



STAFF REPORT

DATE: November 5, 2019
CONSENT

AGENDA ITEM: Approve Security Reduction for Northport 1st Addition

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Ken Roberts, Planning Director
Marty Powers, Public Works Director
Chad Isakson, Assistant City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve a security reduction for the Northport 1st Addition as itemized below?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to reduce the development security for the Northport 1st 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 1st Addition:	\$1,542,955	\$ 1,428,855

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 1st 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 1st Addition as detailed in the attached Security Reduction Worksheet.”

ATTACHMENTS:

1. Security Reduction Worksheet – Northport 1st Addition.

NORTHPORT 1ST ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS						
			#1	#2	#3	#4	#5	#6	
Grading	NA	\$114,100 Included in Phase 1		\$114,100					
Sanitary Sewer	\$480,346	\$600,433	\$450,324						
Watermain	\$362,155	\$452,694	\$339,520						
Storm Sewer (w/pond structures)	\$591,406	\$739,258	\$369,629						
Streets + Sidewalks + Turn Lanes	\$636,008	\$795,010	\$397,505						
Bituminous Trails	\$34,876	\$43,595							
Surface Water Facilities	\$50,000	\$62,500							
Street Lighting	\$72,000	\$90,000							
Street Signs and Traffic Control Signs	\$2,600	\$3,250							
Private Utilities (electricity, natural gas, telephone, and cable)									
Landscaping	\$192,025	\$240,031							
Tree Preservation and Restoration	NA	NA							
Wetland Mitigation and Buffers	NA	NA							
Monuments	\$4,860	\$6,075							
Erosion Control	\$23,670	\$29,588							
Miscellaneous Facilities	NA	NA							
Record Drawings	\$30,000	\$37,500							

TOTALS	\$2,479,946	\$3,099,934	RELEASED AMOUNTS:	\$1,556,978	\$114,100	\$0	\$0	\$0	\$0
		\$746,458	CUMMULATIVE AMOUNTS:	\$1,556,978	\$1,671,078				
			SECURITY AMOUNT REMAINING:	\$1,542,955	\$1,428,855				
			DATE:	1/15/2019	11/5/2019				