CITY OF FREEPORT

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For TTY/TDD Users 1-800-627-3529 or 711 Minnesota Relay Service www.freeportmn.org

January 4, 2016 – Special Meeting Agenda
Freeport City Hall - 7:00 pm

Call to Order

I. Approve Agenda

II. Old Business
   a. Sacred Heart School Gymnasium

III. Adjourn

Memo

From: Adrianna Hennen, Clerk-Treasurer

To: Freeport City Council

Date: 12/31/15

Re: Sacred Heart School Gymnasium

At the December 29th meeting, it was discovered that to proceed with the school gymnasium, it meant that the School would have to obtain a variance since they did not meet the 30 ft. set back.

On December 30th, Jim Hemker, Mayor Atkinson, myself, and Dave Blommel via phone, have found a solution that would require the school to move the building to the east and would eliminate the need for a variance since it would then meet the 30 ft. set back requirement.

The item council will have to consider and agree upon is that the gymnasium footings will be 2.5-3 ft. away from the sewer line that currently runs through that property. Following my memo is an explanation from Dave Blommel that further explains the proposal and the options that council has.

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MEMORANDUM

TO: Freeport Mayor and Council
C/O Adrianna Hennen

FROM: Dave Blommel, PE
Freeport City Engineer

DATE: December 30, 2015

RE: School Gynamsium
Easement Encroachment Options
SEH No. FREEP GEN 14.00

The revised plan provided by Jim Hemker for the proposed gymnasium adjacent to the school is similar to the plan provided at your December council meeting. However, the structure has been moved to the east to meet the setback requirements required by the zoning ordinance.

By moving the building, the structure would encroach on the City's 20' drainage and utility easement obtained in 1993 with the installation of the lift station. The pipe in the easement is a 12" PVC pipe. The design life on these materials is generally between 50 and 100 years. The pipe is believed to be in good condition, with no known problems reported.

There are potential concerns associated with construction adjacent to the sanitary sewer for both the sewer main and the gymnasium structure.

- Pipe collapse, blockage, or other disturbance of the pipe could require excavation to repair the deficiency. Digging in close proximity to the building's footings could jeopardize the integrity of the footings and would require adequate sheeting and shoring be utilized.
    - Significant advancements in remote repair technology have been made in the recent past. Many disturbances in the past that would have required excavation and replacement can now be repaired from the surface.
        - Cured in Place Pipe.
        - Chemical Grouting of leaking joints.
        - Grinding of roots, gaskets, or other foreign materials in the pipe.

<u>Mitigation Measures</u>

- Relocation of the 12" gravity pipe is not possible due to the minimum grade it is installed at. Additional length to go around the proposed gymnasium would further reduce the grade below the acceptable slope prescribed by the MPCA.
- Installation of additional concrete footings past the depth of the sewer, allowing for future excavation of the pipe without exposing the entire footing.
- Install an additional manhole south of the proposed addition and place the sewer pipe in a steel casing where the structure is closer than 10 feet from the pipe. This would allow for replacement of the pipe without excavation. This option would require fairly significant effort, and the cost may outweigh the benefit.

City Council Options

1. Reject the encroachment caused by the relocated building in order to maintain the existing easement and the right to repair the pipe as needed.
2. Approve the easement encroachment sighting the low probability of a failure of the pipe requiring excavation. In the unlikely event that a failure would occur at the point where the pipe is closest to the structure, excavation would not be impossible, rather it would be more difficult and likely more costly. Calculations regarding the impact of the footing load on the pipe would need to be provided as a condition of approval.
3. Approve the encroachment with additional construction measures required to protect the pipe.

dwb
c: Jim Hemker
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