meadow Hill Pump Station Outfall and the Toe Drain

Replacement Project. If funding for the structural deficiencies is not secured by November 2015, the Town's System will be deemed "inactive" in 2016.

### **Currently Funded Project Elements**

The following is a projection of the work that can be programmed with the existing funding for the Project.

**1. Toe Drain Replacement Project - Phase 1 (entire project based on estimated costs)**

- a. Design efforts are under contract and the 90% design submission has been made. A supplemental agreement might be necessary to complete the design. The project delay as well as the possible need to redesign the project based on the actual real estate that the Town is able to secure may impact the current scope of work. (see below)
- b. Design efforts are currently on hold due to the need to acquire real estate for the project (see below).
- c. Funding for the construction and the contract administration / inspection of Phase 1 have been programmed based on the current engineer's estimate but is subject to change based on the impacts of the real estate acquisition phase.

**2. Toe Drain Replacement Project - Phase 2 (Design only)**

- a. Design efforts are under contract and the 30% design plans are under development.
- b. A proposal for Environmental Testing will be required as the initial environmental assessment of the Phase 2 corridor has identified 5 locations that need further investigation. The cost of the proposal will be programmed and Town Council approval will be required. The estimated cost of the work is \$35,000.
- c. The funding for construction and construction administration / inspection of Phase 2 is not available.

**3. Closure Structure Repair Project (entire project based on estimated costs)**

- a. The project has been delayed because of the Metropolitan District's (MDC) involvement. All levee penetrations are required to be evaluated every 5 years. MDC has completed the fieldwork to evaluate the condition of the two 20" water mains which run underneath the Main Street closure structure. They are planning on abandoning a 4" water main which runs through the Main Street closure structure wall. Isolation valves are anticipated to be installed on the two 20" water mains which will allow MDC to shut down the water mains under the closure structure in the event of a problem. MDC's schedule for the work is unknown at this time. The Town has deferred our project to avoid MDC's disturbing the Town's improvements.
- b. The design of the project is under contract but is currently on hold. The Town may encounter additional costs from our Consultant as the project schedule has been delayed for a few years.

- c. Funding for the construction and the contract administration / inspection of Closure Structure Repair Project has been programmed. The cost of inflation is a serious concern if this project continues to be delayed.
- 4. **Real Estate Acquisition & Right of Way (ROW) Development (Phase 1 only)**
  - a. Over the past 70 years, the Town has sold portions of or modified the original System right of way. During the design of the Toe Drain Replacement Project – Phase 1 it became apparent that some of the modifications have adversely affected the System and our ability to maintain the System. In one case, a portion of the levee embankment is no longer owned by the Town. In order to construct Toe Drain Replacement Phase 1, the Town must purchase real estate. Additional real estate transactions might be required for the second phase of the Toe Drain Replacement Project and to meet the USACE's requirements for ROWs.
  - b. No records were found that the USACE approved any of the modifications to the System ROW. The Town will work with the USACE to establish modified ROW limits that are agreeable to both parties.
  - c. The Town has selected a firm to provide legal services via a Request for Qualifications. The first phase of the project will include the area from Interstate 84 / Bulkeley Bridge to East River Drive (south of the Hartland Street intersection). A preliminary budget has been established and the funds programmed for this effort. Town Council approval is required to utilize bond funds for this effort. Additional funding might be required depending on the scope of ROW modifications required. The potential additional funds have not been programmed.
- 5. **Metal-Crib Retaining Wall Evaluation (Preliminary evaluation only)**
  - a. The USACE has rated the encroachment as unacceptable and is concerned about the impact of the wall on the System. The Town plans to complete a preliminary evaluation of the retaining wall which will be based on existing fieldwork and engineering models that has been developed as part of previous studies.
  - b. Funds have been programmed for this effort to determine if the USACE's concerns are warranted. Town Council approval is required to utilize bond funds for this effort. Additional funds might be required if more detailed analysis is warranted. The cost of a detailed analysis has not been programmed.
- 6. **Meadow Hill Pump Station Outfall Repair (Design only)**
  - a. One of the water stops on the existing concrete box culvert is failing allowing seepage through the joint. Evidence of the defect is noticeable at the ground surface during high water events. Water seeps out of the ground adjacent to the pump station and flows towards the storage pond.
  - b. An evaluation of the box culvert was completed, including a visual inspection of the interior of the culvert. The defective elements identified by the evaluation included the damaged water stop, the lack of protective coatings on all of the existing water stops and deterioration of various metal components at the riverside outfall. The damaged water stop should



be repaired as soon as practicable to prevent further damage to the structure. Protective coatings need to be installed on all of the water stops so that they are protected and additional water stops are not damaged. The metal components need to be replaced to allow the slide gate to function at the riverside of the outfall.

- c. Funds have been programmed for the design of the Outfall Repair. Town Council approval is required to authorize these funds.
- d. Funding for the construction and the contract administration / inspection of Outfall Repair Project has not been programmed. Delays in funding this element may result in increased costs for design and/or construction if the damage to the box culvert becomes more extensive over time.

