

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> May 21, 2018
	<b>Agenda Item No.</b> 16 <b>Roll Call No.</b> <u>18-0858</u> <b>Communication No.</b> <u>18-247</u> <b>Submitted by:</b> Phillip Delafield, Community Development Director

**AGENDA HEADING:**

Release of Subdivision Improvement Bond for Carman Estates Plat 2.

**SYNOPSIS:**

Recommend release of Subdivision Improvement Bond number IAC34738 from Merchants Bonding Company for \$17,040 for Carman Estates Plat 2 subdivision located south of Easter Lake Drive and east of Indianola Avenue since completion of the required improvements has been completed to the satisfaction of the Engineering Department.

**FISCAL IMPACT: NONE**

**ADDITIONAL INFORMATION:**

- On October 6, 2003, the City Council approved the original bond for infrastructure improvements for \$68,294 for Carman Estates Plat 2. In 2003, the developer, St Andrews Group, Ron Grubb, Principal, 3301 106<sup>th</sup> Street, Urbandale, IA 50322, requested a reduction in the required surety. Since much of the required improvements had been completed to the satisfaction of the Engineering Department the bond was reduced to \$17,040. The developer has now requested the release of the surety since the work has now be completed. The installation of the remaining public sidewalk was inspected on April 10, 2018 and was found to be complete.
- Carman Estates Plat 2 is located in the vicinity of the SE 24<sup>th</sup> Street and E. Southlawn Drive. There are approximately 20-acres in this plat with 96 condominium units on six (6) lots and 56 bi-attached lots.



**PREVIOUS COUNCIL ACTION(S):**

Date: May 7, 2007

Roll Call Number: [07-850](#)

Action: [Approving](#) reduction of Subdivision Bond in amount of \$69,294 from Merchants Bonding Company (Mutual) as surety for required sidewalk and recreation trail improvements be reduced to \$17,074 as security for the satisfactory completion of remaining improvements for CARMAN ESTATES PLAT 2. ([Council Communication No. 07-261](#)) Moved by Vlassis to adopt. Motion Carried 7-0.

**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: NONE**

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