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Planning Commission Work Session Agenda

Monday, August 28, 2023 – 5:30pm

Community Development Office, 741 Main Street, Perry

1. Call to Order
2. Roll Call
3. Citizens with Input
4. Capital Improvement Projects Update
5. New Business
 - Development sureties – Section 2-3.16, Maintenance Warranty, and Section 2-3.17, Performance Guarantee
 - Sidewalks, street trees, and parks in subdivisions – if time permits
6. Other Business
7. Adjournment



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Memorandum

To: Planning Commission
From: Bryan Wood, Community Development Director
Date: August 22, 2023
Re: Development Sureties

Background information:

Last September the City adopted an amendment updating development sureties (maintenance and performance) to address issues related to developers' failure to dedicate certain infrastructure in a timely manner. We had push-back on these requirements upon implementation. Council suspended enforcement until staff could evaluate and provide recommendations.

The current maintenance surety amounts to 33% of the construction costs of the infrastructure improvements to be dedicated to the City. The maintenance period is 24 months. The maintenance period extends an additional 24 months for a phase of the development which is used to access additional phases. Maintenance surety must be in the form of a letter of credit.

Research findings:

- Maintenance surety amount: Outside the Atlanta metro area, most local governments in Georgia require the maintenance surety to be 10% of the construction costs. Some communities require 25% if the plans include bridges, box culverts, or pipes larger than 48" in diameter.
- Maintenance time period: Maintenance periods range from one year to three years. Some communities extend surety for roads used to access additional phases.
- Performance guarantee: Performance guarantees are typically 110% of the anticipated cost of construction. Some communities require 125% if the plans include bridges, box culverts, or pipes larger than 48" in diameter.
- Performance guarantee for stormwater ponds: One community requires a 110% performance guarantee for construction of the stormwater ponds in a development.
- Form of surety: Maintenance and performance sureties may be in the form of a bond or letter of credit.

Staff recommendations:

- Maintenance surety amount: 10% of construction costs; 25% with bridges, box culverts, or pipes exceeding 48" diameter. Develop a spread sheet of construction elements and unit costs to be completed by the design engineer; city consultant to review.
- Maintenance period: 18 months. Extend maintenance surety for roads only when used to access additional phases of a development.
- Performance guarantee: 110%;
- Require 110% performance guarantee for stormwater ponds to be collected prior to issuing land disturbance permit.
- Accept bonds and letters of credit for maintenance surety (already allowed for performance guarantee).

PROJECT NAME					DATE:
DEVELOPER					
LOCATION					
Item No.	DESCRIPTION	Quantity	Unit	Unit Price	Total Price
ROADWAY					
1	Grading Roadway				
2	Lime / Soil Cement mixed in subgrade				
3	Grade Aggregate Base				
4	Standard Concrete Curb and Gutter				
5	Asphalt Paving				
6	Det Pond Access Road				
7	Any onstreet Traffic Control				
8	All Onstreet Required Stripping				
9	All Traffic Street Signs (Stop Signs- Street Signs, etc..)				
		Subtotal			
SANITARY SEWER					
10	8" PVC Sewer				
11	Manholes				
12	6" Sewer Services				
13	Aggregate Bedding				
		Subtotal			
STORM SEWER					
14	18" Storm Drain Pipe, HP or RCP				
15	24 " Storm Drain Pipe, HP or RCP				
16	30" Storm Drain Pipe, HP or RCP				
17	42" Storm Drain Pipe, HP or RCP				
18	18" Storm Drain Pipe, HP or RCP				
19	All Flared End Sections				
20	Single Winged Trap (GDOT STD)				
21	Double Winged Trap (GDOT STD)				
22	Weir Inlet (GDOT STD)				
23	Hood Back Trap				
24	Detention Pond Outlet Structure (w/ Trashrack)				
		Subtotal			
WATER LINES AND APPURTENANCES					
25	Connect to Existing Water Main				
26	6" PVC Water Line				
27	8" PVC Water Line				
28	6" Restrained Joint DIP Water Line				
29	8" Restrained Joint DIP Water Line				
30	All Fittings				
31	Fire Hydrants (Incl. Tee, Valve, Hydrant and Blocking)				
32	All Gate Seated Gate Valves w/ Valve Boxes				
33	3/4" Water Service Connections (meter box, curb stop ..etc.)				
34	All Chlorination Testing				
MISCELLANEOUS					
35	Any Construction Staking				
36	As-Built Cost				
37	All Soil Compaction Testing				
38	Required Landscaping				
		Subtotal			
		GRAND TOTAL			
		Maintenance Bond Amount (110% of Construction Cost)			

YOU MADE ADD OR DELETE LINE ITEMS AS NESSARY