



STAFF REPORT

DATE: January 2, 2019

CONSENT

AGENDA ITEM: Approve Development Security Reductions for Hunter's Crossing 1st & 2nd Additions and Easton Village 1st Addition

SUBMITTED BY: Jack Griffin, City Engineer

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

ISSUE BEFORE COUNCIL: Should the City Council approve release of warranty security for sanitary sewer and watermain for the Hunter's Crossing 1st & 2nd Additions and Easton Village 1st Addition?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed requests to release the warranty security for the public sanitary sewer and watermain for these three subdivisions. These requests have been reviewed and the following releases are being recommended for approval:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Hunter's Crossing 1st Addition	\$ 431,488	\$ 261,908
2. Hunter's Crossing 2nd Addition	\$ 340,287	\$ 253,589
3. Easton Village 1st Addition	\$ 771,771	\$ 585,131

City staff completed on-site warranty walk throughs for the sanitary sewer and watermain facilities for each of these subdivisions. Issues or corrections identified from the walk throughs were communicated to the respective developer and all punch list items have been addressed to the satisfaction of City staff. Release of the full warranty security for each subdivision is recommended.

FISCAL IMPACT: Release of the warranty security brings the public sanitary sewer and watermain portion of these projects to a close.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, the release of warranty security for public sanitary sewer and watermain for the Hunter's Crossing 1st & 2nd Addition and the Easton Village 1st Addition as detailed in the attached worksheets. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve the release of warranty security for public sanitary sewer and watermain for the Hunter's Crossing 1st & 2nd Additions and the Easton Village 1st Addition as detailed in the attached Security Reduction Worksheets."

ATTACHMENTS:

1. Security Reduction Worksheet – Hunter's Crossing 1st Addition.
2. Security Reduction Worksheet – Hunter's Crossing 2nd Addition.
3. Security Reduction Worksheet – Easton Village 1st Addition.

EASTON VILLAGE 1ST ADDITION

Time of Performance: June 30, 2016

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	#1	#2	#3	#4	#5	#6	
Grading	\$728,739	\$910,924 100%		\$910,924					
Sanitary Sewer	\$293,960	\$367,450 100%	\$275,588			\$91,863			
Watermain	\$303,289	\$379,111 100%	\$284,333			\$94,778			
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	\$186,640	\$0	\$0
		\$685,766	CUMMULATIVE AMOUNTS:	\$559,921	\$2,405,110	\$2,882,218	\$3,068,858		
			SECURITY AMOUNT REMAINING:	\$3,094,068	\$1,248,878	\$771,771	\$585,131		
			DATE:	8/2/2016	12/20/2016	5/15/2018	1/2/2019		

HUNTERS CROSSING 1ST ADDITION

Time of Performance: October 31, 2015

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	\$425,402	\$531,753 100%	\$265,876	\$265,876				
Sanitary Sewer	\$159,358	\$199,198 100%	\$99,599	\$49,799	\$49,799			
Watermain	\$170,647	\$213,309 100%	\$106,654	\$53,327	\$53,327			
Streets	\$198,143	\$247,679 75%	\$123,839	\$61,920				
Surface Water Facilities	\$172,258	\$215,323 50%	\$107,661					
Erosion Control	\$36,023	\$45,029 50%		\$22,514				
Sidewalks/Trails	\$31,120	\$38,900 75%	\$19,450	\$9,725				
Street Lighting	NA	NA By Xcel Energy						
Street Signs and Traffic Control Signs	\$3,263	\$4,079 50%	\$2,039					
Landscaping	\$53,162	\$66,453 100%			\$66,453			
Tree Preservation and Restoration	NA	NA						
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD						
Monuments	\$1,980	\$2,475 0%						
Pond Filtration	\$41,959	\$52,449 0%						
Record Drawings	\$2,500	\$3,125 0%						
TOTALS	\$1,295,815	\$1,619,769	RELEASED AMOUNTS: \$725,119	\$463,162	\$169,579	\$0	\$0	\$0
		\$272,004	CUMMULATIVE AMOUNTS: \$725,119	\$1,188,281	\$1,357,860			
			SECURITY AMOUNT REMAINING: \$894,649	\$431,488	\$261,908			
			DATE: 12/15/2015	12/20/2016	1/2/2019			

HUNTERS CROSSING 2ND ADDITION

Time of Performance: June 30, 2016

DEVELOPMENT AGREEMENT AMOUNTS

CATEGORY	CONSTRUCTION	125% REMARKS	REDUCTIONS					
			#1	#2	#3	#4	#5	#6
Grading	NA	NA Included in 1st Addition						
Sanitary Sewer	\$48,986	\$61,233 100%	\$30,616	\$15,308	\$15,308			
Watermain	\$136,197	\$170,246 100%	\$85,123	\$42,562	\$42,562			
Streets	\$153,091	\$191,364 75%	\$95,682	\$47,841				
5th Street	\$408,695	\$510,869 75%	\$255,434	\$127,717				
Surface Water Facilities	\$91,032	\$113,790 50%	\$56,895					
Erosion Control	\$4,875	\$6,094 50%		\$3,047				
Sidewalks/Trails	\$47,552	\$59,440 75%	\$29,720	\$14,860				
Street Lighting	NA	NA By Xcel Energy						
Street Signs and Traffic Control Signs	\$332	\$415 75%	\$208	\$104				
Landscaping	\$23,063	\$28,829 100%			\$28,829			
Tree Preservation and Restoration	NA	NA Included in 1st Addition						
Wetland Mitigation and Buffers	NA	NA LOC Through VBWD						
Monuments	NA	NA Included in 1st Addition						
Pond Filtration	NA	NA Included in 1st Addition						
Record Drawings	\$2,500	\$3,125 0%						
TOTALS	\$916,323	\$1,145,404						

RELEASED AMOUNTS:

\$553,678

\$251,438

\$86,698

\$0

\$0

\$0

\$286,351

CUMMULATIVE AMOUNTS:

\$553,678

\$805,117

\$891,815

SECURITY AMOUNT REMAINING:

\$591,726

\$340,287

\$253,589

DATE:

12/15/2015

12/20/2016

1/2/2019