



STAFF REPORT

DATE: January 16, 2018

CONSENT

ITEM #: 10

AGENDA ITEM: Private Development Projects – Approve Security Reductions for Savona 3rd Addition, Savona 4th Addition, Southwind, and Royal Golf Club 1st Addition

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Emily Becker, Planning Director
Chad Isakson, Assistance City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve security reductions for the Savona 3rd Addition, Savona 4th Addition, Southwind, and Royal Golf Club 1st Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed several requests to reduce the development security in accordance with the various development projects. These requests have been reviewed and the following reductions are being recommended for approval:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Savona 3rd Addition:	\$1,897,288	\$1,505,159
2. Savona 4th Addition:	\$4,080,974	\$2,202,573
3. Southwind:	\$1,971,740	\$1,266,091
4. Royal Golf Club 1st Addition:	\$3,570,388	\$2,074,392

Work within each of these developments have progressed in accordance with the respective development agreement and to the extent necessary to support a reduction in the security as detailed in the attached Security Reduction Worksheets.

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. With this reduction, the remaining security amount held by the City remains sufficient to complete the remaining improvements.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, the security reductions for the Savona 3rd Addition, Savona 4th Addition, Southwind, and Royal Golf Club 1st Addition as detailed in this report and supporting documentation. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to approve security reductions for the Savona 3rd Addition, Savona 4th Addition, Southwind, and Royal Golf Club 1st Addition as detailed in the attached Security Reduction Worksheets.”

ATTACHMENTS:

1. Security Reduction Worksheet – Savona 3rd Addition.
2. Security Reduction Worksheet – Savona 4th Addition.
3. Security Reduction Worksheet – Southwind.
4. Security Reduction Worksheet – Royal Golf Club 1st Addition.

SAVONA 3RD ADDITION

Time of Performance: October 31, 2016

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading (Separate Grading Agreement)		\$127,000		\$127,000				
Sanitary Sewer	\$345,301	\$431,626 50%	\$215,813	\$107,907				
Watermain	\$503,113	\$628,891 50%	\$314,446	\$157,223				
Streets	\$1,168,007	\$1,460,009 50%	\$730,004					
Surface Water Facilities	\$333,140	\$416,425 50%	\$208,213					
Erosion Control	\$133,732	\$167,165 0%						
Sidewalks/Trails	Included in Streets	Included in Streets						
Street Lighting	NA	NA By Xcel Energy						
Street Signs and Traffic Control Signs	Included in Streets	Included in Streets						
Landscaping	\$95,218	\$119,023 0%						
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD						
Monuments	\$6,000	\$7,500 0%						
Miscellaneous Facilities	NA	NA						
Record Drawings	\$6,500	\$8,125 0%						
TOTALS	\$2,591,011	\$3,365,764						

RELEASED AMOUNTS: \$1,468,476 \$392,129 \$0 \$0 \$0 \$0
CUMMULATIVE AMOUNTS: \$1,468,476 \$1,860,605
SECURITY AMOUNT REMAINING: \$1,897,288 **\$1,505,159**
DATE: 12/20/2016 1/16/2018

SAVONA 4TH ADDITION

Time of Performance: September 30, 2017

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	NA	NA					
Sanitary Sewer	\$379,407	\$474,259 75%	\$355,694					
Watermain	\$460,445	\$575,556 75%	\$431,667					
Storm Sewer (w/pond structures)	\$449,062	\$561,328 50%	\$280,664					
Streets	\$1,296,601	\$1,620,751 50%	\$810,375					
Sidewalks/Trails	\$281,412	\$351,765						
Surface Water Facilities	NA	NA included in Grading Agreement						
Street Lighting	\$84,000	\$105,000 0%						
Street Signs and Traffic Control Signs	\$4,650	\$5,813						
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$213,893	\$267,366 0%						
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD						
Monuments	\$7,800	\$9,750 0%						
Erosion Control	\$81,009	\$101,262 0%						
Record Drawings	\$6,500	\$8,125 0%						
TOTALS	\$3,264,779	\$4,080,974						

RELEASED AMOUNTS: \$1,878,401
 CUMMULATIVE AMOUNTS: \$1,878,401
 SECURITY AMOUNT REMAINING: \$2,202,573
 DATE: 1/16/2018

SOUTHWIND OF LAKE ELMO

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	\$ 187,554	\$234,442						
Sanitary Sewer	\$ 117,757	\$147,196 75%	\$110,397					
Watermain	\$ 126,676	\$158,345 75%	\$118,759					
Storm Sewer (w/pond structures)	\$ 217,173	\$271,466 50%	\$135,733					
Streets + Sidewalks	\$ 545,215	\$681,518 50%	\$340,759					
Bituminous Trails	\$ 32,525	\$40,656						
Surface Water Facilities	\$ 35,185	\$43,981						
Street Lighting	\$ 48,000	\$60,000						
Street Signs and Traffic Control Signs	\$ 7,400	\$9,250						
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$225,042	\$281,303						
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$ 4,600	\$5,750						
Erosion Control	\$ 25,265	\$31,582						
5TH Street North	\$ -	\$0						
Record Drawings	\$ 5,000	\$6,250						
TOTALS	\$1,577,391	\$1,971,740						

RELEASED AMOUNTS: \$705,649 \$0 \$0 \$0 \$0 \$0

CUMMULATIVE AMOUNTS: \$705,649

SECURITY AMOUNT REMAINING: **\$1,266,091**

DATE: 1/16/2018

ROYAL GOLF CLUB 1ST ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS			REDUCTIONS					
CATEGORY	CONSTRUCTION	125% REMARKS	#1	#2	#3	#4	#5	#6
Grading	NA	NA Included in Overall Grading Agreement						
Sanitary Sewer	\$723,897	\$904,871 50%	\$452,436					
Watermain	\$368,489	\$460,611 50%	\$230,306					
Storm Sewer	\$429,087	\$536,359 50%	\$268,179					
Streets and Sidewalks	\$872,121	\$1,090,151 50%	\$545,076					
Trails	\$76,050	\$95,063						
Surface Water Facilities	NA	NA included in Grading Agreement						
Street Lighting	\$36,000	\$45,000 By Xcel Energy						
Street Signs and Traffic Control Signs	\$11,404	\$14,254						
Landscaping	\$249,083	\$311,354						
Tree Preservation and Restoration	NA	NA included in Grading Agreement						
Wetland Mitigation and Buffers	NA	NA included in Grading Agreement						
Monuments	\$7,300	\$9,125						
Erosion Control	\$71,880	\$89,850						
Turn Lanes	NA	NA included in Streets & Sidewalks						
Record Drawings	\$11,000	\$13,750						
TOTALS	\$2,856,310	\$3,570,388	RELEASED AMOUNTS: \$1,495,996	\$0	\$0	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS: \$1,495,996					
			SECURITY AMOUNT REMAINING: \$2,074,392					
			DATE: 1/16/2018					