



ITEM REPORT  
CITY COUNCIL

Agenda Date: 11/18/2025  
Agenda Section: Consent Agenda

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**Department Origination:** Public Works

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**Agenda Item:** Approve Stormwater Facilities Maintenance Agreement with Access Rights and Covenants for Panera Bread

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**Approval Required:** Simple Majority Vote

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**BACKGROUND**

Panera Bread has proposed a development adjacent to Costco. With the Costco development, there was stormwater treatment included for the subject property. The Stormwater Facilities Maintenance Agreement includes best management practices for maintaining the infrastructure and preventing material from entering the stormwater system.

This agreement is the standard stormwater facilities maintenance agreement the City uses with all development. The stormwater facilities maintenance agreement is a requirement of MCM 5 under section 20.3 of the Municipal Separate Storm Sewer System (MS4) Permit.

**FINANCIAL IMPLICATIONS**

None

**STAFF RECOMMENDATIONS**

The Utilities Commission and Staff recommends approval of the stormwater facilities maintenance agreement for Panera Bread.

**COUNCIL ACTION REQUESTED**

**MOTION** to approve stormwater facilities maintenance agreement with access rights and covenants for Panera Bread.