

CITY COUNCIL MEETING

AGENDA ITEM III



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

*City Council Meeting
July 7, 2014*

Date: June 27, 2014

From: Brian J. Sullivan, Municipal Services Director

Subject: City Council to consider authorizing the City Manager and City Attorney to execute easement documents relating to the City's acquisition of a 4,000 linear foot Utility Easement, extending from the Water Treatment Plant (W.T.P.) to the Tannery Street City Sanitary Sewer System.

Recommended motion:

"I move that the Franklin City Council authorize the City Manager and City Attorney to execute all easement documents necessary to accept and record a Utility Easement(s), extending from the Franklin Water Treatment Plant to the City Sanitary Sewer System on Tannery Street. Easement grantors include: Charles B. Farmer, Jr.; Helen V. Wallace Trust; MAJ Realty, Inc. and the United States Army Corps of Engineers.

Discussion:

City Staff has been working with four different property owners to acquire a Utility Easement, which would extend from the City W.T.P. to Tannery Street. The purpose of the easement is to install a force sewer main and fiber-optic cable. The sewer main would carry backwash water from the Water Treatment Plant. The fiber optic cable would provide a direct connection between both facilities.

The importance of discharging filter backwash water to City Sewers is that we will avoid the accumulation of iron and manganese residuals in the W.T.P. sedimentation tank. This will save the City upwards of \$25,000 per year in disposal costs. The long-term benefit is very significant!

The path of the easement will follow the Old Northern Railroad Spur, now owned by four property owners, and will extend about 4,000 linear feet. All work will be performed in-house and is expected to take place during the months of July and August. This will be a great addition to our treatment plant and will benefit the rate payer long-term.

continued

Concurrences:

Four property owners have agreed to grant the City easements: U.S. Army Corps of Engineers; MAJ Realty, Inc.; Helen V. Wallace Trust and Charles B. Farmer, Jr. Additionally, two City parcels will be utilized. Once approved, the documents, including the easement plan, will be filed with the Merrimack County Registry of Deeds.

City Staff has met with New Hampshire Department of Environmental Services Staff and an Industrial Discharge Permit is being filed with the Winnepesaukee River Basin Program, who concur with the project.

Fiscal Impact:

Current projections are that it will save the City Water Customer at least \$25,000 per year, as there will be no need to pump and haul W.T.P. residuals to a licensed disposal facility. It will also guarantee long-term savings, both in transportation costs, residual sampling and special handling.

Alternatives:

The other alternative to installing the force sewer main is to continue with the current practice of hauling iron and manganese residual byproducts, pumped from the W.T.P. decant tank, to a licensed disposal facility. Long-term, this will be expensive, thus, the better option is to tie into the City Sanitary Sewer System.

Attachments/Exhibits:

Four Utility Easement Descriptions: Charles B. Farmer, Jr.; U.S. Army Corps of Engineers; MAJ Realty, Inc.; Helen V. Wallace Trust.

UTILITY EASEMENT
In favor of
THE CITY OF FRANKLIN
Across
TAX LOT 026-403-00
Owned by
USA ARMY CORPS OF ENGINEERS

The utility easement is 20-feet wide, centered on the abandoned railroad bed, goes from the Grantor's south property line to the south property line of the City of Franklin property and described as follows:

Beginning at a point on the south property line and being N 66°09'04" E 29.37 feet from a 6" x 6" concrete bound at the southwest corner of the Grantor's property, thence proceed along the south property line N 66°09'04" E 21.52 feet to a point;

Thence proceed N 02°11'40" W 1,015.80 feet to a point on the south property line of the City of Franklin property;

Thence proceed along the said south property line S 87°48'20" W 20.00 feet to a point that is N 87°48'20" E 27.30 feet from a 1-1/2" aluminum pipe at the southwest corner of the City of Franklin property; and

Thence proceed S 02°11'40" E 1,023.74 feet to the point of beginning and being an area of 20,395.4 square feet.

UTILITY EASEMENT
In favor of
THE CITY OF FRANKLIN
Across
TAX LOT 115-117-00
Owned by
HELEN V. WALLACE TRUST
HELEN V. WALLACE, TRUSTEE

The utility easement is 20-feet wide, centered on the abandoned railroad bed, goes from the Grantor's south property line to the north property line and described as follows:

Beginning at a point on the south property line and being N 77°53'07" E 82.81 feet from a granite bound on the north property line, thence proceed along the south property line N 77°53'07" E 20.32 feet to a point;

Thence proceed N 01°51'31" W 242.57 feet to a point on the north property line that is S 63°52'03" W 23.54 feet from a granite bound near the northeast corner of the Grantor's property;

Thence proceed along the north property line S 63°52'03" W 21.94 feet to a point that is N 63°52'03" E 165.50 feet from a 5/8" iron bar on the north property line; and

Thence proceed S 01°51'31" E 237.17 feet to the point of beginning and being an area of 4,797.4 square feet.

UTILITY EASEMENT
In favor of
THE CITY OF FRANKLIN
Across
TAX LOT 115-115-00
Owned by
CHARLES B. FARMER, JR.

The utility easement is 20-foot wide, centered on the abandoned railroad bed, goes from the Grantor's south property line to the north property line and described as follows:

Beginning at a granite bound on the south property line and being 13 feet from the Pemigewasset River, thence proceed along the south property line N 54°31'38" E 3.49 feet to a point;

Thence proceed N 01°51'31" W 147.19 feet to a point on the north property line;

Thence proceed along the north property line S 77°53'07" W 20.32 feet to a point that is N 77°53'07" E 82.81 feet from a granite bound on the north property line;

Thence proceed S 01°51'31" E 156.87 feet to a point on the south property line; and

Thence proceed N 54°31'38" E 20.52 feet to the point of beginning and being an area of 3,040.6 square feet.

UTILITY EASEMENT
In favor of
THE CITY OF FRANKLIN
Across
TAX LOT 115-118-00
Owned by
MAJ REALTY, INC.

The utility easement is 20-foot wide, centered on the abandoned railroad bed, goes from the Grantor's north property line to the south property line and described as follows:

Beginning at a point on the north property line and being N 66°09'04" E 29.37 feet from a concrete bound on the north property line and being the southwest corner of the USA Army Corps of Engineer's property, thence proceed along the north property line N 66°09'04" E 21.52 feet to a point;

Thence proceed S 02°11'40" E 330.62 feet to a point on the south property line and the north property line of the City of Franklin property;

Thence proceed along the south property line S 69°18'20" W 21.09 feet to a point; and

Thence proceed N 02°11'40" W 329.38 feet to the point of beginning and being an area of 6,600.0 square feet.