



STAFF REPORT
UTILITY COMMISSION

Agenda Date: 6/3/2026
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Approve the SEH Contract in the Not to Exceed Amount of \$7,000.00 for the Lake Forest Road Senior Living Traffic Review

Approval Required: Simple Majority Vote

BACKGROUND

This is a proposal related to development of a 102-unit senior apartment building on Lake Forest Road, west of Edgewood Drive and TH 371. The property is located north of Novotny Road, just north of the proposed assisted living facility.

This study will build on four previous studies along Novotny Road, one for the Lofts at Novotny (2022), one for the Kwik Trip (2024), one for the VA Clinic (2025), and one for the proposed assisted living facility (2025).

The proposed 102-unit senior living apartment building is not expected to generate traffic demands that would change the recommendations of the Baxter VA Clinic Traffic Impact Study, so a full traffic impact analysis for the development is not needed. The traffic review will estimate trips generated by the development, review planned access, and determine whether additional roadway connections should be built in the development area.

The SEH tasks for the project include project management, trip generation, access review, and review of planned roadway connections.

FINANCIAL IMPLICATIONS

No financial implications, 100% developer paid.

STAFF RECOMMENDATIONS

Approve the SEH Contract in the Not to Exceed Amount of \$7,000.00 for the Lake Forest Road Senior Living Traffic Review.

COUNCIL ACTION REQUESTED

MOTION to approve the SEH Contract in the Not to Exceed Amount of \$7,000.00 for the Lake Forest Road Senior Living Traffic Review.