



ITEM REPORT  
CITY COUNCIL

Agenda Date: 3/17/2026  
Agenda Section: Consent Agenda

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**Department Origination:** Public Works

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**Agenda Item:** Approve Five Below Escrow Agreement for Inspection Services and Asbuilts

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**Approval Required:** Simple Majority Vote

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**BACKGROUND**

Five Below is seeking approval to construct an addition to the Hobby Lobby building for a proposed Baxter store location. The submittal includes Civil Drawings with site improvements. The site improvements consist of storm sewer, water service, and sanitary sewer. The fee schedule for commercial inspections includes a base fee plus an hourly rate, this is normally addressed in a development agreement or an escrow agreement depending on the proposed improvements and the impact on the City's municipal infrastructure.

The Escrow Agreement will include inspection services and asbuilts. The asbuilts are required to show storm sewer improvements, impervious surface calculations, and sanitary sewer & water service improvements.

**FINANCIAL IMPLICATIONS**

The costs associated with the agreement and the improvements are included in the escrow agreement.

**STAFF RECOMMENDATIONS**

The Utilities Commission and staff recommends approving the Five Below Escrow Agreement for Inspection Services and Asbuilts.

**COUNCIL ACTION REQUESTED**

**MOTION** to approve Five Below Escrow Agreement for Inspection Services and Asbuilts.