



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: June 22, 2026
Department: Community Services
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Engineering Services Manager, Bryant Green, PE

ITEM TO BE CONSIDERED

Subject: Riverwalk Encroachment Agreement for 183 Faribault Lane

Attachments:

Encroachment Agreement for 183 Faribault Lane onto Riverwalk

Summary:

The proposed encroachment agreement allows the owners and contractors developing the property at 183 Faribault Lane to access and close the town's Riverwalk for one week to install a sewer tap. The applicant is requesting the town board to authorize the town manager or designee to sign the encroachment on the town's behalf.

Financial impacts:

No significant financial impacts are anticipated with the proposed change. The town will own and maintain the new sewer tap once installation is complete.

Staff recommendation and comments:

The owners of 183 Faribault Lane, Mark Garbick and Lauren Roussel, are requesting permission to access and close the town's Riverwalk to install a sanitary sewer lateral to serve their property at the above address. This lateral will allow a single-family home to be built with public water and sewer service on a currently vacant lot. A licensed utility contractor working for their homebuilder, Lorient Homes, will perform the actual construction.

The proposed encroachment agreement will require the property owners to post money in escrow to cover the costs of the proposed construction. If any of the conditions of the agreement are not followed, the escrow balance will be forfeit to the town and used to repair and restore the Riverwalk. The Riverwalk will have to be closed for up to five days to ensure the contractor can maintain a safe work zone; detour signs will be posted to direct pedestrians away from the area.

The property does not have sewer frontage on Faribault Lane, and the applicant believes septic service is not feasible to this site. A gravity sewer extension in Faribault Lane by the applicant will be required to allow development to continue as proposed if the encroachment agreement is not approved.

Action requested:

Authorize the town manager or designee to sign the encroachment on the town's behalf