

# City of Sunset Hills, Missouri

## Public Works Department

### MEMORANDUM

To: Planning & Zoning Commission

From: Lynn Sprick  
City Planner

Date: June 1, 2022

Re: Escrow release for improvements and acceptance of streets in  
Alberts Laumeier Manor Plat 2

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The City has received a request for release of the escrow being held for installation of improvements in Alberts Laumeier Manor Plat 2.

Per Appendix A, Subdivision Regulations, Section 3.5e: The bond shall remain in effect or the escrowed sum shall be held in the escrow account by the escrow agent, as the case may be, until such time as the chairman shall, by written authorization to the surety or escrow agent, release the surety from the obligation of the bond or the escrow agent from his obligation to retain the escrowed sum in the escrow account, which release may be partial and may occur from time to time, as improvements are completed and approved; provided, however:

- 1) The chairman, upon recommendation of the city engineer and the city attorney, shall release the surety or escrow agent from all or any part of its obligation only upon receipt of the requisite written notification from the inspecting agency; and
- 2) In no case shall the chairman authorize the release of more than ninety (90) percent of the amount held as the bond or escrow sum until said improvements have been completed in a satisfactory manner, approved by the commission and accepted or approved by the appropriate authority.

Along with an inspection performed by the City, an inspection was performed by Wind Engineering, verifying the improvements have been installed and meet the required standards to warrant release of 100% of the escrow funds.

Documentation has been submitted from Ameren, Metropolitan Sewer District (MSD), Missouri American Water Company and Spire, confirming that improvements have been installed.

At this time, the City Engineer is prepared to release the \$265,200 being held in escrow for installation of improvements in Alberts Laumeier Manor Plat 2 and accept the streets for public maintenance.

Additionally, per Appendix A, Section 3.5h: If the developer petitions for acceptance of streets for public maintenance, and if the streets are so accepted, the developer shall post a bond acceptable in form to the city attorney and in an amount sufficient to guarantee repairs due to construction and street failures. The bond shall be for a period of two (2) years from the date of acceptance of the street.

Based on information provided, staff is recommending the Commission approve the escrow release and approve acceptance of the streets for public maintenance, with the condition that prior to that release, a bond is established to meet the above requirements.