



ITEM REPORT CITY COUNCIL

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

Department Origination: Public Works

Agenda Item: Approve the Permanent Access Easement for the Timber Ridge Baxter Senior Living Development

Approval Required: Simple Majority Vote

BACKGROUND

The proposed assisted living and memory care development includes the construction of a new facility at the intersection of Novotny Road and Lake Forest Road.

The project includes private water main site improvements for fire protection that will be maintained by the City of Baxter with the rest of the City of Baxter's water distribution system. Additionally, there will be privately installed sanitary sewer main improvements that will need to be maintained with the City's sanitary sewer collection system. A permanent non-exclusive easement for the purpose of providing access for hydrant flushing, valve operations, and sanitary sewer jetting as necessary.

FINANCIAL IMPLICATIONS

The financial implications associated with drafting the easement will be included in the development agreement and will be passed along to the developer.

STAFF RECOMMENDATIONS

The Utilities Commission and staff recommend approving the Permanent Access Easement for the Timber Ridge Baxter Senior Living Development.

COUNCIL ACTION REQUESTED

MOTION to approve the Permanent Access Easement for the Timber Ridge Baxter Senior Living Development.