

SULTAN CITY COUNCIL

AGENDA ITEM COVER SHEET

ITEM NO: C - 8
DATE: May 29, 2008
SUBJECT: Stratford Place Maintenance Bond No. 57565S Release
CONTACT PERSON: Public Works Director Dunn 

ISSUE:

The issue before the Council is the release of Stratford Place Maintenance Bond for off-site improvements on Fir Avenue and Seventh Street and on-site water and sewer improvements for \$148,575.00.

STAFF RECOMMENDATION:

City staff recommends the release of the Stratford Place Bond #575265S of \$148,575.00. It provided protection to the City for failure of improvements installed by CMI Homebuilders during the construction of Stratford Place at fifteen percent (15%) of the cost of construction of on-site and off-site public utilities. CMI Homebuilders, Inc. at time of completion of Stratford Place improvements and accepted by Sultan City Council October 12, 2005, Resolution 05-26, posted the two-year bond # 575265S as required by the City of Sultan development regulations.

BACKGROUND:

Stratford Place development constructed 2004-2005 using private roads with public utilities on easements in the development to serve the twenty (20) homes that were built. The utility improvements off-site included street surface, water, sewer, sidewalk, and landscaping improvements to Seventh Street and Fir Avenue. The Sultan City Council accepted the public right of way and utility improvements in October 2005; Resolution 05-26, March 2006 CMI provided the fifteen percent (15%) maintenance bond to the City of Sultan for \$148,575.

When future City owned public right of way and utilities are constructed in the City of Sultan, improvements are dedicated and accepted by the City Council. The developer is required to post a two-year maintenance bond at fifteen percent (15%) for \$148,575.00 for the infrastructure accepted by the City in accordance with Sultan Municipal Code, Sultan Water/Sewer Engineering Standards and Sultan Design Standards.

SUMMARY:

May 21, 2008 staff completed an inspection of the utilities, street and landscape improvements installed by CMI Homebuilders, Inc. connected to the Stratford Place Improvements. The project passed inspection.

FISCAL IMPACT:

The requirement has been met to maintain a two-year bond for the water and sewer line extensions and off site public right of way improvements. There will be no impact to the City of Sultan at this time.

RECOMMENDED ACTION:

Release bond number 575265S effective May 30, 2008, posted for on and off-site utility, street and landscape improvements, held by City of Sultan from CMI Homebuilders, Inc.

COUNCIL ACTION:

ATTACHMENTS:

Attachment A: Invoice for Bond renewal
Attachment B: Agenda Cover for acceptance of the Plat of Stratford Place

Hub International Northwest

P. O. Box 3018
Bothell, WA 98041-3018
Phone : 425-489-4500

CMI Homebuilders, Inc.

Craig Morrison
P.O. Box 1579
Snohomish, WA 98291

INVOICE #		86062	Page 1
ACCOUNT NO.	OP	DATE	
CMIHO-1	TL	03/27/08	
BOND			
POLICY #			
575265S			
COMPANY			
INSCO/DICO Group			
EFFECTIVE	EXPIRATION	BALANCE DUE ON	
05/25/08	05/25/09	05/25/08	

Itm #	Eff Date	Trn	Type	Description	Amount
260855	05/25/08	REN	BOND	575265S City of Sultan	\$ 2,229.00

\$148,575 completion bond to City of Sultan for Stratford Place; watermain, sewer main, Fir St. road frontage, etc.

A written release from the Obligee is required prior to the renewal date in order to close the bond.

Please Pay by Item Number

Invoice Balance: \$ 2,229.00

SULTAN CITY COUNCIL

AGENDA ITEM COVER SHEET

ITEM NO: A- 2

DATE: October 12, 2005

SUBJECT: Approval of the Stratford Place Planned Unit Development (PUD) and Subdivision Plat. File Number No. FPPUD-04-001. (Plat Map and supporting Information Attached).

CONTACT PERSON: Rick Cisar, City Planner

PREVIOUS SUMMARY: The Stratford Place Planned Unit Development (PUD) is the first development processed under the new Planned Unit Development regulations adopted by the City in September of 2002. The development involves 20 single-family detached homes on a 2.6-acre site zoned High Density (HD). The Developer, CMI Homebuilders Inc. (CMI) held five neighborhood meetings before submitting this proposal. The original plan involved 54-multifamily units, which met with strenuous opposition from the neighbors. CMI submitted alternative proposals of mixed multifamily units, which were also rejected by the neighborhood. The neighbors supported the 20-unit single-family proposal in that it is focused internally and minimized visual and traffic impacts to 7th Street. Completion of the 20-unit single-family detached homes are schedule for completion by the end of 2005. Inspections of the PUD and Subdivision and related improvements were completed during constuction by Tony Beedle, Connie Dunn, Jon Stack, Craig Bruner, and Rick Cisar.

FISCAL IMPACT: None at this time.

RECOMMENDATION ACTION: Approval of Resolution 05-26 Approving the Stratford Place Planned Unit Developemnt and Final Plat including Acceptance of a Performance Bond in the amount \$79,375.00 for the interior concrete road and parking surfacing, restricted access gate, and controls on 7th Street and perimeter fencing.

COUNCIL ACTION:

DATE: