

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 17, 2021 – remotely via telephone conference –

Pursuant to Governor Lamont's Executive Order No. 7B regarding suspension of In-Person Open Meeting requirements, the State Properties Review Board conducted its Regular Meeting at 9:30AM on June 17, 2021 remotely via telephone conference at (866)-692-4541, passcode 85607781.

Members Present:

Edwin S. Greenberg, Chairman
Bruce Josephy, Vice Chairman
John P. Valengavich, Secretary
Jack Halpert
Jeffrey Berger
William Cianci

Members Absent:

Staff Present:

Dimple Desai
Thomas Jerram

Guests Present

James Brennan, West Hartford Engineering Department

Mr. Valengavich moved and Mr. Halpert seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

1. ACCEPTANCE OF MINUTES

Mr. Valengavich moved and Mr. Berger seconded a motion to approve the minutes of the June 14, 2021 Meeting. The motion passed unanimously.

2. COMMUNICATIONS

Staff presented the Board with a monthly voucher statement pursuant to CGS 13a-73(h) identifying DOT real estate acquisitions for less than \$5,000.

3. REAL ESTATE- UNFINISHED BUSINESS

4. REAL ESTATE – NEW BUSINESS

PRB #	21-086
Transaction/Contract Type:	RE – Easement
Origin/Client:	DEEP/DEEP
Grantor/Grantee:	Town of West Hartford
Property:	West Hartford, Trout Brook Drive – Park River Area
Project Purpose:	South Branch Park River Easement & Maintenance
Item Purpose:	Permanent Maintenance Easement and Agreement

At 9:40 Mr. Brennan joined the meeting to participate in the Board's discussion of this proposal. Mr. Brennan left the meeting at 9:55.

