

7. Resolution approving a Construction Agreement and accepting a Public Utilities Easement for Wildflower Townhomes

Item Number: 7



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: February 25, 2025

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee

LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving a Construction Agreement and accepting a Public Utilities Easement for Wildflower Townhomes**

The attached resolution provides for the approval of a Construction Agreement with the City of Kentwood (Kentwood) and T. Bosgraaf Homes, LLC (Developer), and the acceptance of a Public Utilities Easement to facilitate the construction of public sanitary sewer and water main in connection with the above-captioned project. The project is privately funded and involves the development of multi-family townhomes in Kentwood. The development includes the addition of eight buildings (33 units) requiring water and sanitary sewer service connections.

The public sanitary sewer and water main will be maintained by the City of Grand Rapids (Grand Rapids) in accordance with the current customer community service agreement. The Public Utilities Easement gives the City rights to maintain said public utilities.

Recommended herein is a Construction Agreement that provides for the construction to be performed in accordance with Grand Rapids' Standard Construction Specifications 2021 and any revisions thereto, including bond and insurance requirements. Field inspection will be done by Grand Rapids. The public sanitary sewer and water main will be constructed by a contractor prequalified to do such work under contract by the Developer. The City will be reimbursed the cost of services (inspection, plan review, project management, administration, etc.) associated with the project in accordance with the Construction Agreement.

This project is located south of 44th Street and east of Walma Avenue in the Utility Service District of Kentwood and has been previously approved in concept by staff.

cc: Molly Clarin

Wayne Jernberg
Brian Bradley
James Ouzts

#24040

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving a Construction Agreement between the City of Grand Rapids, the City of Kentwood, and T. Bosgraaf Homes, LLC, and acceptance of a Public Utilities Easement to facilitate public sanitary sewer and water main construction in connection with Sanitary Sewer and Water Main in Public Easement (SE) and in Public Easement (SE) Foxglove Lane (Pvt.) and Trillium Court (Pvt.) (Wildflower Townhomes).

WHEREAS, it is necessary to approve a Construction Agreement, and accept a Public Utilities Easement for the construction of public sanitary sewer and water main facilities in connection with Sanitary Sewer and Water Main in Public Easement (SE) and in Public Easement (SE) Foxglove Lane (Pvt.) and Trillium Court (Pvt.) (Wildflower Townhomes); therefore

RESOLVED:

1. That the aforesaid Construction Agreement between the City of Grand Rapids (City), the City of Kentwood and T. Bosgraaf Homes, LLC be approved and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute said Agreement on behalf of the City of Grand Rapids; and
2. That the City accept a Public Utilities Easement for the construction and maintenance of public utilities from the following property owner, with description of the aforesaid Easement and for the nominal considerations as noted, which were paid by the developer.

T. Bosgraaf Homes, LLC \$1.00
148 S. River Avenue., Suite 100
Holland, Michigan 49423

2802 44th Street SE, Parcel No. 41-18-27-201-015

Total Easement Area: 21,923 Square Feet

3. That the City Clerk is hereby authorized and directed to record the aforesaid Easement with the Kent County Register of Deeds.

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 7



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Holland, Michigan 49423

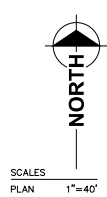
2802 44th Street SE, Parcel No. 41-18-27-201-015

Total Easement Area: 21,923 Square Feet

3. That the City Clerk is hereby authorized and directed to record the aforesaid Easement with the Kent County Register of Deeds.

CORRECT IN FORM

DEPARTMENT OF LAW



HOLLAND
ENGINEERING

230 Hoover Boulevard
Holland, Michigan 49423-0789
www.hollandengineering.com
T 616-852-0033
F 616-852-0116

City of Grand Rapids
Public Services
Engineering Department

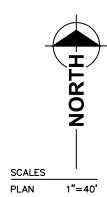
PRELIMINARY UTILITY PLAN
IN
PUBLIC EASEMENT (SE)
PRIVATE DRIVE (PVT.)


Drawn by <u>MARK B</u>	GPF No.	Sheet No.
Check Field _____		<u>1</u> of <u>1</u>
Check Office _____		

THE UNDERGROUND LOCATIONS SHOWN FOR NATURAL GAS (GAS), TELEPHONE (TEL), ELECTRICAL POWER (PWR), CABLE TV (CTV) AND FIBER OPTIC LINES (FIBER) ARE APPROXIMATE. THE CITY OF GRAND RAPIDS ASSUMES NO RESPONSIBILITY FOR THEIR ACCURATE REPRESENTATION IN THIS DRAWING. MISS DIG MUST BE CONTACTED PRIOR TO CONSTRUCTION TO LOCATE THESE UTILITIES.

[illegible][illegible]

LOCATION MAP NOT TO SCALE



		222 New Holland Holland, Michigan 49424-7066 info@hollandeng.com T 616-842-0038 F 616-842-0116
City of Grand Rapids Public Services Engineering Department		
PRELIMINARY UTILITY PLAN IN PUBLIC EASEMENT (SE) PRIVATE DRIVE (PVT.)		
WILDFLOWER TOWNHOMES		
Drawn by MARK B. Check/Field _____ Check/Office _____	GPF No. _____	Sheet No. _____ <div style="text-align: center; font-size: 1.5em; font-weight: bold;"> 1 of 1 </div>

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[illegible]

44TH ST

140TH AVE

140TH ST

CITY OF EDWARDS
PUBLIC WORKS

LOCATION MAP NOT TO SCALE

LOCATION MAP NOT TO SCALE