### **Public Works Operational Budget**

Public Work's budget will need to fund all of the required operational and annual maintenance activities for the System or its monitoring. Annual monitoring and operational tasks that are required include but is not limited to the following:

- 1. Piezometer monitoring – twice annually
- 2. Floodwall monitoring – twice annually
- 3. Megger testing at the three Pump Stations - annually
- 4. Crane Inspections – annually with a more comprehensive inspection required every 5 years
- 5. Safety Compliance – annually
- 6. Training Program – annually
- 7. Vegetation spraying – twice annually
- 8. Animal burrow repairs – continuous basis
- 9. General maintenance operations and necessary repairs –on-going
- 10. CCTV inspection of the Toe / Collector Drain System - every 5 years
- 11. CCTV inspection / evaluation of all levee penetrations – every 5 years

Public Works will require additional annual funding to operate and maintain the System. The existing funding levels are insufficient to accomplish the periodic tasks such as the CCTV inspections which must take place in 2017. Maintenance costs will continue to rise due to the age of the System elements.

### **Impacts of not continuing the Rehabilitation Project**

The existing work which is currently being evaluated or designed with the possible exception of the Meadow Hill Storage Pond Dredging Project and the possible scope changes noted above has been funded and will be completed. The Meadow Hill Storage Pond Dredging Project has been delayed at the Town's direction due to the lack of funding. A supplemental agreement will be required to complete the design of the dredging project due to the length of the delay in the design process. The Town has obtained various Federal, State and Local permits for the overall Rehabilitation Project. We have been successful in receiving permit extensions on some of the existing permits based on the Town's commitment to continue the project. All of our current permits will expire by the end of 2016. The current funding is anticipated to be exhausted in 2015 and is insufficient to address all of the structural deficiencies. If additional funding is not

secured by the end of 2015, the rehabilitation project will become inactive and our existing permits will lapse. As the project will be inactive, the likelihood of extending the permits will be slim and the USACE regulatory permit which was issued in 2008 (recently extended to 2016) will expire.

If this situation were to occur, additional Town funds above the current estimated costs will be required to resume the project. The designs that are currently being developed will be set aside until funding becomes available. Any changes in engineering design standards, the USACE's levee safety program requirements as well as the regulatory and permitting process will require the appropriate redesign of and development of new permit applications for the various projects. Any redesign will require additional funding and time to be in the same position that the Town will reach in 2015. We can not assume that the designs completed in 2015 will be able to be constructed in the future without additional design efforts or costs. Securing the necessary permits for the various construction projects requires a significant time, effort and cost. Funding will be required to obtain new permits for the Project in the future.

Please note that GEI Consultants, Inc. completed the current designs. The most cost effective approach will be to utilize GEI Consultants, Inc. in the future to modify the designs / bid documents and secure the necessary permits. The costs associated with utilizing a different Consultant will result in a duplication of effort which has already been expended and higher project costs.

#### **Impacts of not completing Operational Improvements**

The issue of equipment operating life has not been addressed. The three pump stations are over 70 years old. Numerous elements in the pump stations including the electrical system, pumps, etc. are original equipment. The components of the electrical system are currently functioning but are well past their anticipated operating life. We will be unable to secure replacement parts for various elements in the pump station due to the age of the equipment. The Town should develop a long term capital improvement project to update the pump stations. We should also be prepared to implement an alternate pumping plan in the event of failure of the original equipment.

#### **Engineering Division Recommendations**

1. Additional funding should be obtained to complete the Project. At a minimum, funding to correct all of the structural deficiencies should be secured to take advantage of the repairs and the design work that have been completed and paid for. The System has been improved but failure of one component with a structural deficiency could result in a catastrophic failure of the System.
2. The Town should develop a long term capital improvement program to address the operational and maintenance deficiencies, if the overall Project is not completely funded.
3. Public Works must modify the operational and maintenance activities associated with the System. Various improvements and work has been completed which in some cases requires additional effort or modified operations by staff.

4. Emergency Management should review our current plan to deal with flooding events and work on increasing community awareness surrounding the flood protection system.

Status update\_programming 092314

OFFICE OF THE  
TOWN COUNCIL

**TOWN OF EAST HARTFORD**

740 Main Street

East Hartford, Connecticut 06108

2014 OCT -6 A 9 30

(860) 291-7208

FAX (860) 291-7389

DATE: October 2, 2014

TO: Town Council Members

**REVISED 10-06-14**

FROM: Rich Kehoe, Chair

RE: Tuesday, October 7, 2014 7:00 p.m. Town Council Majority Office

In accordance with Section 3.3 (a) of the Town Charter, a Special Meeting of the Town Council will be held as follows:

Tuesday, October 7, 2014

7:00 p.m.

Town Council Majority Office

The purpose of the meeting is to meet in executive session to discuss the following cases:

- pending tax appeal case known as 70 Tolland Street Associates, LLC v Town of East Hartford, Docket No. CV-14-6025234-S involving 62-70 and 62 Rear Tolland Street
- ~~United Technologies Corporation v Town of East Hartford, Docket No. CV-12-6015707-S regarding personal property (manufacturing exemption)~~
- Property damage claim of current Board of Education employee, Anna Smith

cc: Mayor Leclerc  
Scott Chadwick, Corporation Counsel  
Brian Smith, Assessor  
Cindy Bennett, Risk Manager