



AGENDA MEMORANDUM

City Council Meeting of September 26, 2017

DATE: September 21, 2017

TO: Margie C. Rose, City Manager

FROM: William J. Green, P.E., Interim Director,
Development Services Department
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Unified Development Code – Public and Private Improvements – Warranty Period

STAFF PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Department</u>
1. William J. Green, P.E.	Interim Director	Development Services
2. Gene Delauro	Interim Asst. Director/Building Official	Development Services

OUTSIDE PRESENTER(S):

<u>Name</u>	<u>Title/Position</u>	<u>Organization</u>
1.		

BACKGROUND:

At the April 27, 2017 City Council Workshop on New Residential Street Construction, the City Council gave a motion of direction to revise the “duration of the materials and workmanship warranty for all private and public infrastructure improvements from one to two years from the date of final (100%) acceptance”.

The purpose of the materials and workmanship warranty is to ensure that the developer and the developer’s contractor will be responsible for defects in materials or workmanship. The proposed UDC text amendments have been approved by the Planning Commission on May 17, 2017 and was again discussed at Planning Commission meeting on June 28, 2017 for additional public input. On August 23, 2017 Planning Commission passed a motion to retain 1-year warranty and evaluate an alternate consideration of 1 year warranty with a maintenance bond of 50% surety value of the public infrastructure contract price.

LIST OF SUPPORTING DOCUMENTS:

1. Power Point Presentation