



STAFF REPORT

DATE: November 5, 2019

CONSENT

ITEM #:

AGENDA ITEM: Accept Improvements and Approve Security Reduction for Wildflower 2nd Addition.

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator

Ken Roberts, Planning Director

Marty Powers, Public Works Director

ISSUE BEFORE COUNCIL: Should the City Council accept the improvements and a approve security reduction for Wildflower 2nd Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to accept the improvements and to reduce the development security for Wildflower 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. Wildflower 2nd Addition	\$ 489,121	\$ 242,076

Wildflower 2nd Addition street and drainage improvements are now in the warranty period per the attached Certificates of Completion. Twenty-five percent (25%) of the original security amount will be retained until the warranty period has expired in November 2020 for street and drainage improvements.

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 improvements and approve the security reduction for Wildflower 2nd Addition as detailed in the respective worksheet. If removed from the consent agenda, the recommended motion for the action is as follows:

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

ATTACHMENTS:

1. Certificate of Completion – Wildflower 2nd Addition.
2. Security Reduction Worksheet – Wildflower 2nd Addition.

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: NOVEMBER 5, 2019

OWNER: CITY OF LAKE ELMO, MN
DEVELOPER: ROBERT ENGSTROM COMPANIES
SUBDIVISION
NAME: WILDFLOWER 2ND ADDITION
PROJECT NO.: 2016.131

- This Certification of Completion applies to all work under the Development Agreement
 This Certification of Completion applies to the following specified parts of the Development Agreement

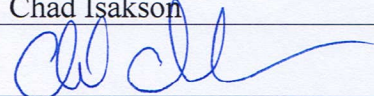
Section 35.A – Public sewer and watermain

Section 35.B – Public improvements including street construction, concrete curb and gutter, storm sewer facilities, sidewalks, trails, materials and equipment.

I do hereby certify that the work to which this Certificate applies has been constructed in accordance with the Development Agreement dated June 15, 2017. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: November 5, 2019

Chad Isakson Reg. No. 49028



FOCUS Engineering, inc.

Section 35.A Warranty Period Begins December 5, 2017 and ends December 5, 2019

Section 35.B Warranty Period Begins November 5, 2019 and ends November 5, 2020

WILDFLOWER AT LAKE ELMO 2ND ADDITION

Time of Performance: October 31, 2017

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS						
			#1	#2	#3	#4	#5	#6	
Sanitary Sewer	\$71,020	\$88,774	\$66,581						
Watermain	\$81,280	\$101,600	\$76,200						
Streets & Sidewalks	\$242,331	\$302,914	\$151,457	\$75,729					
Surface Water Facilities	\$52,912	\$66,140	\$33,070	\$16,535					
Erosion Control	\$16,533	\$20,666		\$15,500					
Trails	\$3,257	\$4,071		\$3,053					
Street Lighting	\$18,000	\$22,500 By Xcel Energy		\$16,875					
Street Signs and Traffic Control Signs	\$5,310	\$6,638		\$4,978					
Landscaping	\$40,500	\$50,625							
Tree Preservation and Restoration	NA	NA							
Wetland Mitigation and Buffers	NA	NA							
Monuments	\$2,000	\$2,500		\$1,875					
Private Utilities	\$115,000	\$143,750		\$107,813					
Record Drawings	\$5,000	\$6,250		\$4,688					

TOTALS	\$653,143	\$816,429	RELEASED AMOUNTS:	\$327,308	\$247,045	\$0	\$0	\$0	\$0
	<u>Incorrect original amount</u>	<u>\$787,239</u>	CUMMULATIVE AMOUNTS:	\$327,308	\$574,353				
			SECURITY AMOUNT REMAINING:	\$489,121	\$242,076				
			DATE:	12/5/2017	11/5/2019				