



City Council Agenda Report

City of Long Lake

450 Virginia Avenue, PO Box 606
Long Lake, MN 55356

MEETING DATE / September 2, 2025

SUBJECT: Final Acceptance of Developer Improvements for the Zvago Cooperative at Long Lake

Prepared By: Jeff Oliver PE, City Engineer

Report Date: 8/28/2025

Recommended City Council Action

Staff recommends the following:

Motion to adopt Resolution No. 2025-27 approving site development improvements and accepting developer installed public improvements for the Zvago Cooperative at Long Lake development.

Overview / Background

The City of Long Lake entered into a Site Development Agreement with OneTwoOne Development, LLC, on February 2, 2021 for the Zvago Cooperative at Long Lake development located at 1948 Wayzata Boulevard W. The Development Agreement required that the developer install public sanitary sewer and watermain.

The Developer has requested that the City determine that they have fulfilled their obligations under 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 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 \$8,000.00, which is 10% of the cost of constructing the public improvements and installing landscaping. The Maintenance Security is to insure repair of the improvements during the two-year warranty period.

The developer initially posted a cash deposit to function as a letter of credit for the duration of the project. The current balance of the cash letter of credit is \$192,225. Once the Council has authorized acceptance of the improvements as recommended by staff, the City will retain \$8,000 to serve as the Maintenance Bond and issue a refund of letter of credit funds to the developer in the amount of \$184,225, and the warranty period will begin.

Supporting Information

- Resolution No. 2025-27