



STAFF REPORT

DATE: December 5th 2023

CONSENT

AGENDA ITEM: Approve Landscape Security Reductions for Northport Development
SUBMITTED BY: Sophia Jensen, City Planner

ISSUE BEFORE COUNCIL: Should the City Council approve a security reduction for Northport 1st, 2nd, and 3rd addition?

PROPOSAL DETAILS/ANALYSIS: All three phases of the Northstar Development have been accepted into landscape warranty as of November 10th, 2023.

This is the first request to reduce the landscaping security for all additions. The City will continue to retain funds until after the final landscape inspection is complete, as outlined in the Development Agreement.

	<u>Current Landscape Security</u>	<u>Proposed Landscape Security</u>
1. Northport 1 st	\$240,031	\$60,008
2. Northport 2 nd	\$65,625	\$16,406
3. Northport 3 rd	\$54,375	\$13,594

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*, approve the security reductions for the Northport Development. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to approve a security reduction for Northport 1st, 2nd, and 3rd addition as detailed in the respective Security Reduction Worksheets, contingent on the developer being current with all other payments and obligations in accordance with the Development Agreement, including a positive escrow balance as required by the city”

ATTACHMENTS:

1. Security Reduction Worksheets
2. Northport 1st-3rd Start of Warranty Period - Inspection Letter 11/10/2023

NORTHPORT 1ST ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	\$114,100 Included in Phase 1	\$114,100					
Sanitary Sewer	\$480,346	\$600,433	\$450,324			\$150,108		
Watermain	\$362,155	\$452,694	\$339,520			\$113,173		
Storm Sewer (w/pond structures)	\$591,406	\$739,258	\$369,629		\$184,814			
Streets + Sidewalks + Turn Lanes	\$636,008	\$795,010	\$397,505		\$198,753			
Bituminous Trails	\$34,876	\$43,595			\$32,696			
Surface Water Facilities	\$50,000	\$62,500			\$46,875			
Street Lighting	\$72,000	\$90,000			\$67,500			
Street Signs and Traffic Control Signs	\$2,600	\$3,250			\$2,438			
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$192,025	\$240,031					\$180,023	
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$4,860	\$6,075			\$4,556			
Erosion Control	\$23,670	\$29,588			\$22,191			
Miscellaneous Facilities	NA	NA						
Record Drawings	\$30,000	\$37,500			\$28,125			
TOTALS	\$2,479,946	\$3,214,034	RELEASED AMOUNTS: \$1,556,978	\$114,100	\$587,948	\$263,282	\$180,023	\$0
		\$774,983	CUMMULATIVE AMOUNTS: \$1,556,978	\$1,671,078	\$2,259,026	\$2,522,308	\$2,702,331	
			SECURITY AMOUNT REMAINING: \$1,657,055	\$1,542,955	\$955,008	\$691,726	\$511,703	
			DATE: 1/15/2019	11/5/2019	12/6/2022	12/20/2022	12/5/2023	

NORTHPORT 2ND ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	NA Included in Phase 1						
Sanitary Sewer	\$73,001	\$91,251	\$68,438			\$22,813		
Watermain	\$60,130	\$75,163	\$56,372			\$18,791		
Storm Sewer (w/pond structures)	\$234,091	\$292,614		\$146,307	\$73,153			
Streets + Sidewalks	\$237,114	\$296,393		\$148,196	\$74,098			
Bituminous Trails	\$7,500	\$9,375			\$7,031			
Surface Water Facilities	NA	NA						
Street Lighting	\$12,000	\$15,000			\$11,250			
Street Signs and Traffic Control Signs	\$625	\$781			\$586			
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$52,500	\$65,625					\$49,219	
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$2,900	\$3,625			\$2,719			
Erosion Control	NA	NA						
Miscellaneous Facilities	NA	NA						
Record Drawings	\$5,000	\$6,250			\$4,688			
TOTALS	\$684,861	\$856,077	RELEASED AMOUNTS: \$124,810	\$294,503	\$173,525	\$41,603	\$49,219	\$0
			CUMMULATIVE AMOUNTS: \$124,810	\$419,313	\$592,838	\$634,442	\$683,661	
			SECURITY AMOUNT REMAINING: \$731,267	\$436,764	\$263,239	\$221,635	\$172,417	
			DATE: 1/15/2019	10/1/2019	12/6/2022	12/20/2022	12/5/2023	

NORTHPORT 3RD ADDITION

Time of Performance: October 31, 2021

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	NA Included in Phase 1						
Sanitary Sewer	\$215,014	\$268,768	\$201,576					
Watermain	\$210,346	\$262,933	\$197,199					
Storm Sewer (w/pond structures)	\$232,695	\$290,869	\$145,434					
Streets + Sidewalks	\$458,706	\$573,383	\$286,691					
Bituminous Trails	\$15,723	\$19,654						
Surface Water Facilities	NA	NA Included in Phase 1						
Street Lighting	\$40,000	\$50,000						
Street Signs and Traffic Control Signs	\$4,098	\$5,123						
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$43,500	\$54,375		\$40,781				
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$4,100	\$5,125						
Erosion Control	\$10,000	\$12,500						
Miscellaneous Facilities	NA	NA						
Record Drawings	\$10,000	\$12,500						
TOTALS	\$1,244,182	\$1,555,228	\$830,901	\$40,781	\$0	\$0	\$0	\$0

RELEASED AMOUNTS: \$830,901 \$40,781 \$0 \$0 \$0 \$0
CUMMULATIVE AMOUNTS: \$830,901 \$871,682
SECURITY AMOUNT REMAINING: \$724,327 \$683,546
DATE: 1/4/2022 12/5/2023

Memorandum

TO: Sophia Jensen
FROM: Jody Rader, PLA
DATE: 11/16/23
RE: Initial Landscape Warranty Reinspection Acceptance | Northport 1st, 2nd, and 3rd Addition

	Initial Inspection	Initial Re-inspection (Acceptance)	1-Year Inspection	1-Year Re-inspection	2-Year Inspection	2-Year Re-inspection	Final Inspection Acceptance
Northport 1 st , 2 nd , and 3 rd Addition	06/10/21 09/28/21 11/15/22 07/18/22	11/10/23					

NORTHPORT 1ST, 2ND, AND 3RD ADDITION – INITIAL LANDSCAPE WARRANTY REINSPECTION ACCEPTANCE

Inspectors:

- Jody Rader, PLA
- Leilen Farias, Landscape Designer

Inspection Summary:

- The trees identified for replacement and corrective action on October 6th, 2023 have been replaced and adjusted as required.
- Natural (grass) areas around pond impacted by vehicle traffic to be monitored and assessed in next year's inspection to ensure vegetation survival.

Recommendations:

- The landscaping meets City requirements for initial acceptance.
- The 1st year of the landscape warranty period can now begin.




Jody Rader, PLA (MN+WI)

Landscape Architect

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