



ITEM REPORT UTILITIES COMMISSION

Agenda Date: 8/5/2026
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Approve the Bell Bank Development Agreement

Approval Required: Simple Majority Vote

BACKGROUND

Bell Bank has submitted Plans for developing a new bank in Baxter on the corner of Clearwater Road and Golf Course Drive.

Included with the development is the construction of watermain into the site for fire protection. The watermain will remain privately owned but will be within an easement and will be maintained with the rest of the City's watermain. Additionally, there is a concrete median that will need to be installed on Clearwater Road as identified in the traffic study. The development agreement will ensure the watermain and concrete median are constructed/tested/inspected per city details and specifications to help protect the City's infrastructure.

The development agreement includes the language requiring the developer to submit asbuilt drawings so the city can include the infrastructure in our GIS system. Additionally, the agreement includes the fees associated with drafting the agreements, inspecting the infrastructure, and incorporating the infrastructure into our GIS system.

FINANCIAL IMPLICATIONS

The financial implications associated with drafting the agreement are included in the development agreement and will be passed along to the developer.

STAFF RECOMMENDATIONS

Staff recommend approving the Bell Bank Development Agreement.

COUNCIL ACTION REQUESTED

MOTION to approve the Bell Bank Development Agreement.