

Council Meeting: June 11, 2026	Prepared By: Dwight Klingbeil, Planner
Topic: St. Therese Phase 2 Development Contract	Action Required:

Summary

The applicant is proposing to grade the lineal park adjacent to their property, install the bituminous trail, landscaping (trees, shrubs, and bee lawn for ground cover) and concrete pads for benches. This would satisfy the excess landscaping requirements (estimated at approximately \$14,000), the \$125,240.00 park dedication fee for Phase Two (31 units x \$4,040) and the rental fee for using City land for construction staging.

The applicant has estimated that the proposed improvements are approximately \$197,412 and has agreed to cover the additional costs to ensure that this segment of trail is completed. In total, the proposed improvements exceed the amount of money required for park dedication, required off-site landscaping and rental fees.

The Parks and Trails Commission reviewed this plan at their May 21, 2026 meeting and recommended approval.

Staff is working with the applicant to finalize the construction plans for both the lineal park improvements and the St. Therese Phase II plans. Those plans must be finalized, the pre-construction meeting held, financial guarantees in place and the development contract recorded prior to beginning construction. Additionally, the applicant must provide construction cost estimates for the St. Therese project in order to finalize the construction plans.

Recommendation

Move to adopt Resolution 2026-45 approving the Development Contract.

Council Action

Decision

Attachments

1. [2026-06-11 CC Packet - St Therese Phase 2.pdf](#)