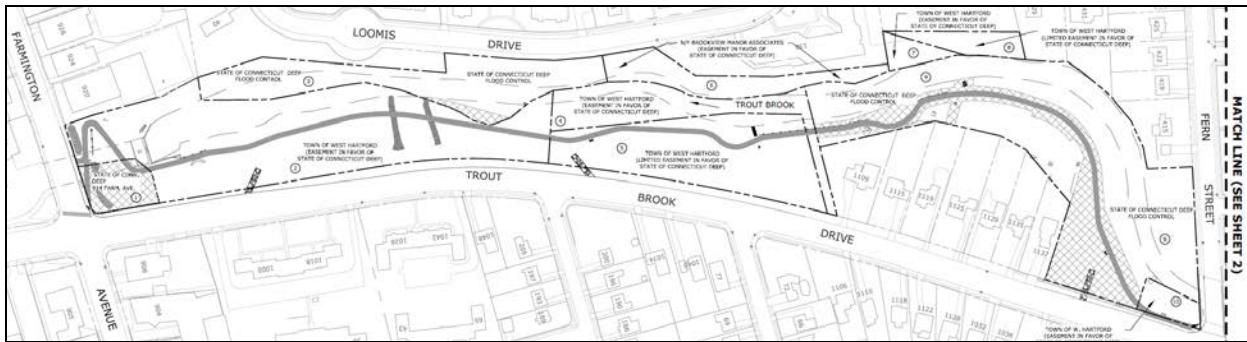
Project Background

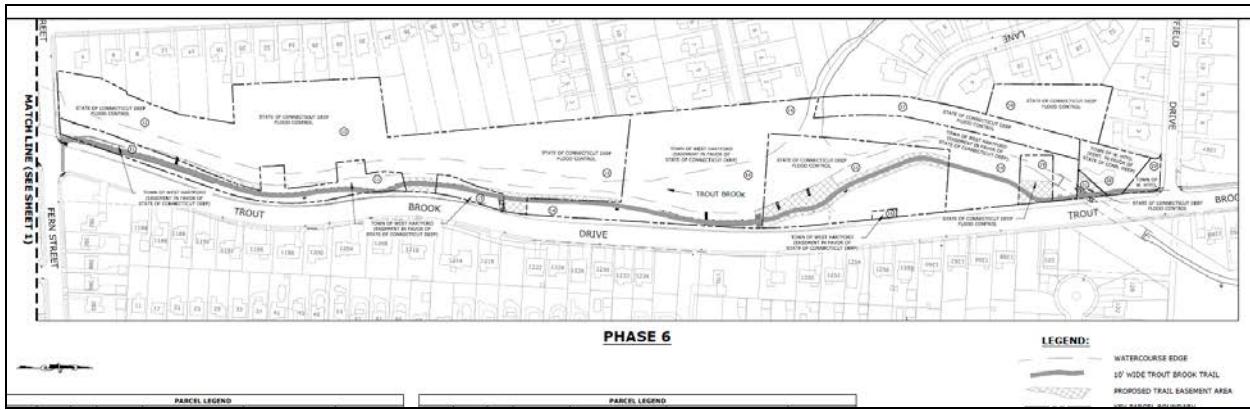
After the devastating flood of 1955, the State entered into an agreement with Natural Resource Conservation Service Natural (NRCS) to construct the South Branch Park River (SBPR) Flood Control Channel. In 1961 the State entered into a “Work Plan for Watershed Protection and Flood Prevention South Branch Park River Watershed” signed by the Dept. of Agriculture, NRCS, City of Hartford, Town of Newington, Town of West Hartford, the Hartford City Soil Conservation District and Greater Hartford Flood Control Commission, basically stating that the municipalities would conduct annual maintenance and operation of the sections located within their borders to ensure protection during future flood disasters. In 1974 another “Agreement” was executed between the Town of West Hartford and DEEP. Copies of the Work Plan and Agreement are available upon request.

In 2011, NRCS performed extensive inspections of the SBPR channel and issued a report and summary letter to DEEP, stating that maintenance and repairs to the channel must be performed to meet NRCS’s design criteria and failure to do so would jeopardize future federal funding that supports all flood control projects throughout the State. In response to the NRCS report, DEEP retained a contractor to implement the maintenance work in the channel, which was deferred by the City of Hartford, the Town of West Hartford and Town of Newington. The channel repair project was bid in 2015 and the repairs were substantially complete by June of 2016. The total cost for the deferred maintenance for the SBPR was \$5,449,520.34. We sought reimbursement from the Towns and further attempted to enforce each of the Municipality’s commitment to assume future maintenance related to the flood control channel but haven’t had luck in either regard. None “have the necessary equipment and/or funding”.

Meanwhile, the Town of West Hartford applied for grant funds to construct and extend the walking trails along the SBPR. They requested an easement to construct and maintain the trail. DEEP insisted that the Town renegotiate its maintenance of the SBPR, in exchange for the walking trail easement. The attached easement and agreement seeks to satisfy both intents and purposes.

Under this proposal, DEEP seeks SPRB approval pursuant to CGS 22a-324 and CGS 23-12 to enter into a Permanent Maintenance Easement and Agreement acquired over lands owned by the State of Connecticut and Town of West Hartford beginning at the northwest intersection of Farmington Avenue and Trout Brook Drive, crossing Fern Street and continuing north to just south of Duffield Drive.





Recommendation – Staff recommend the Board approval this Proposal for DEEP to enter into a Permanent Maintenance Easement and Agreement with the Town of West Hartford for the following reasons:

- The proposed Agreement complies with §23-12 “for the joint care or preservation of open spaces”
- The proposed Agreement complies with §22a-324 in that OPM and DAS have approved of the Agreement.
- The Agreement will permit the Town of West Hartford to build and maintain a recreation trail within the Easement Area, nearly one mile in length.
- The Agreement will ensure the Town of West Hartford continues to maintain the land within the Easement Area and flood control channel as required by the State’s Agreement with the USDA and NRCS.

5. ARCHITECT-ENGINEER – UNFINISHED BUSINESS

6. ARCHITECT-ENGINEER – NEW BUSINESS

7. OTHER BUSINESS

8. VOTES ON PRB FILE:

PRB FILE #21-086 – Mr. Halpert moved and Mr. Valengavich seconded a motion to approve PRB FILE #21-086. The motion passed unanimously.

9. NEXT MEETING – Monday, June 21, 2021.

The meeting adjourned.

APPROVED: _____ **Date:** _____
John Valengavich, Secretary