



STAFF REPORT

DATE: December 17th 2024

CONSENT

AGENDA ITEM: Approve Landscape Security Reduction for 173 Jade Trl (Enterprise Rent a Car) Development
SUBMITTED BY: Sophia Jensen, Senior City Planner

ISSUE BEFORE COUNCIL: Should the City Council approve release of warranty security for landscaping for Enterprise Rent a Car?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed the request to reduce the development security for landscaping improvements for the Enterprise Rent a Car Development. These phases were inspected and accepted by the Landscape Architect on 11/7/24.

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Enterprise Rent a Car	\$1,047,500	\$888,125

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 Enterprise Rent a Car development. 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 Enterprise Rent a Car 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

ENTERPRISE RENT-A-CAR

Time of Performance:

October 31, 2022

SITE IMPROVEMENT AGREEMENT AMOUNTS				REDUCTIONS					
CATEGORY	COST	125%	REMARKS	#1	#2	#3	#4	#5	#6
Grading	\$260,000	\$325,000							
Sanitary Sewer	NA	NA							
Watermain	\$38,000	\$47,500							
Storm Sewer (w/pond structures)	\$55,000	\$68,750							
Street and Sidewalks	\$240,000	\$300,000							
Bituminous Trails	NA	NA							
Surface Water Facilities	NA	NA							
Street Lighting	NA	NA							
Street Signs and Traffic Control Signs	NA	NA							
Private Utilities (electricity, natural gas, telep	NA	NA							
Landscaping	\$170,000	\$212,500	75%	\$159,375					
Tree Preservation and Restoration	NA	NA							
Wetland Mitigation and Buffers	NA	NA							
Monuments	\$2,500	\$3,125							
Erosion Control and Restoration	\$65,000	\$81,250							
Record Drawings	\$7,500	\$9,375							
TOTALS	\$838,000	\$1,047,500	RELEASED AMOUNTS:	\$159,375					
			CUMMULATIVE AMOUNTS:	\$159,375					
			SECURITY AMOUNT REMAINING:	\$888,125					
			DATE:	1/7/2025					

Memorandum

TO: Sophia Jensen
FROM: Tim Solomonson
DATE: 11.07.24
RE: (0) Year Initial Landscape Warranty Re – Inspection Acceptance | Enterprise Rent a Car

	Initial Inspection	Initial Re-inspection	Initial Acceptance	1-Year Inspection	1-Year Re- inspection	2-Year Inspection	2-Year Re- inspection	Final Inspection Acceptance
Enterprise Rent-a-Car	5.10.24/ 5.31.24	08.26.24 / 09.30.24	11.07.24					

ENTERPRISE RENT-A-CAR – 0 YEAR LANDSCAPE WARRANTY RE-INSPECTION ACCEPTANCE

Inspectors:

- Tim Solomonson, PLA
- Patrick O’Keeffe, PLA

Inspection Summary:

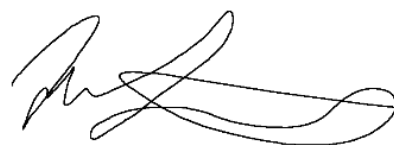
- The (15) trees previously identified as infected with Nectria Canker have been reviewed by a third party, the University of Minnesota, Department of Pathology. Test results determine that the identified trees do not have Nectria Canker or any other pathogens at this time. These findings have been accepted.
 - These (15) trees will need to be monitored over the next two years to ensure health and establishment.
- Previously noted Coniferous trees have been reviewed and mulch has been removed from the base of the stem.
- Rock mulch has been pulled back from the base of the deciduous trees in the parking lot islands.
- Deciduous trees previously marked as being planted too low have been addressed.
- Deciduous and Coniferous trees that required pruning or needed to be plumb have been staked with guy wires.

Recommendations:

- The development landscaping has met the City’s requirements for initial acceptance.



Tim Solomonson, PLA (MN)
Landscape Architect
P: (612) 802-0142 | E: Tim@hkgi.com
800 WASHINGTON AVE N STE 103 MPLS, MN 55401 | HKGI.COM





CITY OF LAKE ELMO

STANDARD DRAWING NO.

LP2.1

LAKE ELMO

APRIL 2017

Notes:

1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 4-feet.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.

Trunk caliper shall meet ANSI Z60.1 latest edition for root ball size

Round-topped soil berm 4" high x 8" wide above root ball surface shall be constructed around the root ball; Berm shall begin at root ball periphery

Bottom of root ball rests on existing or re-compacted soil

3x widest dimension of root ball.

SECTION VIEW

Central leader

Position tree so root flare is at or slightly above finished grade

Prior to mulching, lightly tamp soil around the root ball in 6" lifts to brace tree. Do not over compact. When the planting hole has been backfilled, pour water around the root ball to settle the soil.

Create a smooth transition from the top of the raised root ball to the finished grade at a 15% max. slope.

