

09-21-2021
City Council Regular Meeting
Supplemental Packet

City of Afton
3033 St. Croix Trl, P.O. Box 219
Afton, MN 55001

Meeting Date Sept. 21, 2021

Council Action Memo

To: Mayor Palmquist and City Council Members

From: Ron Moore, City Administrator

Date: September 21, 2021

Re: Afton Creek Preserve Incomplete Items – Supplemental

Bruce Smith, Afton Creek Preserve Project Manager, recently provided the following updated information regarding incomplete items:

- They have reached out to George Siegfried Construction company to have them look at repairing the culvert aprons, including at Pond 4, which would enable the revegetation to prevent erosion to move forward. The company plans on walking the site on Wednesday, September 22.
- They have a meeting scheduled for Thursday morning with Landbridge Ecological to have them price out the remaining erosion issues from the punch list.
- It is their intention to have all items not related to the easement and final paving to be resolved by the October 19 Council meeting.
- In relation to resolving the easement with the property owner to the south, the developer has requested Klay Eckles to respond to questions raised by the property owner related to why there is curbing on the north side of the road but not on the south side of the road. Klay has provided responses to the questions.

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Re: St. Joseph Pines Construction Security Deposit Reduction

The Developer Agreement for the St. Joseph Pines 3-lot subdivision required a construction security deposit of \$312,700 for the site improvements, including the cul-de-sac road and the stormwater improvements. The Developer Agreement allows the security deposit to be reduced as elements of the site improvements are completed but requires a minimum of \$100,000 to be retained through the two year warranty period.

The stormwater improvements are complete and the road is complete with the exception of the final wear course of asphalt. The developer has requested that the security deposit be reduced to reflect the costs incurred for the completed improvements. Staff has reviewed the improvements completed and is recommending that the security deposit be reduced to \$100,000, which reflects the completed items but also retains the \$100,000 security amount for the final wear course and the 2 year warranty period for the improvements, as required by the Developer Agreement.

Council Action Requested

Motion regarding reducing the construction security requirement for the St. Joseph Pines subdivision to \$100,000.