



STAFF REPORT

DATE: February 5, 2019

CONSENT

AGENDA ITEM: Accept Improvements and Approve Security Reduction for the Hunter's Crossing 1st & 2nd Addition.

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Ken Roberts, Planning Director
Rob Weldon, Public Works Director

ISSUE BEFORE COUNCIL: Should the City Council accept the improvements and approve security reductions for the Hunter's Crossing 1st & 2nd Additions?

PROPOSAL DETAILS/ANALYSIS: Staff has received and processed requests to accept the improvements and to reduce the development security for the Hunter's Crossing 1st & 2nd Additions. This request has been reviewed and the following reduction is being recommended:

	<u>Current Security Amount</u>	<u>Proposed Security Amount</u>
1. Hunter's Crossing 1st Addition:	\$ 261,908	\$ 152,264
2. Hunter's Crossing 2nd Addition	\$ 253,589	\$ 221,274

The Hunter's Crossing 1st & 2nd Addition utility, grading, and landscaping improvements have been completed, and utility warranty security amounts were released at the January 2nd council meeting. The street and drainage improvements are now in the warranty period per the attached Certificates of Completion. Twenty-five percent (25%) of the original security amount will be retained until the warranty period has expired in February 2020 for street and drainage improvements.

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 the Hunter's Crossing 1st & 2nd Additions 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 the Hunter's Crossing 1st & 2nd Additions as detailed in the attached Security Reduction Worksheets".

ATTACHMENTS:

1. Certificate of Completion – Hunter's Crossing 1st Addition.
2. Certificate of Completion – Hunter's Crossing 2nd Addition.
3. Security Reduction Worksheet – Hunter's Crossing 1st Addition.
4. Security Reduction Worksheet – Hunter's Crossing 2nd Addition.

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: FEBRUARY 5, 2019

OWNER: CITY OF LAKE ELMO, MN
DEVELOPER: LENNAR (FORMERLY THE RYLAND GROUP, INC.)
SUBDIVISION
NAME: HUNTER'S CROSSING 1ST ADDITION
PROJECT NO.: 2013.130

- ☐ 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

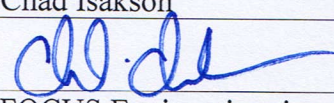
Section 36.A – Public sewer and watermain

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 October 15, 2014. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: February 5, 2019

Chad Isakson Reg. No. 49028


FOCUS Engineering, inc.

Section 36.A Warranty Period Begins December 20, 2016 and ends December 20, 2018

Section 36.B Warranty Period Begins February 5, 2019 and ends February 5, 2020

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: FEBRUARY 5, 2019

OWNER: CITY OF LAKE ELMO, MN
DEVELOPER: LENNAR (FORMERLY THE RYLAND GROUP, INC.)
SUBDIVISION
NAME: HUNTER'S CROSSING 2ND ADDITION
PROJECT NO.: 2015.123

- ☐ 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

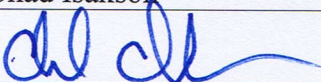
Section 36.A – Public sewer and watermain

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 May 29, 2015. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: February 5, 2019

Chad Isakson Reg. No. 49028


FOCUS Engineering, inc.

Section 36.A Warranty Period Begins	<u>December 20, 2016</u>	and ends	<u>December 20, 2018</u>
Section 36.B Warranty Period Begins	<u>February 5, 2019</u>	and ends	<u>February 5, 2020</u>

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 75%	\$107,661			\$53,831		
Erosion Control	\$36,023	\$45,029 75%		\$22,514		\$11,257		
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 75%	\$2,039			\$1,020		
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 75%				\$1,856		
Pond Filtration	\$41,959	\$52,449 75%				\$39,337		
Record Drawings	\$2,500	\$3,125 75%				\$2,344		
TOTALS	\$1,295,815	\$1,619,769	RELEASED AMOUNTS: \$725,119	\$463,162	\$169,579	\$109,644	\$0	\$0
		\$272,004	CUMMULATIVE AMOUNTS: \$725,119	\$1,188,281	\$1,357,860	\$1,467,504		
			SECURITY AMOUNT REMAINING: \$894,649	\$431,488	\$261,908	\$152,264		
			DATE: 12/15/2015	12/20/2016	1/2/2019	2/5/2019		

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 75%	\$56,895			\$28,448		
Erosion Control	\$4,875	\$6,094 75%		\$3,047		\$1,523		
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 75%				\$2,344		
TOTALS	\$916,323	\$1,145,404						

RELEASED AMOUNTS:

\$553,678

\$251,438

\$86,698

\$32,315

\$0

\$0

\$286,351

CUMMULATIVE AMOUNTS:

\$553,678

\$805,117

\$891,815

\$924,130

SECURITY AMOUNT REMAINING:

\$591,726

\$340,287

\$253,589

\$221,274

DATE:

12/15/2015

12/20/2016

1/2/2019

2/5/2019