



ITEM REPORT
UTILITIES COMMISSION

Agenda Date: 3/4/2026
Agenda Section: Business Item

Department Origination: Public Works

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

Approval Required: Simple Majority Vote

BACKGROUND

Five Below has submitted an application for a front yard setback Variance. 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 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

Staff recommend 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.