



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 the Timber Ridge Baxter Senior Living Construction Repair and Maintenance Agreement for Sanitary Sewer and Watermain

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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 privately installed improvements proposed with the Timber Ridge Baxter Senior Living development improvements will be maintained by the City of Baxter with the rest of the City of Baxter’s water distribution system and sanitary sewer collection system. The City Attorney drafted the “Construction Repair and Maintenance Agreement for Sanitary Sewer and Watermain for the development to allow the City of Baxter maintenance staff to maintain the infrastructure. It is important the hydrants are flushed on their development, and the sanitary collection system is maintained to allow the City’s system to properly operate. This is the standard Construction Repair and Maintenance Agreement the city has used with previous developments.

**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 recommend approving the agreement to allow city staff to maintain the infrastructure while requiring the developer to be responsible for repairs and replacement costs. It is important to the water system for the hydrants and valves to be operated by experienced personnel or damage can be caused to the system resulting in leaks and water loss. The sanitary sewer collection system can cause issues/damage to the municipal owed improvements if not properly maintained.

**COUNCIL ACTION REQUESTED**

**MOTION** to approve the Timber Ridge Baxter Senior Living Construction Repair and Maintenance Agreement for sanitary sewer and watermain.