



STAFF REPORT

DATE: January 15, 2019

CONSENT

AGENDA ITEM: Private Development Projects – Approve Security Reductions for Various Private Developments

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Ken Roberts, Planning Director
Chad Isakson, Assistance City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve security reductions for the various private developments itemized below?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed 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. Easton Village 4th Addition:	\$ 640,438	\$ 454,176
2. Inwood 5th Addition:	\$ 1,895,983	\$ 1,631,779
3. Northport 1st Addition:	\$ 3,214,034	\$ 1,657,055
4. Legacy at Northstar 1st Addition:	\$ 2,504,109	\$ 2,083,279
5. Royal Golf Club 2nd Addition:	\$ 3,232,172	\$ 2,546,832
6. Southwind of Lake Elmo:	\$ 963,783	\$ 793,403
7. Village Preserve 1st Addition:	\$ 342,927	\$ 56,695
8. Village Preserve 2nd Addition:	\$ 184,933	\$ 88,939

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 this report.

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 various private developments 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 various private developments as detailed in the attached Security Reduction Worksheets.”

ATTACHMENTS:

1. Security Reduction Worksheet – Easton Village 4th Addition.
2. Security Reduction Worksheet – Inwood 5th Addition.
3. Security Reduction Worksheet – Northport 1st Addition.
4. Security Reduction Worksheet – Legacy at Northstar 1st Addition.
5. Security Reduction Worksheet – Royal Golf Club 2nd Addition.
6. Security Reduction Worksheet – Southwind of Lake Elmo.
7. Security Reduction Worksheet – Village Preserve 1st Addition.
8. Security Reduction Worksheet – Village Preserve 2nd Addition.

EASTON VILLAGE 4TH ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS			REDUCTIONS					
CATEGORY	CONSTRUCTION	125% REMARKS	#1	#2	#3	#4	#5	#6
Grading	NA	NA						
Sanitary Sewer	\$74,754	\$93,443	\$70,082					
Watermain	\$123,925	\$154,906	\$116,180					
Storm Sewer	\$109,294	\$136,618						
Streets and Sidewalks	\$146,487	\$183,109						
Trails	NA	NA						
Surface Water Facilities	NA	NA						
Street Lighting	\$12,000	\$15,000 By Xcel Energy						
Street Signs and Traffic Control Signs	\$700	\$875						
Private Utilities (electricity, natural gas, telephone, and cable)	NA	NA						
Landscaping	\$15,900	\$19,875						
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$2,400	\$3,000						
Erosion Control	\$21,890	\$27,363						
Misc.	NA	NA						
Record Drawings	\$5,000	\$6,250						
TOTALS	\$512,350	\$640,438	RELEASED AMOUNTS: \$186,262	\$0	\$0	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS: \$186,262					
			SECURITY AMOUNT REMAINING: \$454,176					
			DATE: 1/15/2019					

INWOOD 5TH ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	NA Included in Overall Grading Agreement						
Sanitary Sewer	\$356,976	\$446,220	\$223,110	\$111,555				
Watermain	\$488,479	\$610,599	\$305,299	\$152,650				
Storm Sewer	\$189,979	\$237,474	\$118,737					
Streets and Sidewalks	\$673,595	\$841,994	\$420,997					
Trails	\$10,000	\$12,500						
Surface Water Facilities	\$96,890	\$121,113 included in Grading Agreement						
Street Lighting	\$66,000	\$82,500 By Xcel Energy						
Street Signs and Traffic Control Signs	\$8,850	\$11,063						
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$180,000	\$225,000						
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	\$2,250	\$2,813						
Monuments	\$10,100	\$12,625						
Erosion Control	NA	NA included in Grading Agreement						
Turn Lanes	\$283,182	\$353,978						
Record Drawings	\$5,000	\$6,250						
TOTALS	\$2,371,301	\$2,964,127	RELEASED AMOUNTS: \$1,068,143	\$264,205	\$0	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS: \$1,068,143	\$1,332,348				
			SECURITY AMOUNT REMAINING: \$1,895,983	\$1,631,779				
			DATE: 3/6/2018	1/15/2019				

