



STAFF REPORT

DATE: November 19th 2024

CONSENT

AGENDA ITEM: Approve Landscape Security Reduction for the Stillwater Bus Garage
SUBMITTED BY: Sophia Jensen, City Planner

ISSUE BEFORE COUNCIL: Should the City Council approve release of warranty security for landscaping for the Stillwater Bus Garage Conditional Use Permit?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed the request to release the development security for landscaping improvements for the Stillwater Bus Garage. These phases were inspected and accepted by the Landscape Architect on 11/7/2024

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Stillwater Bus Garage Conditional Use Permit	\$50,000	\$0

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 Stillwater Bus Garage. 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 Stillwater Bus Garage 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
2. Close Out Inspection Letter

SITE IMPROVEMENT AGREEMENT AMOUNTS			REDUCTIONS					
CATEGORY	100%	REMARKS	#1	#2	#3	#4	#5	#6
Grading	NA							
Sanitary Sewer	NA							
Watermain	\$156,250	100%	\$117,188	\$39,063				
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, telep	NA							
Landscaping	\$50,000	100%			\$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	\$39,063	\$50,000		
			CUMMULATIVE AMOUNTS:	\$117,188	\$156,250	\$206,250		
			SECURITY AMOUNT REMAINING:	\$89,063	\$50,000	\$0		
			DATE:	10/5/2021	11/8/2023	11/19/2024		

Memorandum

TO: Sophia Jensen
FROM: Tim Solomonson, PLA
DATE: 11/7/2024
RE: Close-out Landscape Warranty Inspection | Stillwater School District Bus Garage

	Initial Inspection	1-Year Inspection	1-Year Re-inspection	2-Year Inspection	Final Inspection Acceptance
Stillwater School District Bus Garage	6/16/22	8/4/23	9/24/24	10/29/24	11/7/24

Inspectors

- Tim Solomonson, PLA
- Leilen Farias, Landscape Designer

Inspection Summary

- The trees identified for replacement and corrective action on October 29th, 2024 have been installed and adjusted as required.

Recommendations

- The landscaping meets City requirements for final acceptance.




Tim Solomonson, PLA (MN)

Landscape Architect

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