

City Council
Date: May 20, 2008
CONSENT
Item: 4
MOTION

ITEM: Resolution accepting the infrastructure improvements of the Hidden Meadows 1st Addition (Rockpoint Church) Development

SUBMITTED BY: Jack Griffin, City Engineer

*REVIEWED BY: Susan Hoyt, City Administrator
Ryan Stempski, Assistant City Engineer*

SUMMARY AND ACTION REQUESTED: *The city council is being asked to accept the public infrastructure installed as part of the Hidden Meadows 1st Addition (Rockpoint Church) Development. Engineering staff has reviewed the requirements for this development as defined in the development agreement, dated May 10, 2006, and recommends approval. On November 5, 2007, engineering staff performed a field review and found public infrastructure had been installed according to city standards. On April 22, 2008, engineering staff received accepted record drawings from the developer's engineer. The One-Year Warranty period will begin as of November 5, 2007, and will end on November 4, 2008.*

ADDITIONAL INFORMATION

This development is the first in a two-phase development. The second addition includes a residential development that will complete the public infrastructure. The residential development will connect the 16-inch trunk watermain between Discover Crossing and 59th Street North (church entrance road). Also, the development's wastewater treatment facility must be expanded to accommodate future residential use. The residential development final plat application deadline is January 2, 2013, per Resolution 2007-97, dated December 11, 2007.

BACKGROUND

Hidden Meadows 1st Addition's development agreement is dated May 10, 2006, and was executed on June 8, 2006. On January 2, 2007, the city council authorized a one-

year extension to the deadline for the final plat submittal for the residential portion of the approved plan, thereby extending the final plat application deadline to January 2, 2008. On December 11, 2007, the city council approved a five year extension to the final plat deadline for the residential portion of the approved plan, thereby extending the final plat application deadline to January 2, 2013. On June 7, 2007, the city entered in an interim agreement with the developer. This interim agreement defines the developer's obligation to provide the church site with a wastewater treatment facility. The agreement also assigns a temporary conservation easement covering outlots A and B, until the final residential plat is brought to council.

SUGGESTED ACTION FOR CONSIDERATION

Move to approve Resolution No. 2008-025 accepting the developer-installed public infrastructure improvements for the Hidden Meadows Tr^e Addition (Rockpoint Church) Development.

ATTACHMENTS:

- 1. City Engineer's letter of development approval, dated May 20, 2008*
- 2. Resolution No. 2008-025*