



STAFF REPORT

DATE: May 15, 2018
CONSENT
ITEM #: 12

AGENDA ITEM: Easton Village 1st Addition – Accept Improvements and Approve Reduction of Security

SUBMITTED BY: Jack Griffin, City Engineer
REVIEWED BY: Kristina Handt, City Administrator
Emily Becker, Planning Director
Rob Weldon, Public Works Director

ISSUE BEFORE COUNCIL: Should the City Council accept the improvements and approve security reductions for Easton Village 1st Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed a request to accept the improvements and to reduce the development security for Easton Village 1st Addition. This request has been reviewed and the following reduction is being recommended:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Easton Village 1 st Addition:	\$ 1,248,878	\$ 771,771

The Easton Village 1st Addition public improvements have been completed in accordance with the development agreement dated August 6, 2015 with the exception of Landscaping, and Tree Preservation and Restoration. The improvements are in the warranty period per the attached Certificate of Completion. A security amount of 25% of the original security will be retained until the warranty period has expired. Landscaping Improvements will be accepted separately and with different warranty dates.

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 improvements and approve the security reductions for Easton Village 1st Addition as detailed in the respective worksheet. If removed from the consent agenda, the recommended motion for the action is as follows:

“Move to accept the improvements and approve security reduction for Easton Village 1st Addition as detailed in the respective Security Reduction Worksheet”.

ATTACHMENTS:

1. Easton Village 1st Addition – Engineers Certificate of Acceptance.
2. Security Reduction Worksheets – Easton Village 1st Addition.

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: MAY 15, 2018

OWNER: CITY OF LAKE ELMO, MN
DEVELOPER: CHASE DEVELOPMENT, INC
SUBDIVISION
NAME: EASTON VILLAGE 1ST ADDITION
PROJECT NO.: 2014.126

- ☐ 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

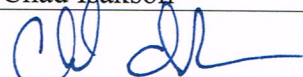
Section 36.A – Public sewer and watermain

Section 36.B – Public improvements including street construction, concrete curb and gutter, storm sewer facilities, sidewalks, 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 August 6, 2015. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: May 15, 2018

Chad Isakson Reg. No. 49028


FOCUS Engineering, inc.

Section 36.A Warranty Period Begins August 2, 2016 and ends August 2, 2018
Section 36.B Warranty Period Begins May 15, 2018 and ends May 15, 2019

EASTON VILLAGE 1ST ADDITION

Time of Performance: June 30, 2016

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	\$728,739	\$910,924 100%		\$910,924				
Sanitary Sewer	\$293,960	\$367,450 75%	\$275,588					
Watermain	\$303,289	\$379,111 75%	\$284,333					
Storm Sewer (w/pond structures)	\$585,943	\$732,429 75%		\$366,214	\$183,107			
Streets	\$526,489	\$658,111 75%		\$329,056	\$164,528			
Sidewalks/Trails	\$98,777	\$123,471 75%		\$61,736	\$30,868			
Surface Water Facilities	NA	NA						
Street Lighting	NA	NA						
Street Signs and Traffic Control Signs	\$5,600	\$7,000 75%		\$5,250				
Private Utilities (electricity, natural gas, telephone, and cable)		NA						
Landscaping	\$110,781	\$138,476 75%		\$69,238				
Tree Preservation and Restoration	\$164,435	\$205,544 75%		\$102,772				
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$30,000	\$37,500 75%			\$28,125			
Erosion Control	\$68,678	\$85,848 75%			\$64,386			
Miscellaneous Facilities	NA	NA						
Record Drawings	\$6,500	\$8,125 75%			\$6,094			

TOTALS	\$2,923,191	\$3,653,989	RELEASED AMOUNTS:	\$559,921	\$1,845,189	\$477,107	\$0	\$0	\$0
		\$685,766	CUMMULATIVE AMOUNTS:	\$559,921	\$2,405,110	\$2,882,218			
			SECURITY AMOUNT REMAINING:	\$3,094,068	\$1,248,878	\$771,771			
			DATE:	8/2/2016	12/20/2016	5/15/2018			