



ITEM REPORT CITY COUNCIL

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

Department Origination: Public Works

Agenda Item: Approve the Timber Ridge Baxter Senior Living Development Agreement

Approval Required: Simple Majority Vote

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 requires the extension of Lake Forest Road south to Woida Road and extending Lake Forest Road north to the north property line of the development, the roadway improvements are being constructed by the current property owner through a separate development agreement.

Included with the development is the extension of sanitary sewer main into the subject property along with watermain for fire protection. The sanitary sewer main and watermain will remain privately owned but will be within an easement and will be maintained with the rest of the City's infrastructure. The development agreement will ensure the watermain and sanitary sewer main are constructed/tested/inspected per city details and specifications to help protect the City's infrastructure.

The development agreement includes the language requiring the developer to submit asbuilt drawings so the city can include the infrastructure in our GIS system. Additionally, the agreement includes the fees associated with drafting the agreements, inspecting the infrastructure, and adding the infrastructure to our GIS system.

FINANCIAL IMPLICATIONS

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

STAFF RECOMMENDATIONS

The Utilities Commission and staff recommends approving the Timber Ridge Baxter Senior Living Development Agreement.

COUNCIL ACTION REQUESTED

MOTION to approve the Timber Ridge Baxter Senior Living Development Agreement.