

# Public Hearing



**To:** Town Council

**From:** Travis Morgan

**Date:** 2/14/2023

**Re:** **Mission Properties: Townhomes at McCullough Road Acceptance** (*Public Hearing/Action Item*)

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## **Background:**

The McCullough neighborhood originally came in under John Wieland ownership. That was taken over by Pulte *except* the Northwest corner at Miller Road and Highway 51. The remaining roads in the Northwest corner were completed under Mission properties as “Townes at McCullough 1 & 2” roadway bonds.

## **Request:**

Jason McArthur on behalf of Mission Properties requests the Town of Pineville to accept the public roads as shown on the final plat map for the area in question (see the proposed three public roads below with lengths). The Mission Properties development was broken into two bonded areas (see attachments). Bond one is in the amount of \$519,400 and Bond two is in the amount of \$742,300. If roads are accepted these construction bonds would be converted to a 1-year maintenance bond in the amount of \$247,800 before final inspections and possible maintenance bond release.

## **Roadways:**

**Iveybrook Lane** – 487 linear feet (to be public road)

**McIntyre Ridge Road** – 707 linear feet (to be public road)

**Founders Park Lane** – 355 linear feet (to be public road)

Polk Terrace Lane – 669 linear feet (private not to be accepted by the Town)

Fetzer Lane – 320 linear feet (private not to be accepted by the Town)

## **Subdivision Ordinance Section:**

*“Upon written notice of 100% subdivision plat build out by the developer, LUESA will arrange for an inspection of the required minimum improvements and may require such further inspections at the developer’s sole costs and expense to demonstrate that all improvements, including those improvements previously completed, are satisfactory for acceptance and maintenance by the Town of Pineville or State. Should all required minimum improvements be found satisfactory, developer shall install the final 1 inch overlay of asphalt and LUESA, with approval from the Town of Pineville, shall authorize in writing the release or reduction of the remaining performance guarantee and the 80% maintenance guarantee upon receipt of a maintenance guarantee in the amount of 25% of the cost of all required minimum improvements plus estimated costs to inspect storm drainage improvements for a period of one (1) year. All guarantees shall be in a form satisfactory to LUESA and the Town of Pineville.”*

**Staff Comment:**

Update: Staff finds the proposal consistent with adopted plans and procedures and supports the request following information from public works that remaining maintenance bond money will be enough to resurface public roads if needed following any damage withing the maintenance bond time period.

**Procedure:**

This a public hearing to hear any public comment. If there are no additional questions or clarifications, you as council may close the public hearing and vote on the proposal following regular legislative process.