



CITY OF
LONG LAKE

City Council Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606

Long Lake, MN 55356

MEETING DATE / October 1, 2024

SUBJECT: Approval of Developer Improvements at The Stax and Commencement of Warranty Period

Prepared By: Jeff Oliver PE, City Engineer

Report Date: 09/24/2024

Recommended City Council Action

Staff recommends the following:

Motion to adopt Resolution No. 2024-45 approving site improvements for The Stax development and authorizing commencement of the warranty period.

Overview / Background

The City of Long Lake entered into a Site Development Agreement with The Borough, LLC on July 12, 2021. A change of ownership of the project in 2022 resulted in the Site Development Agreement transferring to LL Townhomes for a development called The Stax located at the intersection of Wayzata Boulevard W and Brown Road, immediately adjacent to City Hall. The Development Agreement required that the developer install public sanitary sewer, storm sewer, watermain and pedestrian facilities.

The Developer has requested that the City determine that they have installed the project in compliance with the terms of the Development Agreement. The City Engineer has reviewed the terms of the Development Agreement, and inspected the required public improvements. The review has determined that improvements have been installed in accordance with the plans and specifications and meet the City's standards and specifications. The City Engineer therefore finds that it is appropriate to commence the warranty period for the project.

Per the terms of the Development Agreement, the City Engineer further recommends that the developer post a 24-month Maintenance Security in the form of a Maintenance Bond, cash deposit, or an irrevocable letter of credit in the amount of \$66,750.00, which is ten percent of the cost of constructing the public improvements. The Maintenance Security is to insure repair of the improvements during the two-year warranty period. When the security is received and the City Council authorizes acceptance of the improvements, the developer's existing letter of credit will be returned and the warranty period will begin.

Supporting Information

- Resolution No. 2024-45