



City Council Agenda Item Request Form

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 09/30/2024

Department Making Request: 35 - Community Development

Person Making Request:

Item Type: Action (other)

Budgeted? Y / N / n/a Cost: 0

If budgeted, identify account: [] [] []

Short Description:

Sterling Lakes North Section 8 - Early Plat Application

Explanation/Justification Details:

Sterling Lakes North, L.P. submitted an Early Plat Recordation Application for Sterling Lakes North Section 8.
Adico has review the request and have no objection.
Remaining construction cost: \$548,416.79
Required cash deposit if approved by City Council: \$603,258.47
2% Administrative Fee: \$12,065.17 (received)

Requestor Signature: *John Ho, P.E.*

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the Council Agenda.

City Secretary

Monday, September 30, 2024

Mayor Wil Kennedy
 c/o City Council
 City of Iowa Colony
 12003 Iowa Colony Blvd.
 Iowa Colony, TX 77553

Re: Sterling Lakes North Section 8 – Early Plat Application
 Brazoria County Municipal Utility District No. 31
 Astro Sterling Lakes North, L.P.
 Letter of Recommendation to Approve
 Adico Project No. 24101-02

Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has received an Early Plat Application Request (attached) on or about September 17, 2024, from Astro Sterling Lakes North, L.P. for Sterling Lakes North Section 8. The Developer is proposing to record the plat in accordance with the City of Iowa Colony Subdivision Ordinance, as amended per Ordinance 2018-30.

Infrastructure construction plans have been approved and construction is currently ongoing. The final plat was approved by Planning and Zoning at the May 1, 2024, meeting and approved by City Council at the May 13, 2024, meeting. Below is a brief overview:

Below is a brief overview of the request.

STERLING LAKES NORTH SECTION 8 - EARLY PLAT ESCROW SUMMARY					
CONTRACTS	CONTRACTOR	ORIGINAL CONTRACT	CHANGE ORDERS	CONFIRMED PAYMENTS	APPLICABLE EARLY PLAT PORTION AT TIME OF APPLICATION
WSD	Dimas Brothers	\$ 1,090,000.00	\$ (30,952.50)	\$ 897,268.50	\$ 161,779.00
Paving	Allgood Construction	\$ 849,303.60	\$ 7,794.92	\$ 470,460.73	\$ 386,637.79
Total Remaining Contract Amount					\$ 548,416.79
Remaining construction plus 10%					\$ 54,841.68
Total Escrow of Cash Deposit due to City (within 10 days of CC approval)					\$ 603,258.47
Administrative Fee @ 2% of \$603,258.47					\$ 12,065.17
Check No. 4064 date 9/13/24	\$ 21,280.19				\$ 12,065.17

Elevation Land Solutions has provided copies of contract documents, pay applications, Affidavit of Bills Paid, Waiver and Lien Release upon Partial and Final Payment and payment acknowledgements as required for the early plat application request.

The amount remaining on all contracts is \$548,416.79. Per the Ordinance, a cash deposit of 110% of the remaining construction cost is required to be escrowed with the City within ten days of approval by City Council. The total cash deposit shall be \$603,258.47.

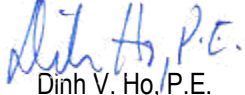
In addition, a 2% administrative fee based on the total cash deposit is required at the time of application submittal. The City received an administrative fee of \$12,065.17.

Based on our review of the documents provided, we have no objections to the Early Plat Application Request for Sterling Lakes North Section 8. The Developer shall provide the cash deposit in the amount of \$603,258.47 within 10 days of approval by City Council.

Should you have any questions, please do not hesitate to call our office.

Sterling Lakes North Sec. 8
Early Plat Application Request

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

cc: Kayleen Rosser, City Secretary (krosser@iowacolonytx.gov)
Robert Hemminger, City Manager (rhemminger@iowacolonytx.gov)



September 13, 2024

Dinh V. Ho, PE
Adico Consulting Engineers
On behalf of City of Iowa Colony
2114 El Dorado Blvd., Suite 400
Friendswood, Texas 77546

Re: Early Plat Release Application Request
Sterling Lakes North Sec 8

Mr. Ho:

On behalf of Land Tejas, this letter is to formally request the City of Iowa Colony process an application for an early plat escrow in connection with Sterling Lakes North Sec 8. Our intention is to obtain a recorded plat by November subject to City Council approval and deposit of escrowed funds per the agreement.

This escrow is proposed to include funds to complete the construction of water, sanitary, drainage and paving for the above referenced project. Construction of the projects is currently in progress, and we anticipate will be complete by August.

Exhibit A (attached) is a summary of the contract amounts and estimates for this project which is the basis for calculating the 2% administrative fee per the City's policy. Land Tejas will be submitting this fee to City Hall concurrently with this request.

If you have any questions, please call us.

Best Regards,

A handwritten signature in blue ink, appearing to read "Travis H. Harrison", is written over a horizontal line.

Travis H. Harrison, PE
Development Manager, Partner

Cc: Josh Wadley – Land Tejas



**CITY OF IOWA COLONY - CONSTRUCTION ESCROW SUMMARY
STERLING LAKES NORTH SEC 8**

September 13, 2024

<u>Project</u>	<u>Contractor</u>	<u>Original Contract</u>		<u>Current Contract</u>		<u>Remaining Contract</u>	
		<u>Amount</u>	<u>Change Orders</u>	<u>Amount</u>	<u>Payments to Date</u>	<u>Amount</u>	
1. Section 8 WSD	Dimas Bros. Construction, LLC	\$ 1,090,000.00	\$ (30,952.50)	\$ 1,059,047.50	\$ 897,268.50	\$ 161,779.00	
2. Section 8 Paving	Allgood Constuction Company, Inc	\$ 849,303.60	\$ 7,794.92	\$ 857,098.52	\$ 470,460.73	\$ 386,637.79	
						Total Construction Contract Remaining	\$ 548,416.79
						Contingency (10%)	<u>54,841.68</u>
						Total Escrow	\$ 603,258.47 ⁽²⁾
						City of Iowa Colony Administrative Fee (2%)	\$ 12,065.17

Notes:

- (1) Administrative fee due to City of Iowa Colony at time of application.
- (2) Escrow deposit due within 10 business days following City Council approval.