



STAFF REPORT

DATE: December 17, 2019

CONSENT

AGENDA ITEM: Approve Release of Warranty Security for Public Sanitary Sewer and Watermain for Inwood 4th Addition and Wildflower 2nd Addition

SUBMITTED BY: Jack Griffin, City Engineer

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

ISSUE BEFORE COUNCIL: Should the City Council approve release of the warranty security for public sanitary sewer and watermain for the Inwood 4th Addition and Wildflower 2nd Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to release the development security in accordance with the development agreement for the Inwood 4th Addition and Wildflower 2nd Addition. The public sanitary sewer and watermain was completed and accepted by the City on September 5, 2017 (Inwood 4th Addition) and December 5, 2017 (Wildflower 2nd Addition) and the 2-year warranty period was initiated. Twenty-five percent (25%) of the original security was retained through the 2-year warranty period for watermain and sanitary sewer. A warranty walk-through was completed by City staff and all warranty punch list items have since been addressed by each respective Developer. With the release of the 2-year warranty security for sanitary sewer and watermain the overall development security may be reduced as follows:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Inwood 4th Addition:	\$288,267	\$207,002
2. Wildflower 2nd Addition:	\$242,076	\$194,482

FISCAL IMPACT: Release of the warranty security brings the public sanitary sewer and watermain portion of the project to a close. The operation and maintenance of the sanitary sewer and watermain becomes the responsibility of the City going forward.

RECOMMENDATION: Staff is recommending that the City Council, *as part of the Consent Agenda*, approve the release of warranty security for public sanitary sewer and watermain in the Inwood 4th Addition and Wildflower 2nd Addition resulting in a reduction in overall security as detailed in the respective worksheet. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to approve the security reductions for the Inwood 4th Addition and Wildflower 2nd Addition as detailed in the respective Security Reduction Worksheet”.

ATTACHMENTS:

1. Security Reduction Worksheet – Inwood 4th Addition.
2. Security Reduction Worksheet – Wildflower 2nd Addition.

INWOOD 4TH ADDITION

Time of Performance: **October 31, 2017**

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	NA	Included in Overall Grading Agreement					
Sanitary Sewer	\$86,227	\$107,783.50	\$80,838	\$26,946				
Watermain	\$173,821	\$217,276.25	\$162,957	\$54,319				
Storm Sewer	\$112,613	\$140,766.25	\$105,575					
Streets and Sidewalks	\$285,312	\$356,640.00	\$267,480					
Trails	NA	NA						
Surface Water Facilities	NA	NA	included in Grading Agreement					
Street Lighting	\$24,000	\$30,000.00	By Xcel Energy					
Street Signs and Traffic Control Signs	\$1,320	\$1,650.00						
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$32,000	\$40,000.00						
Tree Preservation and Restoration	NA	NA	included in Grading Agreement					
Wetland Mitigation and Buffers	NA	NA	LOC Through VBWD					
Monuments	\$3,800	\$4,750.00						
Erosion Control	NA	NA	included in Grading Agreement					
Miscellaneous Facilities	NA	NA	None					
Record Drawings	\$5,000	\$6,250.00						
TOTALS	\$724,093	\$905,116.00	RELEASED AMOUNTS:	\$616,850	\$81,265	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS:	\$616,850	\$698,114			
			SECURITY AMOUNT REMAINING:	\$288,267	\$207,002			
			DATE:	9/5/2017	12/17/2019			

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		\$22,194			
Watermain	\$81,280	\$101,600	\$76,200		\$25,400			
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	\$47,594	\$0	\$0
	<u>Incorrect original amount</u>	<u>\$787,239</u>	CUMMULATIVE AMOUNTS:	\$327,308	\$574,353	\$621,946		
			SECURITY AMOUNT REMAINING:	\$489,121	\$242,076	\$194,482		
			DATE:	12/5/2017	11/5/2019	12/17/2019		