



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Dec. 12, 2022
Department: Community Services
Agenda Section: Regular
Public hearing: No
Date of public hearing:

PRESENTER/INFORMATION CONTACT

Margaret Hauth, Assistant Town Manager

ITEM TO BE CONSIDERED

Subject: Request from Corbinton Commons HOA regarding plowing of streets in advance of street dedication

Attachments:

Request from HOA

Summary:

Corbinton Commons was initially reviewed by the town in 2004. Authorization to build was provided in 2007, after a lawsuit and follow-up negotiation. The project was inactive for a significant period and then began vertical construction in 2016. The streets have never been offered to the town and the town still holds bonds for some outstanding matters. Home construction was completed in 2020 and the developer has transferred management of the community common areas to the residents.

The town has provided trash service since residents moved in in 2016 but has not maintained or plowed streets (with the possible exception of the first winter that residents remember but staff do not). The residents have requested an alternative arrangement to ensure the streets and alleys are plowed this winter. They are concerned that bringing in a contractor could make the street turnover much more confusing if the contractor would damage the pavement. The final layer of asphalt has been installed, so the surfaces are level, without raised manhole covers or valves.

The town has sent a letter to the owner and developers threatening to call the remaining bonds in an effort to bring this project to final close-out. The remaining work seems modest, but the developer has not completed the process.

Financial impacts:

Staff and equipment time to provide snow removal.

Staff recommendation and comments:

Since the final layer of asphalt has been added, staff are able and willing to plow the neighborhood with little risk to town equipment. The town would photo document of the current pavement to help alleviate any claims of further damage. The HOA could offer a hold harmless agreement to the town to cover damage that occurs in plowing. A similar agreement is in place with Elfin's Pond for trash collection only ending dedication of streets.

Action requested:

Discussion and direction.