



STAFF REPORT

DATE: November 5, 2019

CONSENT

AGENDA ITEM: Accept Landscape Improvements and Approve Security Reduction for the Royal Golf 2nd 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 accept the landscaping improvements and approve a security reduction for the Royal Golf 2nd Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed requests to accept the landscaping improvements and to reduce the development security for the Royal Golf 2nd Addition. This request has been reviewed and the following reduction is being recommended:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Royal Golf 2nd Addition	\$1,666,830	\$1,362,611

The Royal Golf 2nd Addition landscaping improvements have been completed and are recommended for acceptance by the City (See attached Site Inspection Report). The 2-year landscaping warranty will start on November 5, 2019 with the acceptance of the improvements and the will end on November 4, 2021. Twenty-five percent (25%) of the original landscaping security amount will be retained until the warranty period has expired.

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.

RECOMMENDATION: Staff is recommending that the City Council, *as part of the Consent Agenda*, accept the landscaping improvements and approve the security reduction for the Royal Golf 2nd Addition as detailed in the attached worksheet. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to accept the landscaping improvements and approve security reduction for the Royal Golf 2nd Addition as detailed in the attached Security Reduction Worksheet”.

ATTACHMENTS:

1. Site Inspection Report dated October 18, 2019.
2. Security Reduction Worksheet – Royal Golf 2nd Addition.



To: Ken Roberts, City of Lake Elmo Planning Director
From: Lucius Jonett, Wenck Landscape Architect
Date: October 18, 2019
Subject: Royal Golf 2nd Addition Landscape Warranty
Initial Site Re-Inspection Completed on October 15, 2019

Attendees

- Lucius Jonett, Lake Elmo Municipal Landscape Architect
- Jim Felton, Royal Development President

Landscape Inspection Summary:

- We met onsite to drive through and review the landscape punch list times of the 2nd Addition of Royal Golf for the initial inspection completed September 24, 2019.

Findings:

1. The 1 tree that we found will continue to be watched as it seems to be struggling to adjust in its environment and may need to be replaced in 2020. The attached figure shows the tree location.
2. The lift station and outlot areas needing further establishment have had additional work completed since our inspection September 24, 2019. The lift station pavement had addition topsoil brought to site and then, along with the other bare areas identified, was re-seeded, and hydro-mulched or blanketed. The attached photos show this work being completed and how the site was found on October 15.

Recommendation:

It is recommended that the initial acceptance and the start of the 2-year landscape warranty period for the 2nd addition of Royal Golf begins.

Sincerely,

A handwritten signature in black ink that reads 'Lucius Jonett'.

Lucius Jonett, PLA (MN)
Wenck Associates, Inc.
City of Lake Elmo Municipal Landscape Architect

ROYAL GOLF CLUB 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 Overall Grading Agreement							
Sanitary Sewer	\$216,439	\$270,549	\$202,911						
Watermain	\$514,590	\$643,238	\$482,428						
Storm Sewer	\$409,749	\$512,186		\$256,093					
Streets and Sidewalks	\$998,255	\$1,247,818		\$623,909					
Trails	\$72,670	\$90,838							
Surface Water Facilities	NA	NA included in Grading Agreement							
Street Lighting	\$30,000	\$37,500 By Xcel Energy							
Street Signs and Traffic Control Signs	\$4,235	\$5,294							
Landscaping	\$324,500	\$405,625				\$304,219	2-YR Warranty started 11/05/2019		
Tree Preservation and Restoration	NA	NA included in Grading Agreement							
Wetland Mitigation and Buffers	NA	NA included in Grading Agreement							
Monuments	\$7,300	\$9,125							
Erosion Control	NA	NA included in Grading Agreement							
Turn Lanes	NA	NA By County							
Record Drawings	\$8,000	\$10,000							
TOTALS	\$2,585,737	\$3,232,172	RELEASED AMOUNTS:	\$685,340	\$880,002	\$304,219	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS:	\$685,340	\$1,565,342	\$1,869,561			
			SECURITY AMOUNT REMAINING:	\$2,546,832	\$1,666,830	\$1,362,611			
			DATE:	1/15/2019	7/2/2019	11/5/2019			