



## **CITY OF WASHINGTON, ILLINOIS**

### **Public Works Committee Agenda Communication**

**Meeting Date:** November 4, 2019

**Prepared By:** Jon Oliphant, AICP, Planning & Development Director

**Agenda Item:** Temporary Certificate of Occupancy Fee – 718 Drake Lane

**Explanation:** A temporary certificate of occupancy (CO) was issued in September 2016 for the house at 718 Drake Lane. All of the life safety items had been addressed previously, allowing for the temporary CO to be issued. The last item to be completed by the builder (Peoria Builders) was the final grading of the property, particularly the restoration of the intended swale between the 718 and 722 Drake properties. Despite several attempts to reach out to the builder and his excavator, this work was never completed. All of the other non-life safety items were completed.

Staff met with the owners of the 722 Drake property (Tammy and Ray Skulte) in the fall of 2016 and heard of the possible runoff concerns resulting from the new house at 718 Drake. In lieu of gaining compliance from Peoria Builders, Mr. and Mrs. Skulte had work completed in the summer of 2017 to create a swale that would move water towards the street. These owners were satisfied with the work and indicated it has helped move stormwater away from their house.

Mr. and Mrs. Skulte submitted a bid in an amount of \$875 from American Landscaping for the swale construction. Peoria Builders forfeited the temporary CO fee of \$1,000 because it did not satisfactorily complete all of the construction items. The Public Works Committee approved this agreement on June 12, 2017, to pay the Skulte's \$875 for the completed work. The owners of 718 and 722 Drake signed a release agreement acknowledging that the work is completed and to hold the City harmless.

At the request of Peoria Builders, City staff recently met with two of their staff to hear of their proposal to return half (\$500) of the forfeited temporary CO fee. Their basis for the request is that part of the work that was completed was to address drainage issues on the 722 Drake lot that was not impacted by the new construction at 718 Drake. See attached map for the site location.

**Fiscal Impact:** Possible payment of \$500 to Peoria Builders, which would be paid as a miscellaneous expense from the general fund.

**Action Requested:** Staff requests direction on how to proceed with the request to return half of the temporary CO fee.

LOCATION MAP

