

COUNCIL ACTION FORM

SUBJECT: EASEMENT FOR 1215 ORCHARD DRIVE

BACKGROUND:

In April 2012, Public Works Department was approached as to the location of the sanitary sewer main at 1215 Orchard Drive in anticipation of the property owner building an addition to the back of the home to accommodate the in home care of an elderly relative. Staff met with the property owner and a potential contractor and directed the contractor to call in utility locates to determine the exact location of the sanitary sewer main. **Once the utility locates were complete it was determined that the sanitary sewer main would be under a portion of the proposed addition. Staff informed the property owner that the main could be relocated to accommodate the addition at the cost of the property owner. During this time staff was able to verify that there are only two sanitary sewer services on this section of sanitary sewer main, which includes this property at 1215 Orchard Drive.**

Since that time, staff has worked with the property owner, the property owner's contractor and the property owner's Engineer and Architect, and the City Legal Department to identify potential solutions for the relocation of the sanitary sewer main. These solutions included re-design of the addition to avoid the existing main, realignment of the main, abandonment of the section of main affected by the addition and installation of a private sanitary sewer lift station, and the replacement of the existing main with a new reinforced and structurally protected encased main in the existing alignment. **Each solution provided specific challenges and significant costs to the property owner that would make the addition to the home cost prohibitive, except for the replacement of the existing main with reinforced and structurally protected encased new main in the existing alignment.**

Staff members from Public Works, Legal, and Fire Inspection have evaluated the proposed solution of installing new main in the area of the addition. As stated above, the main only serves two properties and this type of installation will provide adequate support and protection to the main.

ALTERNATIVES:

1. Approve the easement agreement with the 1215 Orchard Drive.
2. Reject the easement agreement.

MANAGER'S RECOMMENDED ACTION:

By approving the easement agreement, construction will be able to proceed and fulfill the needs of the property owner.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the easement agreement with 1215 Orchard Drive.