

TO: MAYOR, CITY COUNCIL, AND PLANNING COMMISSION

FROM: JON RADERMACHER, City Administrator

SUBJECT: TRACT DEVELOPMENT APPLICATION AND AGREEMENT

MEETING DATE: September 8, 2025

BACKGROUND

We've received the Tract Development Application, and they have requested an amendment to change to the requested placement of the Security Fencing from the property to the setback line (between the 250 feet setback and 200 feet natural buffer and their buildings, which is farther away from the residential properties). Additionally, this last week we received their draft of the development agreement, and since this is the first opportunity for the City to take official action, we are working through our responses and counter proposals.

In summary, the development agreement details the requests for infrastructure improvements needed for the site development, the timelines requested for delivery of the improvements, the party responsible for owning the projects, the party responsible for paying for the improvements, and the allocation of water and wastewater services available to be used by the property. The key demands from Tract were the construction of water and wastewater mains, a new Water Tower to serve the site and the north area of the City, the road access points, and the allocation amounts of water and wastewater services for max levels, and annual appropriations.

For the City, we need to determine the associated fees to cover the costs for the delivery of these demands, how and when those fees will be paid for the improvements as they may be two to four years in the future, the allocation levels of water and wastewater services and whether the requested amounts are achievable with the existing system and planned improvements or if additional improvements need to be made to meet the allocations would be granted, and the amounts of any additional fees associated with the project in order to offset future expenses to the City created by this development.

STAFF RECOMMENDATION

Discussion only at this time

REQUESTED COUNCIL ACTION

No action requested