



## STAFF REPORT

DATE: May 7, 2019

### **CONSENT**

**AGENDA ITEM:** Inwood 1st, 2nd, and 3rd Additions – 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  
Chad Isakson, Assistant City Engineer

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**ISSUE BEFORE COUNCIL:** Should the City Council approve release of warranty security for public sanitary sewer and watermain for the Inwood 1st, 2nd, and 3rd Additions?

**PROPOSAL DETAILS/ANALYSIS:** Staff has received and processed a request to release the development security in accordance with the development agreement for the Inwood 1st & 2nd Addition, and the Inwood 3rd Addition. The public sanitary sewer and watermain was completed and accepted by the City on March 21, 2017 and the 2-year warranty period was initiated. Twenty-five percent (25%) of the original security for each project 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 the 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 1st & 2nd Additions:	\$1,412,589	\$1,124,204
2. Inwood 3rd Addition:	\$1,030,896	\$ 845,558

**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 1st, 2nd, and 3rd Additions resulting in a reduction in overall security as detailed in the respective worksheets. If removed from the consent agenda, the recommended motion for the action is as follows:

***“Move to approve the security reductions for the Inwood 1st, 2nd, and 3rd Additions as detailed in the respective Security Reduction Worksheets”.***

### **ATTACHMENTS:**

1. Security Reduction Worksheet – Inwood 1st & 2nd Addition.
2. Security Reduction Worksheet – Inwood 3rd Addition.

INWOOD 1ST AND 2ND ADDITIONS

Time of Performance: July 1, 2016

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS							
			#1	#2	#3	#4	#5	#6		
Grading	\$314,000	NA								
Sanitary Sewer	\$412,585	\$515,731.25 75%	\$386,798		\$128,933					
Watermain	\$510,249	\$637,811.25 75%	\$478,358		\$159,453					
Streets	\$1,114,212	\$1,392,765.00 75%	\$696,383	\$348,191						
Surface Water Facilities	\$599,736	\$749,670.00 75%	\$374,835	\$187,418						
Erosion Control	NA	NA included in Grading Agreement								
Sidewalks/Trails	\$212,175	\$265,218.75	\$132,609							
Street Lighting	NA	NA By Xcel Energy								
Street Signs and Traffic Control Signs	\$18,705	\$23,381.25	\$11,691							
Landscaping	\$97,236	\$121,545.00								
Tree Preservation and Restoration	NA	NA included in Grading Agreement								
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD								
Monuments	\$5,000	\$6,250.00								
Miscellaneous Facilities	NA	NA None								
Record Drawings	\$2,000	\$2,500.00								
<b>TOTALS</b>	<b>\$2,971,898</b>	<b>\$3,714,872.50</b>								

RELEASED AMOUNTS: \$2,080,674 \$535,609 \$288,386 \$0 \$0 \$0  
 CUMMULATIVE AMOUNTS: \$2,080,674 \$2,616,283 \$2,904,669  
 SECURITY AMOUNT REMAINING: \$1,948,198 \$1,412,589 **\$1,124,204**  
 DATE: 3/21/2017 9/19/2017 5/7/2019

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					
Streets	\$501,150	\$626,437.50	\$313,219					
Sidewalks/Trails	\$80,290	\$100,362.50						
Surface Water Facilities	NA	NA	included in Grading Agreement					
Street Lighting	\$48,000	\$60,000.00	By Xcel Energy					
Street Signs and Traffic Control Signs	\$7,010	\$8,762.50						
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						
Erosion Control	NA	NA	included in Grading Agreement					
Miscellaneous Facilities	NA	NA	None					
Record Drawings	\$5,000	\$6,250.00						
<b>TOTALS</b>	<b>\$1,647,374</b>	<b>\$2,059,217.75</b>	RELEASED AMOUNTS: \$1,028,322	\$185,338	\$0	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS: \$1,028,322	\$1,213,660				
			SECURITY AMOUNT REMAINING: \$1,030,896	\$845,558				
			DATE: 3/21/2017	5/7/2019				