



## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** January 11, 2022

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

**AGENDA CONTENT:** Discussion and possible action on a request from Baker and Lawson for a waiver of the preliminary acceptance of public improvements for the Gifford Meadows 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 Baker and Lawson, design consultant of the Gifford Meadows subdivision, for the acceptance of public improvements for the Gifford Meadows subdivision and a consideration of a waiver of the preliminary acceptance of public improvements with a one-year maintenance bond.

Gifford Meadows subdivision consists of a total of 17.37 acres and 85 lots. The civil construction of public improvements is complete, and the project was inspected by City staff members from Development Services, Public Works, and the City's Engineer. A punchlist was generated upon completion of a preliminary inspection, and all items corrected, re-inspected, and approved by the City's Engineer.

**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.

In addition to the request for a preliminary acceptance waiver, the City has received record drawings for Gifford Meadows that have been reviewed by HDR with no objections to final acceptance of public improvements.

The total estimated cost for civil construction is \$1,329,085.80 and includes storm sewer, roadway, sanitary sewer, water lines and associated water utilities, and other miscellaneous items. The contractor, Clear Water Utilities included a maintenance bond for 25% of construction costs consistent with Section 23-37(H) of the City's Land Development Code.

**RECOMMENDATION:**

City staff recommends approval of the request for a waiver of preliminary acceptance of public improvements with a one-year maintenance bond and acceptance of public improvements for the Gifford Meadows subdivision.