



Meadows MUD Strategic Partnership Agreement

**Charlie Rosendahl
Interim Director
Development Services
December 2, 2025
File ID: 25-1971**



Background

Municipal Utility District (MUD)

- Special-purpose district created to provide essential services such as water, wastewater, and drainage to areas outside city limits.

Meadows MUD History

- April 2020- City received a petition for consent to the creation of the MUD.
- August 2020- City consented to creating the MUD and approved a development agreement and required a strategic partnership agreement (SPA).
- January 2022- First amendment to development agreement to add a Fire Services agreement.
- June 2024- Held public hearings and adopted the SPA.
- October 2024- 1st MUD petition for consent to annexation of additional land.
- January 2025- Amended Development Agreement.
- February 2025- Held public hearings and adopted an amended SPA.
- April 2025- Received a petition to include 19.62 acres into the MUD.



Meadows MUD

1026-acre mixed-use development

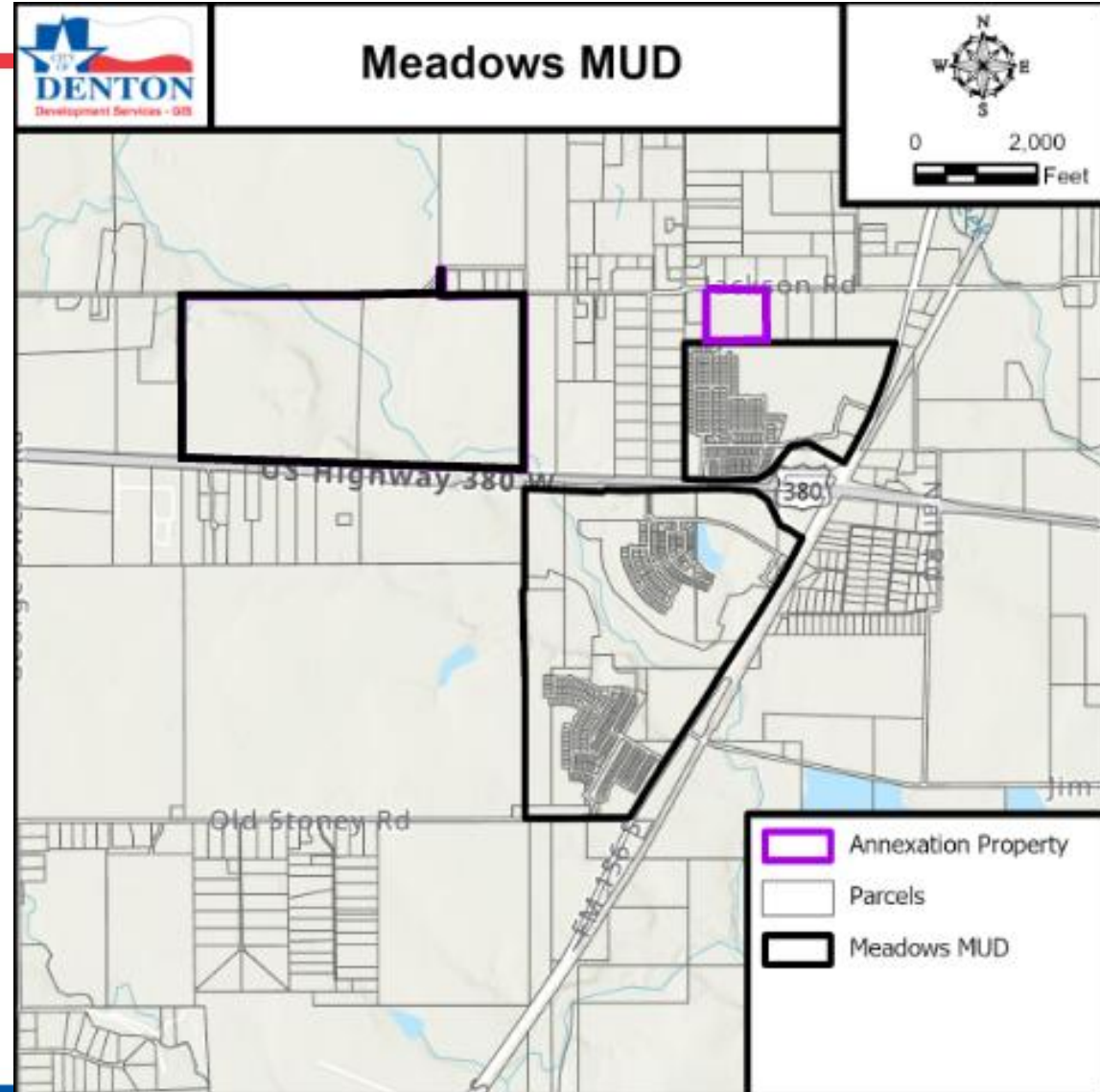
- 2,802 single-family lots
- 21 multifamily acres
- 27 commercial acres

Timeline

- Single Family: In construction
- Multifamily: 2-3 year buildout
- Commercial: Lots selling now



12/2/2025



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Strategic Partnership Agreement

- Initiated by Development Agreement and requires amendment to accommodate additional acreage.
- Requires 2 public hearings by each the City and MUD for adoption of the agreement.
 - The first public hearing was held on October 21.
 - This is the second public hearing.
- Limited Purpose Annexation
 - Allows the City to collect sales tax on this property, which otherwise would not be collected.
 - 50% of the taxes collected go to the MUD.
 - Est. \$14.3M of retail sales tax (\$7.15M City; \$7.15M Meadows MUD) over 30 years.
 - Limited to commercial property and connections to commercial property.



Questions?

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