



## STAFF REPORT

DATE: June 18, 2019

### **CONSENT**

**AGENDA ITEM:** Approve Development Security Warranty Release for Village Preserve 1st & 2nd Additions and Wildflower 1st Addition

**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 the Village Preserve 1st & 2nd Additions and Wildflower 1st Addition?

**PROPOSAL DETAILS/ANALYSIS:** Staff has received and processed requests to release the warranty security for the public improvements including street construction, concrete curb and gutter, storm sewer facilities, sidewalks, trails, materials and equipment for these three subdivisions. These requests have been reviewed and the following releases are being recommended for approval:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Village Preserve 1st Addition	\$ 56,695	\$ 32,954
2. Village Preserve 2nd Addition	\$ 32,437	\$ 8,359
3. Wildflower 1st Addition	\$ 779,290	\$ 250,000

City staff completed on-site warranty walk throughs for the above. Issues or corrections identified from the walk throughs were communicated to the respective developer and all punch list items have been addressed to the satisfaction of City staff. Release of the full warranty security for each subdivision is recommended.

**FISCAL IMPACT:** Release of the warranty security brings the public improvements including street construction, concrete curb and gutter, storm sewer facilities, sidewalks, trails, materials and equipment portion of these projects to a close. Only Landscaping Security remains for each of these developments.

**RECOMMENDATION:** Staff is recommending that the City Council approve, *as part of the Consent Agenda*, the release of warranty security for public improvements for the Village Preserve 1st & 2nd Addition and the Wildflower 1st Addition as detailed in the attached worksheets. 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 improvements for the Village Preserve 1st & 2nd Additions and the Wildflower 1st Addition as detailed in the attached Security Reduction Worksheets.”***

**ATTACHMENTS:**

1. Village Preserve 1st Addition – Security Reduction Worksheet.
2. Village Preserve 2nd Addition – Security Reduction Worksheet.
3. Wildflower 1st Addition – Security Reduction Worksheet.

VILLAGE PRESERVE 1ST ADDITION

Time of Performance: October 31, 2016

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125%	REMARKS	REDUCTIONS									
				#1	#2	#3	#4	#5	#6	#7	#8		
Grading	\$79,860	NA	Site Grading Agrmt: Assumed Replaced										
Shared Wildflower Improvements	\$255,801	\$319,751.25	Never Received: Provided by Wildflower										
Grading	\$456,502	\$570,627.50				\$570,628	100%						
Sanitary Sewer	\$227,849	\$284,811.25		\$213,608	75%			\$71,203	25%				
Watermain	\$224,251	\$280,313.75		\$210,235	75%			\$70,078	25%				
Streets (includes sidewalks/trails)	\$727,995	\$909,993.75		\$163,799	18%	\$518,696	75%				\$212,498		\$15,000
Surface Water Facilities	\$225,248	\$281,560.00		\$140,780	50%	\$70,390	75%				\$70,390		
Erosion Control	\$27,970	\$34,962.50						\$26,222					\$8,741
Sidewalks/Trails	NA	NA	Included in Streets										
Street Lighting	NA	NA	By Xcel Energy										
Street Signs and Traffic Control Signs	\$3,600	\$4,500.00					\$3,375				\$1,125		
Landscaping	\$105,453	\$131,816.25								\$98,862			
Tree Preservation and Restoration	NA	NA	included in Erosion Control										
Wetland Mitigation and Buffers	NA	NA	LOC Through VBWD										
Monuments	\$4,600	\$5,750.00					\$4,313				\$1,438		
Miscellaneous Facilities	NA	NA	None										
Record Drawings + PL	\$2,500	\$3,125.00					\$2,344				\$781		
<b>TOTALS</b>	<b>\$2,005,968</b>	<b>\$2,507,460.00</b>		RELEASED AMOUNTS:	\$728,423	\$589,086	\$570,628	\$36,253	\$141,281	\$98,862	\$286,232	\$23,741	
		\$484,208		CUMMULATIVE AMOUNTS:	\$728,423	\$1,317,509	\$1,888,137	\$1,924,390	\$2,065,671	\$2,164,533	\$2,450,765	\$2,474,506	
				SECURITY AMOUNT REMAINING:	\$1,779,037	\$1,189,951	\$619,323	\$583,070	\$441,789	\$342,927	\$56,695	\$32,954	
				DATE:	3/15/2016	8/2/2016	9/6/2016	12/19/2017	6/5/2018	11/20/2018	1/15/2019	6/18/2019	

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
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				\$18,289
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				\$5,789
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	\$24,078
		CUMMULATIVE AMOUNTS:	\$333,032	\$409,014	\$490,778	\$605,706	\$630,779	\$726,774	\$783,275	\$807,353
		SECURITY AMOUNT REMAINING:	\$482,681	\$406,698	\$324,935	\$210,007	\$184,933	\$88,939	\$32,437	<b>\$8,359</b>
		DATE:	2/21/2017	5/16/2017	10/17/2017	12/19/2017	11/20/2018	1/15/2019	3/5/2019	6/18/2019

WILDFLOWER AT LAKE ELMO 1ST ADDITION

Time of Performance: November 30, 2016

DEVELOPMENT AGREEMENT AMOUNTS				REDUCTIONS							
CATEGORY	CONSTRUCTION	125%	REMARKS	#1	#2	#3	#4	#5	#6	#7	
Grading	\$116,000	NA	Covered by Site Grading Agreement	\$116,000							
Sanitary Sewer	\$386,885	\$483,606	100%		\$241,803	\$120,902			\$120,902		
Watermain	\$472,052	\$590,065	100%		\$295,033	\$147,516			\$147,516		
Streets	\$916,819	\$1,146,024	75%		\$274,539		\$584,978			\$286,506	
Surface Water Facilities	\$509,946	\$637,433	75%		\$318,716		\$159,358			\$159,358	
Erosion Control	NA	NA	Covered by Site Grading Agreement								
Sidewalks/Trails	\$220,838	\$276,048	75%					\$207,036		\$69,012	
Street Lighting	NA	NA	By Xcel Energy								
Street Signs and Traffic Control Signs	\$9,950	\$12,438	75%					\$9,328		\$3,109	
Landscaping	\$200,000	\$250,000									
Tree Preservation and Restoration	\$23,675	\$29,594	75%					\$22,195		\$7,398	
Wetland Mitigation and Buffers	NA	NA	LOC Through VBWD								
Monuments	\$6,000	\$7,500	75%					\$5,625		\$1,875	
Miscellaneous Facilities	NA	NA									
Record Drawings	\$6,500	\$8,125	75%					\$6,094		\$2,031	
<b>TOTALS</b>	<b>\$2,752,665</b>	<b>\$3,440,831</b>		RELEASED AMOUNTS:	\$116,000	\$1,130,091	\$268,418	\$744,337	\$250,278	\$268,418	\$529,290
				CUMMULATIVE AMOUNTS:	\$116,000	\$1,246,091	\$1,514,509	\$2,258,846	\$2,509,123	\$2,777,541	\$3,306,831
				SECURITY AMOUNT REMAINING:	\$3,440,831	\$2,310,740	\$2,042,322	\$1,297,986	\$1,047,708	\$779,290	\$250,000
				DATE:	10/29/2015	12/15/2015	2/16/2016	9/7/2016	12/5/2017	11/7/2018	6/18/2019