



**City Council
Resolution No. 2024-45**

**A RESOLUTION APPROVING SITE IMPROVEMENTS FOR THE STAX DEVELOPMENT AND AUTHORIZING
COMMENCEMENT OF THE WARRANTY PERIOD**

WHEREAS, the City of Long Lake ("City"); entered a Site Development Agreement ("Contract"), with LL Townhomes ("Developer") for a private development known as The Stax ("Property") in the City of Long Lake, Minnesota, and

WHEREAS, the Developer completed on the subject Property the construction of apartments and public improvements in conformance with the final plans and specifications approved by the City, and requests that the public improvements related thereto be accepted by the City; and

WHEREAS, the Developer requests that the City Council of Long Lake determine that the Developer is in compliance with the terms of the Contract and that it is appropriate to commence the warranty period; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Long Lake hereby finds that the project work has been completed in compliance with the terms of the Contract, and that it is appropriate to commence the warranty period contemplated therein, with the following findings:

The City Engineer has reviewed the terms of the Development Agreement and has determined that the improvements have been installed and meet the City's standards and specifications.

The responsibility of ongoing maintenance for Developer Improvements that were not identified to benefit the public shall be assigned to the property owner.

The City shall not be responsible for any ongoing maintenance of private Developer Improvements; including stormwater that are not expressly dedicated to the public through final plat or other executed agreements or easements.

The Developer shall post a \$66,750.00 Maintenance Security for a period of 24 months after the acceptance of the improvements to insure repair of the improvements during the warranty period.

The Contract shall remain in force until it is released after the conclusion of the warranty period and in compliance with Section 22 of the Contract.

Adopted by the City Council of the City of Long Lake this 1st day of October 2024.

ATTEST:

BY:

Jeanette Moeller, City Clerk

Charlie Miner, Mayor