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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: TIKALSKY ACRES DEVELOPMENT AGREEMENT
DATE: FEBRUARY 26, 2026

This meeting is to discuss the outstanding development agreement items for Tikalsky Acres (southeast portion of town). This agreement was executed in 2005 and there are still items outstanding that need to be completed. They include:

3.11 Acceptance of Improvement. The City has not yet formally accepted the public improvements in Tikalsky Acres. This includes the streets, utilities, and stormwater infrastructure. The Developer has submitted a request for the City to accept these improvements.

6.1 Park Land Dedication. According to the agreement, the Developer will either dedicate 4.25 acres of parkland to the City, or will pay a case in lieu fee of \$212,500. Neither of these things has happened, so this item remains open.

7.12 Easement for Future Water Tower. According to the agreement, the Developer will dedicate an easement for a future water tower. While the City drafted the easement long ago, this easement document remains unsigned by the Developer.

7.14 CSAH 29 Improvements. According to the agreement, the Developer will pay a portion of the project cost for CSAH 29 improvements that were triggered by the Tikalsky Acres development. Previously, 10th Avenue SE did not extend all the way to CSAH 29. When Tikalsky Acres was developed, it triggered the improvement of CSAH 29 to an urban section, including a walking trail and curb and gutter immediately adjacent to Tikalsky Acres. The County billed the City \$179,983.49. This included a small portion the City was responsible for due to oversizing the water and sanitary sewer pipes. The portion the Developer is responsible for is \$169,153.84.