



AGENDA ITEM SUMMARY FORM

MEETING DATE: April 19, 2022

PREPARED BY: Lindsay Koskiniemi, CGFO, CPM, Assistant Director of Development Services

AGENDA CONTENT: Discussion and possible action on a request from Riverway Properties and Baker & Lawson for a waiver of the preliminary acceptance of public improvements for Phase Two of the Riverwood Ranch Subdivision and public improvement acceptance by the City of Angleton.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

This item is a request from Riverway Properties and Baker & Lawson for the acceptance of public improvements for phase two of the Riverwood Ranch subdivision and a consideration of a waiver of the preliminary acceptance of public improvements with a one-year maintenance bond.

The second phase of this subdivision has 109 lots spanning 19.793 acres. The construction of the first phase of lots and public improvements is complete, and public improvements for phase one were accepted in 2021.

Staff completed a preliminary inspection of phase two on 12 April 2022 and compiled a short punch list of observed items to be remediated. Inspection participants included the project contractor, Matula & Matula, the project engineering/design consultant, Baker & Lawson, and City staff members from the Public Works, Development Services, and Engineering Departments

A condition of acceptance included receipt of an arborist opinion on backfill within drip lines of heritage trees. Prior to the final walk-through inspection, the City received passing bacterial test reports, vacuum tests results and record drawings.

Public Improvement Acceptance and Preliminary Acceptance Waiver Request: The public improvements acceptance process, as described in Section 23-98(l) is a two-step process consisting of:

1. Preliminary acceptance with a minimum one-year maintenance bond as an administrative act by the City Manager after recommendation by the City Engineer; and

2. Final acceptance (with a one-year maintenance bond) by City Council after recommendation from the City Manager and City Engineer at least one year after preliminary acceptance.

Prior to the adoption of the LDC, the public improvement acceptance process consisted of final acceptance with a one-year maintenance bond.

Acceptance of Public Improvements: Upon review of the final walkthrough punch list and associated documents, the City's Engineer takes no objection to the request for final acceptance of public improvements for the Riverwood Ranch Section 2 Subdivision conditionally meeting exceptions noted which include:

- 1) Developer to provide proof that there are no outstanding judgements or liens against the improvements within the public rights-of-way or against property on which easements contain public improvements.
- 2) Developer must provide TDLR certifications of compliance with Texas Accessibility Standards.
- 3) Completion and correction of minor items notes are being coordinated and shall be completed as a condition of final acceptance.

RECOMMENDATION:

City staff recommends approval of a waiver of preliminary acceptance of public improvements with a one-year maintenance bond and acceptance of public improvements for phase two with all exceptions noted by City Engineer corrected as conditions of final acceptance.