



ITEM REPORT CITY COUNCIL

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

Department Origination: Public Works

Agenda Item: Approve Panera Bread Escrow Agreement for Inspection Services and Asbuilts

Approval Required: Simple Majority Vote

BACKGROUND

Panera has submitted a Preliminary & Final Plat along with a CUP application that 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 to 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 recommend approving the Panera Bread Escrow Agreement for inspection services and asbuilts.

COUNCIL ACTION REQUESTED

MOTION to approve Panera Bread Escrow Agreement for inspection services and asbuilts.