



To: President and Members of the Munster Town Council

From: Dustin Anderson, Town Manager
Tom Vander Woude, Planning Director

Date: December 7, 2020

Re: Acceptance of public infrastructure improvements in the Fairway Addition subdivision

The purpose of this memo is to request Town Council approval of a resolution accepting certain public infrastructure improvements in the Fairway Addition subdivision and one or more maintenance bonds totaling \$111,388.45 as a two-year guarantee of the accepted improvements.

Background:

David Katona of Katona Development LLC has applied for final plat approval for the 25 lot Fairway Addition subdivision. The Plan Commission granted preliminary plat approval for this subdivision in April 2020. The preliminary plat approval permitted the installation of public improvements, but no structures may be constructed on the property until the final plat has been approved and recorded with Lake County.

Final plat approval is to be granted by the Plan Commission upon the following:

1. Verification of completion of improvements.
All public improvements that have been completed shall be inspected, determined to be constructed in accordance with Town standards, and accepted by resolution by the Town Council.
2. Bond in lieu of completion of improvements.
If there are any improvements that have not been completed or have not been accepted by the Town Council, the applicant must provide a bond or similar surety in an amount to cover their completion.
3. Guarantee of improvements.
All improvements must be accompanied by a written guarantee of all improvements against any defects or imperfections, at the developer's own expense and cost, for a period of two years following acceptance by the Town Council. This must be accompanied by a bond or similar surety in an amount equal to 15% of the improvements and an accurate set of as built drawings.

Town of Munster staff inspected the development site and completed improvements on December 17, 2020 and found the following to be constructed or installed according to the Town's standards.

- Storm and sanitary sewer
- Castle Drive and River Drive curbs
- Castle Drive and River Drive road base course
- Castle Drive and River Drive road binder course
- River Drive parkway trees and seeding

Staff has calculated the value of the required maintenance bond (or similar surety) for these improvements to be \$111,388.45. Draft letters of credit have been reviewed by the Plan Commission attorney David Wickland, but at the time of the drafting of this memo, the final letters have not been filed with the Town. Consequently, staff is recommending that the acceptance of the infrastructure be made contingent upon receipt of the final letters of credit.

Recommendation:

By motion and roll call vote, adopt and authorize the Town Manager to sign the attached resolution accepting the Fairway Addition storm and sanitary sewer infrastructure, curbs, road base course and binder course, and River Drive parkway trees and seeding, contingent upon receipt by the Town of Munster of a maintenance bond or similar surety in the amount of \$111,388.45 as a two-year guarantee of the improvements.

Attachments:

1. Resolution 2078: A Resolution Accepting Certain Public Infrastructure Improvements in the Fairway Addition Subdivision and Two-Year Maintenance Bonds as Guarantee of the Improvements.