NORTHPORT 1ST ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	\$114,100	Included in Phase 1					
Sanitary Sewer	\$480,346	\$600,433						
Watermain	\$362,155	\$452,694						
Storm Sewer (w/pond structures)	\$591,406	\$739,258						
Streets + Sidewalks + Turn Lanes	\$636,008	\$795,010						
Bituminous Trails	\$34,876	\$43,595						
Surface Water Facilities	\$50,000	\$62,500						
Street Lighting	\$72,000	\$90,000						
Street Signs and Traffic Control Signs	\$2,600	\$3,250						
Private Utilities (electricity, natural gas, telephone, and cable)								
Landscaping	\$192,025	\$240,031						
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA						
Monuments	\$4,860	\$6,075						
Erosion Control	\$23,670	\$29,588						
Miscellaneous Facilities	NA	NA						
Record Drawings	\$30,000	\$37,500						

TOTALS	\$2,479,946	\$3,214,034	RELEASED AMOUNTS:	\$1,556,978	\$0	\$0	\$0	\$0	\$0
		\$774,983	CUMMULATIVE AMOUNTS:	\$1,556,978					
			SECURITY AMOUNT REMAINING:	\$1,657,055					
			DATE:	1/15/2019					

LEGACY AT NORTH STAR 1ST ADDITION

Time of Performance: October 31, 2018

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125%	REMARKS	REDUCTIONS					
				#1	#2	#3	#4	#5	#6
Grading	NA	NA	Included in Grading Security						
Sanitary Sewer	\$366,592	\$458,240		\$229,120					
Watermain	\$306,735	\$383,419		\$191,709					
Storm Sewer (w/pond structures)	\$458,365	\$572,956							
Streets + Sidewalks	\$666,635	\$833,294							
Bituminous Trails	\$75,670	\$94,588							
Surface Water Facilities	NA	NA							
Street Lighting	\$36,000	\$45,000							
Street Signs and Traffic Control Signs	\$8,150	\$10,188							
Private Utilities (electricity, natural gas, telephone, and cable)									
Builder Landscaping	\$37,440	\$46,800							
Landscaping	\$36,800	\$46,000							
Tree Preservation and Restoration	NA	NA							
Wetland Mitigation and Buffers	NA	NA	Included in Grading Security						
Monuments	\$5,900	\$7,375							
Erosion Control	NA	NA	Included in Grading Security						
Turn Lane + By-pass Lane	\$166,290	\$207,863	Costs missed in Original DA						
Record Drawings	\$5,000	\$6,250							
TOTALS	\$2,169,577	\$2,711,971	RELEASED AMOUNTS:	\$420,829	\$0	\$0	\$0	\$0	\$0
	\$2,003,287	\$2,504,109	CUMMULATIVE AMOUNTS:	\$420,829					
			SECURITY AMOUNT REMAINING:	\$2,083,279					
			DATE:	1/15/2019					

ROYAL GOLF CLUB 2ND 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	\$216,439	\$270,549	\$202,911					
Watermain	\$514,590	\$643,238	\$482,428					
Storm Sewer	\$409,749	\$512,186						
Streets and Sidewalks	\$998,255	\$1,247,818						
Trails	\$72,670	\$90,838						
Surface Water Facilities	NA	NA included in Grading Agreement						
Street Lighting	\$30,000	\$37,500 By Xcel Energy						
Street Signs and Traffic Control Signs	\$4,235	\$5,294						
Landscaping	\$324,500	\$405,625						
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	NA	NA included in Grading Agreement						
Turn Lanes	NA	NA By County						
Record Drawings	\$8,000	\$10,000						
TOTALS	\$2,585,737	\$3,232,172	RELEASED AMOUNTS: \$685,340	\$0	\$0	\$0	\$0	\$0
			CUMMULATIVE AMOUNTS: \$685,340					
			SECURITY AMOUNT REMAINING: \$2,546,832					
			DATE: 1/15/2019					

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		\$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 75%	\$135,733	\$67,867				
Streets + Sidewalks	\$ 545,215	\$681,518 75%	\$340,759		\$170,380			
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	\$302,309	\$170,380	\$0	\$0	\$0
		\$492,935.02	CUMMULATIVE AMOUNTS:	\$705,649	\$1,007,957	\$1,178,337			
			SECURITY AMOUNT REMAINING:	\$1,266,091	\$963,783	\$793,403			
			DATE:	1/16/2018	9/18/2018	1/15/2019			

