



## ITEM REPORT CITY COUNCIL

Agenda Date: 4/7/2026  
Agenda Section: Business Item

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**Department Origination:** Public Works

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**Agenda Item:** Approve Stormwater Facilities Maintenance Agreement with Access Rights and Covenants for the Timber Ridge Baxter Senior Living

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**Approval Required:** Simple Majority Vote

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### **BACKGROUND**

Trident Development Company has submitted plans for developing an 80-Unit Assisted Living & Memory Care Development on Novotny Road across from the proposed Veterans Clinic.

The proposed development includes a 100-year stormwater design for a portion of the site and will include shared stormwater with the roadway project. The joint stormwater will be included in the agreement prior after the volumes are calculated for the site and the roadway to identify maintenance responsibility. The Stormwater Facilities Maintenance Agreement includes best management practices for maintaining the infrastructure and preventing material from entering the stormwater system.

This agreement is the standard stormwater facilities maintenance agreement the city uses with all development. The stormwater facilities maintenance agreement is a requirement of MCM 5 under section 20.3 of the Municipal Separate Storm Sewer System (MS4) Permit.

### **FINANCIAL IMPLICATIONS**

The financial implications associated with drafting the agreement will be included in the legal fees in the Development Agreement that will be paid by the developer.

### **STAFF RECOMMENDATIONS**

The Utilities Commission and staff recommends approval of the stormwater facilities maintenance agreement for the Timber Ridge Baxter Senior Living.

### **COUNCIL ACTION REQUESTED**

**MOTION** to approve stormwater facilities maintenance agreement with access rights and covenants for the Timber Ridge Baxter Senior Living.