



STAFF REPORT

DATE: October 1, 2019

CONSENT

ITEM #:

AGENDA ITEM: Approve Security Reduction for Northport 2nd Addition

SUBMITTED BY: Chad Isakson, Assistant City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Ken Roberts, Planning Director
Jack Griffin, City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve a security reduction for the Northport 2nd Addition as itemized below?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to reduce the development security for the Northport 2nd Addition. This request has been reviewed and the following reduction is being recommended for approval:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Northport 2 nd Addition:	\$731,267	\$ 436,764

Work within the development has progressed in accordance with the development agreement and to the extent necessary to support a reduction in the security as detailed in this report.

FISCAL IMPACT: It is the City's goal to retain at all times during the subdivision improvements a security amount that is adequate to ensure completion of all elements of the improvements as protection to the City tax payers against the potential of developer default. With this reduction, the remaining security amount held by the City remains sufficient to complete the remaining improvements.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, the security reduction for Northport 2nd Addition as detailed in this report and supporting documentation. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to approve security reduction for Northport 2nd Addition as detailed in the attached Security Reduction Worksheets.”

ATTACHMENTS:

1. Security Reduction Worksheet – Northport 2nd Addition.

NORTHPORT 2ND ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125%	REMARKS	REDUCTIONS						
				#1	#2	#3	#4	#5	#6	
Grading	NA	NA	Included in Phase 1							
Sanitary Sewer	\$73,001	\$91,251		\$68,438						
Watermain	\$60,130	\$75,163		\$56,372						
Storm Sewer (w/pond structures)	\$234,091	\$292,614			\$146,307					
Streets + Sidewalks	\$237,114	\$296,393			\$148,196					
Bituminous Trails	\$7,500	\$9,375								
Surface Water Facilities	NA	NA								
Street Lighting	\$12,000	\$15,000								
Street Signs and Traffic Control Signs	\$625	\$781								
Private Utilities (electricity, natural gas, telephone, and cable)										
Landscaping	\$52,500	\$65,625								
Tree Preservation and Restoration	NA	NA								
Wetland Mitigation and Buffers	NA	NA								
Monuments	\$2,900	\$3,625								
Erosion Control	NA	NA								
Miscellaneous Facilities	NA	NA								
Record Drawings	\$5,000	\$6,250								

TOTALS	\$684,861	\$856,077	RELEASED AMOUNTS:	\$124,810	\$294,503	\$0	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS:	\$124,810	\$419,313				
			SECURITY AMOUNT REMAINING:	\$731,267	\$436,764				
			DATE:	1/15/2019	10/1/2019				