



## Legislation Text

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**File #:** 21-136, **Version:** 1

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**City Council Meeting Date:** March 2, 2021

**To:** Mayor and City Council  
City Administrator

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

Consider Approval of Design Agreement for Public Infrastructure with Bluffview First Addition.

**Action Requested:**

The Northfield City Council approves design agreement with Bluffview LLC for the design for public infrastructure for Bluffview First Addition.

**Summary Report:**

In 2018 the preliminary plat for the Bluffview Development was approved. This property was formally platted in the early 2000's as Southbridge Development but only a portion of the property developed before the housing market crash in 2007. Fast forward, Bluffview LLC is ready to move forward with the first phase of this development. The developer is in the process of preparing final development submittal documents such as the final plat and plans and will be working with City staff of the development agreement.

The Council has indicted support to continue to move this development forward in 2018 when the preliminary plat was approved. As part of that, the developer is requested that the City design, bid, and build the pubic infrastructure and have it assessed back against the development property.

The first step in the process is to approve the design agreement with the developer. As part of this agreement, the developer is responsible for all design cost and will provide the City with a cash escrow to cover design cost incurred. The escrow will be returned to the developer when the project costs are assessed back against the development property. The escrow is in place should the developer not see the project through the development process.

**Alternative Options:**

Not approved the design agreement, the developer is requesting that this agreement be approved.

**Financial Impacts:**

\$42,218 is the estimated design cost. The developer will deposit an escrow with the City to cover these costs.

**Tentative Timelines:**

See attached project process.