



STAFF REPORT

DATE: January 21, 2025

CONSENT

AGENDA ITEM: Accept Sanitary Sewer and Watermain Improvements and Approve Security Reductions for Easton Village 7th 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 accept the public sanitary sewer and watermain improvements and approve security reductions for the Easton Village 7th Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to accept the public sanitary sewer and watermain improvements and reduce the development security for the Easton Village 7th Addition. This request has been reviewed and is recommended for approval in accordance with the approved Development Agreement, and 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. The Development Security amount is recommended to be reduced as follows:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Easton Village 7th Addition	\$ 1,137,575	\$ 830,410

The Easton Village 7th Addition public sanitary sewer and watermain improvements 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 periods have expired.

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 public sanitary sewer and watermain improvements and approve the security reductions as detailed in the attached worksheet for the Easton Village 7th Addition, all 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 accept the public sanitary sewer and watermain improvements and approve the security reductions as detailed in the attached worksheet for the Easton Village 7th Addition, all contingent on the developer being current with all other payments and obligations in accordance with the Development Agreement.”

ATTACHMENTS:

1. Watermain and Sanitary Sewer Certificate of Completion – Easton Village 7th Addition.
2. Security Reduction Worksheet – Easton Village 7th Addition.

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: JANUARY 21, 2025

OWNER: CITY OF LAKE ELMO, MN
DEVELOPER: CHASE DEVELOPMENT, INC.
SUBDIVISION
NAME: EASTON VILLAGE 6TH AND 7TH ADDITIONS
PROJECT NO.: 2021.122

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

Section 35.A – Public sanitary sewer and watermain

~~Section 35.B – Public improvements including street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment.~~

I do hereby certify that the work to which this Certificate applies has been constructed in accordance with the Development Agreement dated April 8, 2024. The above-mentioned improvement is hereby declared to be complete, and acceptance of this work is recommended.

DATE OF COMPLETION: January 21, 2025

Chad Isakson Reg. No. 49028

Chad Isakson

Bolton & Menk, Inc.

Section 35.A Warranty Period Begins January 21, 2025 and ends January 21, 2027

Section 35.B Warranty Period Begins _____ and ends _____

EASTON VILLAGE 7TH ADDITION

Time of Performance: June 30, 2026

DEVELOPMENT AGREEMENT AMOUNTS			REDUCTIONS					
CATEGORY	CONSTRUCTION	125% REMARKS	#1	#2	#3	#4	#5	#6
Site Grading Agreement	NA	NA						
Sanitary Sewer	\$142,816	\$178,520 75%	\$133,890					
Watermain	\$184,827	\$231,034 75%	\$173,275					
Storm Sewer	\$109,907	\$137,384						
Streets and Sidewalks	\$343,977	\$429,971						
Trails	\$12,150	\$15,188						
Surface Water Facilities	NA	NA						
Street Lighting	\$12,000	\$15,000 By Xcel Energy						
Street Signs and Traffic Control Signs	\$3,925	\$4,906						
Private Utilities (electricity, natural gas, telephone, and cabl	NA	NA						
Landscaping	\$34,134	\$42,668						
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$2,400	\$3,000						
Erosion Control	\$58,924	\$73,655						
Misc.	NA	NA						
Record Drawings	\$5,000	\$6,250						
TOTALS	\$910,060	\$1,137,575	RELEASED AMOUNTS: \$307,165	\$0	\$0	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS: \$307,165					
			SECURITY AMOUNT REMAINING: \$830,410					
			DATE: 1/21/2025					