

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 21, 2018
	Agenda Item No.	15
	Roll Call No.	<u>18-0857</u>
	Communication No.	<u>18-244</u>
	Submitted by:	Phillip Delafield, Community Development Director

AGENDA HEADING:

Subdivision improvement bond reduction for Carman Estates Plat 1.

SYNOPSIS:

Recommend a \$6,542 reduction of the remaining subdivision improvement bond in the amount of \$18,280 for the Carman Estates Plat 1 subdivision, since partial completion of the required improvements has been completed to the satisfaction of the Engineering Department. The remaining surety amount of \$11,738 is retained for the 437 lineal-feet of remaining sidewalk improvements that have not yet been installed.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- On October 6, 2003, the City Council approved and accepted the original bond for sidewalk improvements in the amount of \$46,950 for the Carman Estates Plat 1 subdivision. On December 18, 2006, upon request by the developer, the required surety was further reduced to \$18,280 since partial completion of the work had been completed to the satisfaction of Engineering Department. A further reduction of the bond in the amount of \$6,542 has been requested and subsequently, was determined to be completed to the satisfaction of the Engineering department. The installation of 437 linear feet of 4-foot wide sidewalk is remaining, and will still require surety in the amount of \$11,738 to make certain that the remaining improvements will be in place when the development of the plat is completed.
- Carman Estates Plat 1 is located in the vicinity of the SE 25th Street and Easter Lake Drive and consists of 35 single-family home lots on approximately 12.3-acres of land. This plat has largely been built out, with only five (5) lots remaining at the time of this council action.



PREVIOUS COUNCIL ACTION(S):

Date: December 18, 2006

Roll Call Number: [06-2453](#)

Action: [Approving](#) reduction of Subdivision Bond No. IAC 34715 in amount of \$46,950 from Merchants Bonding Company (Mutual) as security for estimated cost of completing required sidewalk improvements to be reduced to \$18,280 for satisfactory completion of remaining improvements for Carman Estates Plat 1. ([Council Communication No. 06-775](#)) Moved by Vlassis to adopt. Motion Carried 6-0.

BOARD/COMMISSION ACTION(S):

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 south of Easter Lake Drive and east of Indianola Avenue.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Release of remaining subdivision improvement bond for Carman Estates Plat 1 upon full completion of the sidewalk.

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