



Agenda Report

Agenda of: August 12, 2025

Department: Administration

Subject: Discussion and possible action regarding the Geneva Street drainage project and the extension of a public right-of-way to the property located at the rear of 1306 Gentilz.

Recommended Motion: TBD.

Background:

In March 2020, the City's engineering consultant, K Friese + Associates (KFA), reviewed the revised preliminary plat for the Dybowski property replat. The review letter confirmed that at the time of the replat, there was no intent to extend Geneva Street and that water and sewer service would be provided from Gentilz Street.

Earlier this year, the City began a low-cost drainage improvement project along the platted but unimproved Geneva Street right-of-way. The project is located entirely within City-owned property and has been staked and measured to maintain an estimated 12–14 feet of space on the west side of the channel for potential future access. This was communicated to the adjacent property owner, and staff has offered to place millings in that area after construction as a goodwill gesture.

Subsequent concerns were raised by the property owner and communicated to members of the City Council, suggesting that the project might prevent construction of a road or driveway along the west side of the property. Staff maintains that adequate space exists for such an improvement; however, due to the steep slope into the drainage channel, there could be a potential safety hazard without protective measures.

In response to concerns from the Mayor and Council, staff evaluated an alternative alignment for the drainage channel. The alternative would shift the channel to the eastern edge of the City's property. This option would require:

- Removal of a chain-link fence installed approximately 1.5 feet inside the City's property by the eastern neighbor.
- Clearing of large-growth but low-value ash trees.
- Extension of the project timeline and potential increase in cost.

The benefit of this option would be to maximize the available space on the west side for a future road or driveway, reducing the need for significant protective measures along a steep drop-off.

It is important to note that construction of any future roadway within the Geneva Street right-of-way will be the responsibility of a future developer or homebuilder, not the City.

If Council elects to retain the current alignment, safety could be enhanced through installation of bollards (repurposed telephone poles cut to size) with safety cables strung between them for approximately 200 feet along the channel edge adjacent to the proposed access area.

Staff Recommendation:

Out of an abundance of caution and to address expressed concerns, staff recommends shifting the drainage channel to the eastern property line, contingent upon Council approval. This would provide the greatest flexibility for future access improvements on the west side while maintaining drainage functionality.

Fiscal Impact:

- Potential increase in project cost due to fence removal, tree clearing, and additional construction time.
- Final cost impacts will be determined upon Council direction.

☐ Budgeted ☒ Requires Budget Amendment

Source of Funding: Drainage Utility Reserves

Attachments: None.

Urgency (0-5 = Low Urgency to High Urgency): 4

Impact (0-5 = Low Impact to High Impact): 2

Submitted by: R. Scott Dixon