



ITEM REPORT CITY COUNCIL

Agenda Date: 8/18/2026
Agenda Section: Consent Agenda

Department Origination: Public Works

Agenda Item: Approve Stormwater Facilities Maintenance Agreement with Access Rights and Covenants for Bell Bank

Approval Required: Simple Majority Vote

BACKGROUND

Bell Bank has submitted Plans for developing a new bank on the corner of Clearwater Road and Golf Course Drive. The proposed Bell Bank development includes a 100-year stormwater design that is independent from the city's stormwater infrastructure, therefore there is no joint stormwater incorporated with this project. 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

The financial implications associated with drafting the agreement will be included in the legal fees in the Development Agreement that will be paid by the developer.

STAFF RECOMMENDATIONS

The Utilities Commission and staff recommend approval of the stormwater facilities maintenance agreement for Bell Bank.

COUNCIL ACTION REQUESTED

MOTION to approve stormwater facilities maintenance agreement with access rights and covenants for Bell Bank.