



## REQUEST FOR CITY COUNCIL ACTION

Meeting Date: April 21, 2020

AGENDA ITEM NO.	ORIGINATING DEPARTMENT:	PRESENTED BY:
2.e.	Community Development	Glen Van Nimwegen

### **ITEM:**

Approval to fully release the public improvement warranty guarantees and accept the conveyance of all public improvements for the Two Rivers, Two Rivers Commons and Angel View subdivisions.

### **BACKGROUND:**

The City Council has approved Subdivision Improvement Agreements for the above projects. All of the agreements require financial guarantees for the public improvements at an amount equal to the proposed cost, plus 25%. The agreements require the City Council to approve reductions in the guarantees as work is accepted by the Public Works Director. After the work is complete, a warranty amount is withheld for one year to ensure any corrections can be made. After passing the warranty period, if no extensions are required, the City Council accepts the public improvements.

The public improvements for Two Rivers included the streets, sidewalks drainage improvements and all underground sewer and water lines. Two Rivers Commons is the mixed-use project on CR 105 and Scott Street and included a short sewer main. Angel View has private streets so the only public improvements are the water and sewer lines. The table below summarizes the history of construction guarantees and warranty amounts for the three subdivisions.

Subdivision	Original Guarantee Amount	Warranty Amounts	Letter of Credit	Warranty Expired
Two Rivers Subdivision	\$850,000	\$68,000	1163	November 6, 2019
Two Rivers Commons	\$50,000	\$50,000	Cash	November 6, 2019
Angel View	\$173,688	\$59,938	1166 & 1169	November 6, 2019

The spreadsheet attached details all of the outstanding public improvement guarantees for projects in Salida and the sewer portions in Poncha Springs.

### **STAFF RECOMMENDATION:**

Staff recommends releasing the public improvement warranty guarantees and accepting the conveyance of public improvements as described above.

### **SUGGESTED MOTION:**

A Council person should make a motion to “fully release the public improvement warranty guarantees and accept the conveyance of all public improvements for the Two Rivers Subdivision and Angel View Subdivision as outlined by staff.”

### **Attachments:**

Public Improvement Guarantees

Project Title	Developer	Bond/LOC	Number	Bond/LOC Date	Original Performance Amount	Performance Reduction			Warranty Amount	Status	Acceptance Date	Warranty Date
						Date	New Amount	Percent Complete				
Two Rivers Subdivision Phase 1	Natural Habitats	LOC		08/30/2017	\$ 850,000.00	12/19/2017	\$ 433,500.00	51%		A		
			1162		\$ 433,500.00	02/20/2018	\$ 30,000.00	7%		A		
			1163		\$ 30,000.00	11/06/2018	\$ -	100%		R	11/06/2018	11/06/2019
Two Rivers Commercial	Natural Habitats	Cash		08/27/2018	\$ 50,000.00	11/06/2018	\$ -	100%	\$ 50,000.00	R	11/06/2018	11/06/2019
Oak Street Condominiums	Harder - Diesslen	LOC	1165	02/15/2018	\$ 99,985.00	04/16/2018	\$ 7,999.00	68%				
					\$ 7,999.00	11/06/2018	\$ -	100%	\$ 12,000.00	A	06/12/2018	06/12/2020
Angel View Phases 1 and 2	Harder-Diesslin	LOC	1166	03/23/2018	\$ 142,188.00	11/06/2018	\$ 28,438.00	20%	\$ 28,438.00	R		04/05/2020
		LOC	1169	06/14/2018	\$ 31,500.00				\$ 31,500.00	R		04/05/2020
Total									\$ 59,938.00			
Quarry Station	Poncha Springs	Bond			\$ 163,863.00				\$ 163,863.00	C		
Tail Wind Village	Salida	LOC	1173	12/21/2018	\$ 265,625.00				\$ 265,625.00	C		
	Poncha Springs	LOC	1173	12/21/2018	\$ 1,131,071.00				\$ 1,131,071.00	C		
River Ridge Subdivision	Arkansas Living, LLC	Bond	54227617	02/26/2020	\$ 1,675,787.00				\$ 1,675,787.00	C		

#### Abbreviations

LOC Letter of Credit

C Construction Underway

A Accepted and in Warranty Period

R Released from Warranty