



STAFF REPORT

DATE: January 21, 2025

CONSENT

AGENDA ITEM: Approve Release of Warranty Security for Public Utilities for Wildflower 4th Addition.

SUBMITTED BY: Nate Stanley, City Engineer

REVIEWED BY: Nicole Miller, City Administrator
Jason Stopa, Community Development Director
Marty Powers, Public Works Director
Chad Isakson, Assistant City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve release of warranty security for public utilities for Wildflower 4th Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to release the development security for Wildflower 4th Addition. The 2-year warranty period for Wildflower 4th Addition watermain and sanitary sewer expired on January 17, 2025. Twenty-five percent (25%) of the original security was retained through the 2-year warranty period. A warranty walk-through has been completed by city staff and all warranty punch list items have 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 released as detailed in the attached worksheets and shown below.

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Wildflower 4th Addition:	\$661,246	\$512,447

FISCAL IMPACT: Release of the warranty security closes out the sanitary sewer and watermain portion of the development. The operation and maintenance of the public 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 for Wildflower 4th Addition. The release of security is 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. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to approve the security release for the Wildflower 4th Addition as detailed in the respective Security Reduction Worksheet, 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 Worksheet – Wildflower 4th Addition.

WILDFLOWER AT LAKE ELMO 4TH ADDITION

Time of Performance: August 31, 2022

DEVELOPMENT AGREEMENT AMOUNTS			REDUCTIONS					
CATEGORY	CONSTRUCTION	125% REMARKS	#1	#2	#3	#4	#5	#6
Sanitary Sewer	\$257,538	\$321,923 100%	\$241,442				\$80,481	
Watermain	\$218,620	\$273,275 100%	\$204,956				\$68,319	
Streets & Sidewalks	\$1,240,903	\$1,551,129 75%		\$775,564	\$387,782			
Storm Sewer	\$238,267	\$297,834 75%		\$148,917	\$74,458			
Erosion Control	\$38,975	\$48,719 75%				\$36,539		
Surface Water Facilities (BMPs)	\$12,460	\$15,575 75%				\$11,681		
Trails	\$50,907	\$63,634 75%				\$47,725		
Street Lighting	\$24,000	\$30,000 75%				\$22,500		
Street Signs and Traffic Control Signs	\$5,219	\$6,524 75%				\$4,893		
Landscaping	\$5,000	\$6,250						
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$4,100	\$5,125 75%				\$3,844		
Private Utilities	NA	NA						
Record Drawings	\$5,000	\$6,250 75%				\$4,688		
TOTALS	\$2,100,989	\$2,626,236	RELEASED AMOUNTS: \$446,398	\$924,481	\$462,241	\$131,870	\$148,799	
			CUMMULATIVE AMOUNTS: \$446,398	\$1,370,879	\$1,833,120	\$1,964,989	\$2,113,789	
			SECURITY AMOUNT REMAINING: \$2,179,838	\$1,255,357	\$793,116	\$661,246	\$512,447	
			DATE: 1/17/2023	12/5/2023	1/2/2024	8/20/2024	1/21/2025	