



DATE: October 5, 2021
CONSENT

AGENDA ITEM: Accept Improvements and Approve Security Reductions for ISD #834 (Stillwater) Bus Facility.

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Molly Just, Planning Director
Marty Powers, Public Works Director
Sam Magureanu, Finance Director
Chad Isakson, Assistant City Engineer

ISSUE BEFORE COUNCIL: Should the City Council accept the improvements and approve security reductions for the ISD #834 (Stillwater) Bus Facility?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to accept the improvements and reduce the development security for the ISD #834 (Stillwater) Bus Facility. This request has been reviewed and is being recommended for approval in accordance with the approved Site Improvement Agreement. The Site Improvement Security amount is recommended to be reduced as follows:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. ISD #834 (Stillwater) Bus Facility	\$ 206,250	\$ 89,063

The ISD #834 (Stillwater) Bus Facility are in the warranty period as identified on the attached Certificate of Completion. Twenty-five percent (25%) of the original security amount will be retained until the warranty period has expired on October 5, 2023 for public watermain. The remaining security amount is related to the landscape 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 reductions as detailed in the attached worksheet for the ISD #834 (Stillwater) Bus Facility, contingent on the developer being current with all other payments and obligations in accordance with the Site Improvement Agreement, including a positive escrow balance as required by the City. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to accept the improvements and approve the security reductions as detailed in the attached worksheet for the ISD #834 (Stillwater) Bus Facility, contingent on the developer being current with all other payments and obligations in accordance with the Site Improvement Agreement, including a positive escrow balance as required by the City”.

ATTACHMENTS:

1. Certificate of Completion – ISD #834 (Stillwater) Bus Facility.
2. Security Reduction Worksheet – ISD #834 (Stillwater) Bus Facility.

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: OCTOBER 5, 2021

OWNER: CITY OF LAKE ELMO, MN
DEVELOPER: INDEPENDENT SCHOOL DISTRICT NO. 834
SUBDIVISION
NAME: INDEPENDING SCHOOL DISTRICT #834 (STILLWATER) BUS
FACILITY
PROJECT NO.: 2020.126

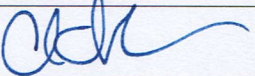
- ☐ This Certification of Completion applies to all work under the Site Improvement Agreement
☒ This Certification of Completion applies to the following specified parts of the Site Improvement Agreement

Section 11 – Public watermain

I do hereby certify that the work to which this Certificate applies has been constructed in accordance with the Site Improvement Agreement dated July 11, 2019. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: October 5, 2021

Chad Isakson Reg. No. 49028


FOCUS Engineering, inc.

Section 11 Warranty Period Begins October 5, 2021 and ends October 5, 2023

ISD #834 STILLWATER BUS FACILITY

Time of Performance: December 1, 2019

SITE IMPROVEMENT AGREEMENT AMOUNTS

CATEGORY	100% REMARKS	REDUCTIONS					
		#1	#2	#3	#4	#5	#6
Grading	NA						
Sanitary Sewer	NA						
Watermain	\$156,250 75%	\$117,188					
Storm Sewer (w/pond structures)	NA						
Street and Trail Cut at Entrance	NA						
Bituminous Trails	NA						
Surface Water Facilities	NA						
Street Lighting	NA						
Street Signs and Traffic Control Signs	NA						
Private Utilities (electricity, natural gas, tele	NA						
Landscaping	\$50,000						
Tree Preservation and Restoration	NA						
Wetland Mitigation and Buffers	NA						
Monuments	NA						
Erosion Control	NA						
Record Drawings	NA						

TOTALS

\$206,250

RELEASED AMOUNTS:

\$117,188

CUMMULATIVE AMOUNTS:

\$117,188

SECURITY AMOUNT REMAINING:

\$89,063

DATE:

10/5/2021