 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: April 3, 2017
	Agenda Item No. 11 Roll Call No. <u>17-0576</u> Communication No. <u>17-321</u> Submitted by: Phillip Delafield, Community Development Director

AGENDA HEADING:

Subdivision Improvement Bond Release for Carman Estates Plat 4.

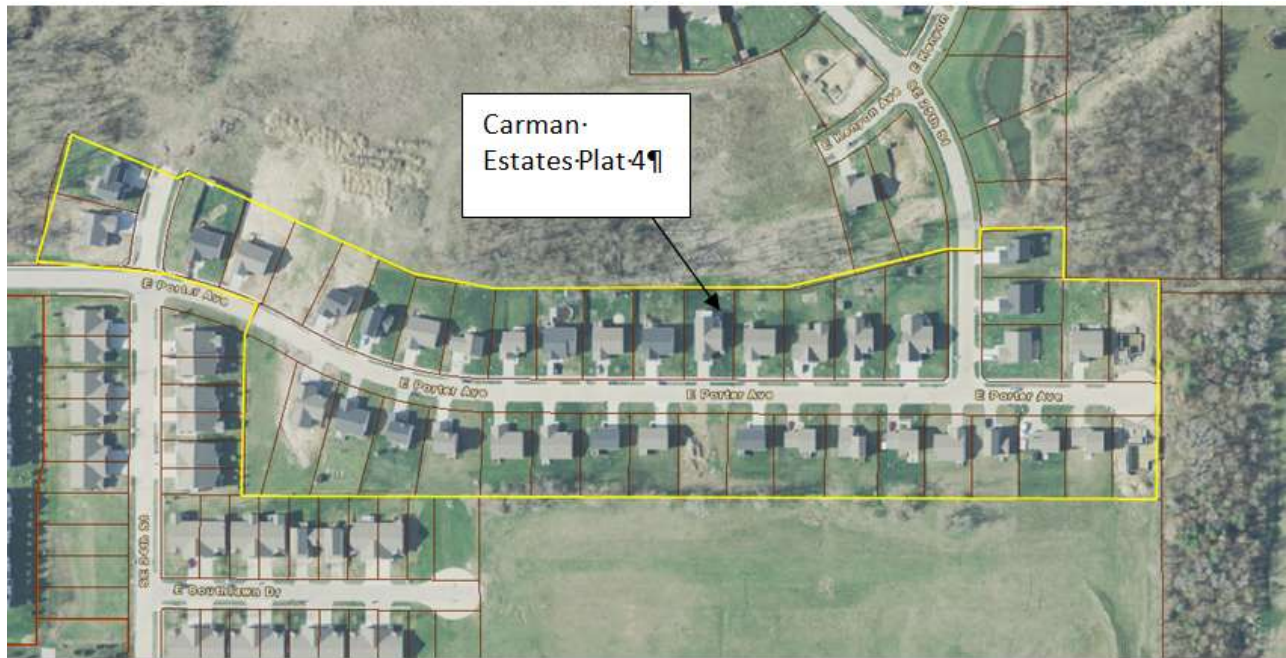
SYNOPSIS:

Recommend a release of the remaining surety amount of \$10,698 of the original subdivision improvement bond, having an original amount of \$42,791, for Carman Estates Plat 4 subdivision since completion of the required sidewalks and recreation trails has been completed to the satisfaction of the Engineering Department.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- On January 23, 2006, the City Council approved and accepted the original bond for infrastructure improvements for \$42,791 for the Carman Estates Plat 4 subdivision. On January 27, 2014, the developer requested a reduction in the required surety, since much of the subdivision improvement work was completed, for \$32,093.
- The installation of 161 linear feet of 4-foot wide sidewalk, and 69 linear feet of recreational trail was completed. On January 5, 2017 the site was inspected by Engineering Department staff and it was determined that Bond No. IAC 35800 from Merchants Bonding Company, with a remaining surety for \$10,698 could now be released based upon satisfactory completion.
- Carman Estates Plat 4 is located near SE 24th Street and E. Porter Avenue and consists of 42 single-family home lots on 11.9-acres. This plat is now complete.



PREVIOUS COUNCIL ACTION(S):

Date: January 27, 2014

Roll Call Number: [14-0134](#)

Action: [Partial](#) release of Subdivision Improvement Bond from Merchants Bonding Company in the amount of \$42,791 be reduced to \$10,698 for partial completion of required sidewalk and recreational trail improvements in Carman Estates Plat 4 in the vicinity of SE 24th Street and E. Porter Avenue. ([Council Communication No. 14-038](#)) Moved by Mahaffey to adopt. Motion Carried 5-2.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: June 23, 2003

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of an amendment to the preliminary subdivision plat for "Carman Estates" Phase II, to revise the location of an east/west street between Indianola Avenue and E 24th Street and conversion of 8 bi-attached townhome lots to be assembled with the future lot for row-home type townhomes.

Board: Plan and Zoning Commission

Date: May 17, 2002

Resolution Number: N/A

Action: Plan and Zoning Commission recommended approval of a preliminary subdivision plat for “Carman Estates” located in the vicinity of Indianola Avenue and E. Payton Avenue, subject to conditions.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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