Legislation Text

File #: 20-110, **Version:** 1

City Council Meeting Date: February 18, 2020

To: Mayor and City Council
City Administrator

From: David E. Bennett, Public Works Director /City Engineer

Consider Approval of First Amendment to the Development Agreement for Maple Brook Townhomes

Action Requested:
The Northfield City Council approves First Amendment Development Agreement for Maple Brook Townhomes.

Summary Report:
On July 23, 2019, the City entered into a development agreement with Maple Brook, LLC for a 24-unit multifamily rental housing townhome project that contains five affordable housing units. As part of the project, Maple Street public improvements were included with the extension of street and utilities.

As outlined in the development agreement, part of the public improvement included the extension of Trunk Watermain and Trunk Sanitary Sewer. The City obligation is to pay for the oversizing of these trunk facilities that will benefit future development with the oversizing.

When project construction began, it was found that the location of the Sanitary Sewer was off according to city records and not as far south on Maple Street as indicated. Therefore, the developer had to remobilize for dewatering and setup additional dewatering equipment to allow for the installation of the trunk sewer line. This additional work on the trunk sewer is eligible for reimbursement from the City.

The development agreement indicates the City will reimburse the developer in an amount not to exceed $58,746.00. The additional work due to the location of the sewer not being as far south, the First Amendment increases the reimbursement about by $18,000 for a total of $76,746.

Alternative Options:
Staff believes these additional cost are justified and should be reimbursed.

Financial Impacts:
An additional amount of $18,000 for Trunk Sewer additional work. This brings the total developer reimbursement to $76,746 for Trunk Sewer, and will be paid from the Wastewater Fund.

Tentative Timelines:
N/A