Mulch: 4" depth; No more than 1" of Mulch on top of root ball; See specifications for Mulch

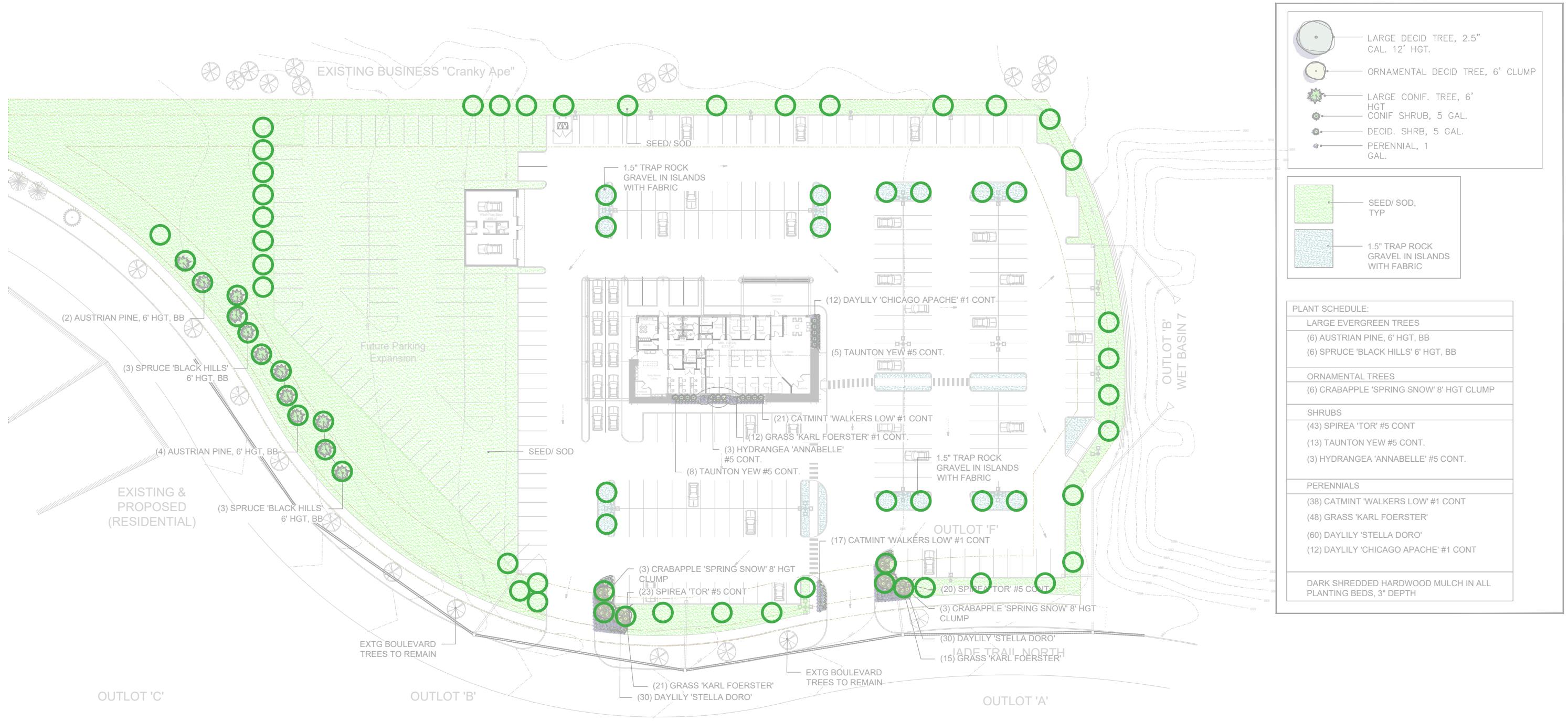
Finished grade

Planting Soil: MnDOT 3877 F Boulevard Topsoil Borrow; Planting Soils that are compacted after placement due to other construction activities need to be tilled prior to planting operations.

Existing soil

LP2.1

DECIDUOUS TREE



- LARGE DECID TREE, 2.5" CAL. 12' HGT.
- ORNAMENTAL DECID TREE, 6' CLUMP
- LARGE CONIF. TREE, 6' HGT
- CONIF SHRUB, 5 GAL.
- DECID. SHRUB, 5 GAL.
- PERENNIAL, 1 GAL.

- SEED/ SOD, TYP
- 1.5" TRAP ROCK GRAVEL IN ISLANDS WITH FABRIC

PLANT SCHEDULE:	
LARGE EVERGREEN TREES	
(6) AUSTRIAN PINE, 6' HGT, BB	
(6) SPRUCE 'BLACK HILLS' 6' HGT, BB	
ORNAMENTAL TREES	
(6) CRABAPPLE 'SPRING SNOW' 8' HGT CLUMP	
SHRUBS	
(43) SPIREA 'TOR' #5 CONT	
(13) TAUNTON YEW #5 CONT.	
(3) HYDRANGEA 'ANNABELLE' #5 CONT.	
PERENNIALS	
(38) CATMINT 'WALKERS LOW' #1 CONT	
(48) GRASS 'KARL FOERSTER'	
(60) DAYLILY 'STELLA DORO'	
(12) DAYLILY 'CHICAGO APACHE' #1 CONT	
DARK SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS, 3" DEPTH	