



## STAFF REPORT

DATE: March 5, 2019  
CONSENT  
ITEM #:

**AGENDA ITEM:** Village Preserve 2<sup>nd</sup> Addition – Approve Release of Warranty Security for Public Sanitary Sewer and Watermain

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

**REVIEWED BY:** Kristina Handt, City Administrator  
Ken Roberts, Planning Director

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**ISSUE BEFORE COUNCIL:** Should the City Council approve release of warranty security for public sanitary sewer and watermain for the Village Preserve 2<sup>nd</sup> Addition development?

**PROPOSAL DETAILS/ANALYSIS:** The public sanitary sewer and watermain in the Village Preserve 2<sup>nd</sup> Addition development was completed and accepted by the City on February 21, 2017 and the 2-year warranty period was initiated. A security in the amount of 25% of the original security (\$56,502) was retained for the warranty period.

Staff has received and processed a request to release the warranty security for the public sanitary sewer and watermain in Village Preserve 2<sup>nd</sup> Addition. A warranty walk-through was completed by City staff in October 2018 and all warranty items have since been addressed by the Developer. Release of the current security amount of \$56,502 is recommended.

**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*, to approve the release of warranty security for public sanitary sewer and watermain in the Village Preserve 2<sup>nd</sup> Addition development 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 release of warranty security for public sanitary sewer and watermain in the Village Preserve 2<sup>nd</sup> Addition development as detailed in the respective Security Reduction Worksheet”.***

**ATTACHMENTS:**

1. Security Reduction Worksheet – Village Preserve 2<sup>nd</sup> Addition.

VILLAGE PRESERVE 2ND ADDITION

Time of Performance: October 31, 2016

DEVELOPMENT AGREEMENT AMOUNTS			REDUCTIONS								
CATEGORY	CONSTRUCTION	125% REMARKS	#1	#2	#3	#4	#5	#6	#7	#8	#9
Grading	\$60,786	\$75,983		\$75,983							
Sanitary Sewer	\$60,734	\$75,918	\$56,938							\$18,979	
Watermain	\$120,071	\$150,089	\$112,567							\$37,522	
Storm Sewer (w/pond structures)	\$41,671	\$52,089	\$26,044		\$13,022			\$13,022			
Streets	\$219,972	\$274,965	\$137,483		\$68,741			\$68,741			
Sidewalks/Trails	\$58,525	\$73,156				\$54,867					
Surface Water Facilities	NA	NA									
Street Lighting	\$36,000	\$45,000				\$33,750		\$11,250			
Street Signs and Traffic Control Signs	\$2,540	\$3,175				\$2,381		\$794			
Private Utilities (electricity, natural gas, telephone, and cable)								\$0			
Landscaping	\$26,745	\$33,431					\$25,073				
Tree Preservation and Restoration	NA	NA									
Wetland Mitigation and Buffers	NA	NA									
Monuments	\$4,500	\$5,625				\$4,219		\$1,406			
Erosion Control	\$18,525	\$23,156				\$17,367					
Miscellaneous Facilities	NA	NA									
Record Drawings	\$2,500	\$3,125				\$2,344		\$781			
<b>TOTALS</b>	<b>\$652,569</b>	<b>\$815,712</b>	RELEASED AMOUNTS: \$333,032	\$75,983	\$81,763	\$114,928	\$25,073	\$95,995	\$56,502		
		\$184,932	CUMMULATIVE AMOUNTS: \$333,032	\$409,014	\$490,778	\$605,706	\$630,779	\$726,774	\$783,275		
			SECURITY AMOUNT REMAINING: \$482,681	\$406,698	\$324,935	\$210,007	\$184,933	\$88,939	\$32,437		
			DATE: 2/21/2017	5/16/2017	10/17/2017	12/19/2017	11/20/2018	1/15/2019	3/5/2019		

#8 LOC Reduction: Will be processed upon full completion of all PL itmes, less Landscaping

#9 LOC Reduction: Will be processed upon Landscaping warranty expiration & completion of all warranty PL itmes