

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	March 7, 2016
	<b>Agenda Item No.</b>	<b>18</b>
	<b>Roll Call No.</b>	<b><u>16-0378</u></b>
	<b>Communication No.</b>	<b><u>16-112</u></b>
	<b>Submitted by:</b>	<b>Phil Delafield, Community Development Director</b>

**AGENDA HEADING:**

Subdivision improvement bond reduction for Summersfield Plat 1.

**SYNOPSIS:**

Recommend a \$10,787 reduction to the remaining subdivision improvement bond in the amount of \$29,765 for the Summersfield Plat 1 subdivision, since a further portion of the required improvements have been completed to the satisfaction of the Engineering Department. The remaining bond amount for improvements still requiring completion is \$18,978.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

On December 4, 2006, the City Council approved and accepted the original subdivision improvement bond for infrastructure improvements in the amount of \$75,913 for public sidewalk work in the Summersfield Plat 1 subdivision. On February 28, 2011, the City Council approved a reduction of the subdivision improvement bond to \$29,765 after a portion of the sidewalk improvements were completed. The developer has requested a further reduction of the required surety since additional subdivision improvement work has been completed. The installation of 1,190 lineal feet of four (4) feet wide public sidewalk is still remaining and will still require surety in the amount of \$18,978 to make certain that the remaining improvements will be in place when the development of the plat is completed.

Summersfield Plat 1 is located in the 4400 block of E. 46<sup>th</sup> Street and consists of 129 single-family residential lots and one (1) commercial lot on 44.65 acres. The developer of the property is Summersfield, LLC, 6900 Westown Parkway, West Des Moines, IA 50266, Steve Niebuhr, Senior Vice President.

**PREVIOUS COUNCIL ACTION(S):**

Date: February 28, 2011

Roll Call Number: [11-0299](#)

Action: [Subdivision](#) Improvement Bond No. IAC 73806 bond reduction from \$75,913 to \$29,765 as security for the satisfactory completion of the remaining public improvements, and release of Planned Unit Development (PUD) Bond No. IAC 62706 in the amount of \$130,486 for completion of required grading and site restoration for Summersfield Plat 1 (4400 block of E. 46th Street). ([Council Communication No. 11-122](#)) Moved by Coleman to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S):**

Board: Plan and Zoning Commission

Date: January 19, 2006

Resolution Number: N/A

Action: Communication from the City Plan and Zoning Commission advising that at a public hearing held January 19, 2006, the members voted 11-0 in support of a motion to APPROVE the request from

Hubbell Realty Company represented by Joe Pietruszynski (Officer) for approval of a preliminary subdivision plat for property in the vicinity of 4615 Hubbell Avenue titled "Summersfield Plat 1" to allow 129 lots for single-family residential and 2.88 acres for commercial development, subject to conditions.

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Additional reduction or release of the subdivision improvement bond.

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