



## STAFF REPORT

DATE: December 17, 2019

**CONSENT**

ITEM #:

**AGENDA ITEM:** Accept Improvements and Approve Security Reduction for Royal Golf Club 2nd Addition.

**SUBMITTED BY:** Jack Griffin, City Engineer

**REVIEWED BY:** Kristina Handt, City Administrator  
Ken Roberts, Planning Director  
Marty Powers, Public Works Director

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**ISSUE BEFORE COUNCIL:** Should the City Council accept the improvements and approve security reduction for Royal Golf Club 2nd Addition?

**PROPOSAL DETAILS/ANALYSIS:** Staff has received and processed a request to accept the improvements and to reduce the development security for Royal Golf Club 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 Club 2nd Addition	\$ 1,362,611	\$ 808,043

Royal Golf Club 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 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 Royal Golf Club 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 Royal Golf Club 2nd Addition as detailed in the attached Security Reduction Worksheet".***

**ATTACHMENTS:**

1. Certificate of Completion – Royal Golf Club 2nd Addition.
2. Security Reduction Worksheet – Royal Golf Club 2nd Addition.

## CERTIFICATE OF COMPLETION

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DATE OF ISSUANCE: DECEMBER 17, 2019

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OWNER:	<u>CITY OF LAKE ELMO, MN</u>
DEVELOPER:	<u>ROYAL DEVELOPMENT, INC</u>
SUBDIVISION	
NAME:	<u>ROYAL GOLF CLUB 2<sup>ND</sup> ADDITION</u>
PROJECT NO.:	<u>2018.121</u>

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- ☐ 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

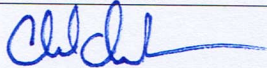
Section 33.A – Public sewer and watermain

Section 33.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 July 26, 2018. 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.

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Section 33.A Warranty Period Begins	<u>January 15, 2019</u>	and ends	<u>January 15, 2021</u>
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Section 33.B Warranty Period Begins	<u>December 17, 2019</u>	and ends	<u>December 17, 2020</u>
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ROYAL GOLF CLUB 2ND ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

DEVELOPMENT AGREEMENT AMOUNTS			REDUCTIONS						
CATEGORY	CONSTRUCTION	125% REMARKS	#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		\$128,047	1-YR Warranty ends		
Streets and Sidewalks	\$998,255	\$1,247,818		\$623,909		\$311,955	12/17/2020		
Trails	\$72,670	\$90,838				\$68,128			
Surface Water Facilities	NA	NA included in Grading Agreement							
Street Lighting	\$30,000	\$37,500 By Xcel Energy				\$28,125			
Street Signs and Traffic Control Signs	\$4,235	\$5,294				\$3,970			
Landscaping	\$324,500	\$405,625			\$304,219		2-YR Warranty ends		
Tree Preservation and Restoration	NA	NA included in Grading Agreement					11/5/2021		
Wetland Mitigation and Buffers	NA	NA included in Grading Agreement							
Monuments	\$7,300	\$9,125				\$6,844			
Erosion Control	NA	NA included in Grading Agreement							
Turn Lanes	NA	NA By County							
Record Drawings	\$8,000	\$10,000				\$7,500			
TOTALS	\$2,585,737	\$3,232,172	RELEASED AMOUNTS:	\$685,340	\$880,002	\$304,219	\$554,568	\$0	\$0
			CUMMULATIVE AMOUNTS:	\$685,340	\$1,565,342	\$1,869,561	\$2,424,129		
			SECURITY AMOUNT REMAINING:	\$2,546,832	\$1,666,830	\$1,362,611	\$808,043		
			DATE:	1/15/2019	7/2/2019	11/5/2019	12/17/2019		