



ITEM REPORT
UTILITIES COMMISSION

Agenda Date: 4/8/2026
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Approve Baxter Imaging Escrow Agreement for Inspection Services and Asbuilts

Approval Required: Simple Majority Vote

BACKGROUND

Baxter Imaging is proposing to construct a new facility on Lot 1, Block 1, Elder Acres Second Addition property adjacent to Discount Tire. The proposed use will not require any zoning approvals and will be an over-the-counter building permit. The developer has shared Civil plans to receive comments and allow staff to draft agreements prior to submitting their building permit. 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.

The agreement will be uploaded prior to the Utilities Commission meeting.

FINANCIAL IMPLICATIONS

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

STAFF RECOMMENDATIONS

Staff recommend approving the Baxter Imaging Escrow Agreement for inspection services and asbuilts.

COUNCIL ACTION REQUESTED

MOTION to approve Baxter Imaging Escrow Agreement for inspection services and asbuilts.