



ITEM REPORT CITY COUNCIL

Agenda Date: 8/18/2026
Agenda Section: Consent Agenda

Department Origination: Public Works

Agenda Item: Approve the Timberline Heights Phase 2 Construction Repair and Maintenance Agreement for Watermain

Approval Required: Simple Majority Vote

BACKGROUND

Kuepers has submitted plans for developing a 60-Unit apartment building on the corner of Clearwater Road and Forest Drive.

The privately installed watermain improvements proposed with the development will be maintained by the City of Baxter with the rest of the City of Baxter's water distribution system. The watermain including the hydrant and the shut off valves for the apartment are included in the agreement. The City Attorney has drafted a "Construction Repair and Maintenance Agreement for Watermain for the development to allow the City of Baxter maintenance staff to maintain the infrastructure. It is important that the hydrants are flushed on their development to ensure they remain operatable. The watermain does not benefit the city system, therefore future repairs will remain the responsibility of the property owner as identified in the agreement.

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.

COUNCIL ACTION REQUESTED

MOTION to approve the Timberline Heights Phase 2 Construction Repair and Maintenance Agreement for watermain.