



STAFF REPORT

DATE: December 17, 2019

CONSENT

ITEM #:

AGENDA ITEM: Accept Improvements and Approve Security Reduction for Inwood 3rd 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 approve security reduction for Inwood 3rd Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to accept the improvements and to reduce the development security for Inwood 3rd Addition. This request has been reviewed and the following reduction is being recommended:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Inwood 3rd Addition	\$ 845,558	\$ 471,498

Inwood 3rd Addition street and drainage improvements are now in the warranty period per the attached Certificate of Completion. Twenty-five percent (25%) of the original security amount will be retained until the warranty period has expired in December 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 Inwood 3rd 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 Inwood 3rd Addition as detailed in the attached Security Reduction Worksheet".

ATTACHMENTS:

1. Certificate of Completion – Inwood 3rd Addition.
2. Security Reduction Worksheet – Inwood 3rd Addition.

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: DECEMBER 17, 2019

OWNER:	<u>CITY OF LAKE ELMO, MN</u>
DEVELOPER:	<u>M/I HOMES OF MINNEAPOLIS / ST. PAUL, LLC</u>
SUBDIVISION	
NAME:	<u>INWOOD 3RD ADDITION</u>
PROJECT NO.:	<u>2016.121</u>

- ☐ 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 34.A – Public sewer and watermain

Section 34.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 May 16, 2016. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: December 17, 2019

Chad Isakson Reg. No. 49028



FOCUS Engineering, inc.

Section 34.A Warranty Period Begins	<u>March 21, 2017</u>	and ends	<u>March 21, 2019</u>
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Section 34.B Warranty Period Begins	<u>December 17, 2019</u>	and ends	<u>December 17, 2020</u>
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INWOOD 3RD ADDITION

Time of Performance: October 31, 2016

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	NA Included in Overall Grading Agreement						
Sanitary Sewer	\$277,278	\$346,597.75	\$259,948	\$86,649				
Watermain	\$315,803	\$394,753.75	\$296,065	\$98,688				
Storm Sewer (w/pond structures)	\$254,543	\$318,178.75	\$159,089		\$79,545			
Streets	\$501,150	\$626,437.50	\$313,219		\$156,609			
Sidewalks/Trails	\$80,290	\$100,362.50			\$75,272			
Surface Water Facilities	NA	NA included in Grading Agreement						
Street Lighting	\$48,000	\$60,000.00 By Xcel Energy			\$45,000			
Street Signs and Traffic Control Signs	\$7,010	\$8,762.50			\$6,572			
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$151,500	\$189,375.00						
Tree Preservation and Restoration	NA	NA included in Grading Agreement						
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD						
Monuments	\$6,800	\$8,500.00			\$6,375			
Erosion Control	NA	NA included in Grading Agreement						
Miscellaneous Facilities	NA	NA None						
Record Drawings	\$5,000	\$6,250.00			\$4,688			
TOTALS	\$1,647,374	\$2,059,217.75	RELEASED AMOUNTS: \$1,028,322	\$185,338	\$374,060	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS: \$1,028,322	\$1,213,660	\$1,587,720			
			SECURITY AMOUNT REMAINING: \$1,030,896	\$845,558	\$471,498			
			DATE: 3/21/2017	5/7/2019	12/17/2019			