VILLAGE PRESERVE 1ST ADDITION

Time of Performance: October 31, 2016

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS								
			#1	#2	#3	#4	#5	#6	#7	#8	#9
Grading	\$79,860	NA	Site Grading Agrmt: Assumed Replaced								
Shared Wildflower Improvements	\$255,801	\$319,751.25	Never Received: Provided by Wildflower								
Grading	\$456,502	\$570,627.50	\$570,628 100%								
Sanitary Sewer	\$227,849	\$284,811.25	\$213,608 75%				\$71,203 25%				
Watermain	\$224,251	\$280,313.75	\$210,235 75%				\$70,078 25%				
Streets (includes sidewalks/trails)	\$727,995	\$909,993.75	\$163,799 18%	\$518,696 75%					\$212,498		
Surface Water Facilities	\$225,248	\$281,560.00	\$140,780 50%	\$70,390 75%					\$70,390		
Erosion Control	\$27,970	\$34,962.50				\$26,222					
Sidewalks/Trails	NA	NA Included in Streets									
Street Lighting	NA	NA By Xcel Energy									
Street Signs and Traffic Control Signs	\$3,600	\$4,500.00				\$3,375			\$1,125		
Landscaping	\$105,453	\$131,816.25						\$98,862			
Tree Preservation and Restoration	NA	NA included in Erosion Control									
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD									
Monuments	\$4,600	\$5,750.00				\$4,313			\$1,438		
Miscellaneous Facilities	NA	NA None									
Record Drawings + PL	\$2,500	\$3,125.00				\$2,344			\$781		
TOTALS	\$2,005,968	\$2,507,460.00	RELEASED AMOUNTS: \$728,423	\$589,086	\$570,628	\$36,253	\$141,281	\$98,862	\$286,232		
		\$484,208	CUMMULATIVE AMOUNTS: \$728,423	\$1,317,509	\$1,888,137	\$1,924,390	\$2,065,671	\$2,164,533	\$2,450,765		
			SECURITY AMOUNT REMAINING: \$1,779,037	\$1,189,951	\$619,323	\$583,070	\$441,789	\$342,927	\$56,695		
			DATE: 3/15/2016	8/2/2016	9/6/2016	12/19/2017	6/5/2018	11/20/2018	1/15/2019		

VILLAGE PRESERVE 2ND ADDITION

Time of Performance: October 31, 2016

DEVELOPMENT AGREEMENT AMOUNTS			REDUCTIONS									
CATEGORY	CONSTRUCTION	125%	REMARKS	#1	#2	#3	#4	#5	#6	#7	#8	#9
Grading	\$60,786	\$75,983			\$75,983							
Sanitary Sewer	\$60,734	\$75,918		\$56,938								
Watermain	\$120,071	\$150,089		\$112,567								
Storm Sewer (w/pond structures)	\$41,671	\$52,089		\$26,044		\$13,022			\$13,022			
Streets	\$219,972	\$274,965		\$137,483		\$68,741			\$68,741			
Sidewalks/Trails	\$58,525	\$73,156					\$54,867					
Surface Water Facilities	NA	NA										
Street Lighting	\$36,000	\$45,000					\$33,750		\$11,250			
Street Signs and Traffic Control Signs	\$2,540	\$3,175					\$2,381		\$794			
Private Utilities (electricity, natural gas, telephone, and cable)									\$0			
Landscaping	\$26,745	\$33,431						\$25,073				
Tree Preservation and Restoration	NA	NA										
Wetland Mitigation and Buffers	NA	NA										
Monuments	\$4,500	\$5,625					\$4,219		\$1,406			
Erosion Control	\$18,525	\$23,156					\$17,367					
Miscellaneous Facilities	NA	NA										
Record Drawings	\$2,500	\$3,125					\$2,344		\$781			
TOTALS	\$652,569	\$815,712	RELEASED AMOUNTS:	\$333,032	\$75,983	\$81,763	\$114,928	\$25,073	\$95,995			
		\$184,932	CUMMULATIVE AMOUNTS:	\$333,032	\$409,014	\$490,778	\$605,706	\$630,779	\$726,774			
			SECURITY AMOUNT REMAINING:	\$482,681	\$406,698	\$324,935	\$210,007	\$184,933	\$88,939			
			DATE:	2/21/2017	5/16/2017	10/17/2017	12/19/2017	11/20/2018	1/15/2019			