

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: May 2, 2005

SUBJECT: Improvement Guarantee for Crab Creek Valley Subdivision

ATTACHMENTS:

1. Application for Improvement Guarantee
2. Draft Performance Guarantee Agreement
3. Cost Estimates

SUMMARY OF REQUEST:

Mr. Bob Scheiderich, of Southern Pride of WNC, Inc., has submitted an application for an improvement guarantee for a subdivision to be known as Crab Creek Valley (formerly called Crab Creek Meadows). Crab Creek Valley will be located off of Hidden Lake Road, near the intersection of Hidden Lake Road and Crab Creek Road. The Henderson County Planning Board granted conditional approval of a Development Plan for Crab Creek Valley on March 15, 2005. The improvement guarantee is proposed to cover required road and water system and associated construction costs.

Pursuant to Sections 170-38 and 170-39 of the Henderson County Code (the Subdivision Ordinance), a developer may, in lieu of completing all of the required improvements prior to Final Plat approval, post a performance guarantee to secure the County's interest in seeing that satisfactory construction of incomplete improvements occurs. One type of permitted guarantee is an irrevocable letter of credit. The developer intends to post with the County an irrevocable letter of credit in the amount of at least \$379,300.00 to cover the cost of the improvements (\$303,440.00) as well as the required twenty-five percent (25%) contingency (\$75,860.00). The proposed completion date for the improvements is July 30, 2005. The Subdivision Ordinance allows a developer using an improvement guarantee a maximum of two years between the time of initiation and completion of required improvements.

A draft Performance Guarantee Agreement is attached for the Board's consideration. If the application is approved, the developer must submit an irrevocable letter of credit in accordance with the terms of the Agreement. Once the County receives a letter of credit in proper form, the relevant parties must execute the Agreement.

COUNTY MANAGER'S RECOMMENDATION/BOARD ACTION REQUESTED:

I recommend that the Board approve the improvement guarantee application for Crab Creek Valley, subject to the developer submitting to Henderson County an irrevocable letter of credit in accordance with the terms of the draft Performance Guarantee Agreement.

APPENDIX 8

Henderson County
APPLICATION FOR IMPROVEMENT GUARANTEES

Name of Subdivision Crab Creek Valley
Name of Owner Southern Pride of WNC Inc.
Address 1194 Sweeten Creek Rd. Asheville NC 28603
Phone: 828-277-5840

Agent _____ Phone: _____

Date of Preliminary Plan Approval by Planning Board 3/15/05

Significant Conditions Imposed: Conditional approval by planning board

Type of improvement requested:

- Cash on Deposit (Certified Check)
- Bank Escrow Account
- Irrevocable Letter of Credit
- Surety Performance Bond
- Trust Agreement

Name of bank or bonding company Blue Ridge Savings Bank

Amount of guarantee (including 25% overhead) \$ 473,750

Projected completion date 7/30/05

Are cost estimates attached (with quantities and unit costs)? yes no

Have engineering and design work been completed?
 complete partially complete incomplete

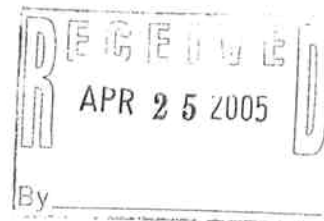
I have read and understand all requirements stated in Article V of the Henderson County Subdivision Ordinance regarding subdivision improvement guarantees.

Robert F. Schiederich
Owner's Signature 4/25/05
Date

Submitted By Southern Pride Inc. Date 4/25/05

Received By Matt Card Date 4/25/05

\$200.00 fee paid 4/25/05
check # 4618



STATE OF NORTH CAROLINA

PERFORMANCE GUARANTEE AGREEMENT

COUNTY OF HENDERSON

DRAFT

THIS AGREEMENT made and entered into this _____ day of _____, 200_, by and between Southern Pride of WNC, Inc., hereinafter referred to as "Developer," and the Henderson County Board of Commissioners, hereinafter referred to as "Board;"

WITNESSETH:

WHEREAS, the Developer is attempting to secure approval of one or more Final Plats for a proposed subdivision known as Crab Creek Valley, hereinafter referred to as the "Project," located in Henderson County, North Carolina; and

WHEREAS, Henderson County Planning Board conditionally approved a Development Plan for the Project, under Chapter 170 of the Henderson County Code, which is entitled Subdivision of Land, and

WHEREAS, Chapter 170 requires the completion of certain improvements prior to Final Plat approval, however Sections 170-38 and 170-39 allow the Board of Commissioners to permit the Developer to post an irrevocable letter of credit with Henderson County to guarantee the completion of said required improvements; and

WHEREAS, the Developer has requested that the Board of Commissioners approve the posting of an irrevocable letter of credit to guarantee and secure the completion of said improvements in lieu of completion of all improvements prior to said approval;

IT IS THEREFORE AGREED as follows:

1. The Developer will, on or before the 30th of July, 2005, complete as required the following improvements to serve lots in the Project: grading, road construction, water system construction and road shoulder stabilization as required by the Henderson County Subdivision Ordinance, as shown on the Development Plan for the Project conditionally approved by the Henderson County Planning Department on March 15, 2005, and as shown on the attached cost estimates sealed by John B. Jeter, P.E.
2. The Developer will post with Henderson County an irrevocable letter of credit guaranteeing completion of said improvements by the required date. Said letter of credit must be issued by a bank licensed to do business in North Carolina, in the amount of at least \$379,300.00 (the "Improvement Guarantee"), payable to Henderson County, and having an expiration date not earlier than 60 days after the completion date stated in Paragraph 1, above.

3. In the event that the required improvements are completed as required, the letter of credit will be released. In the event that the improvements are not completed as required, then the Developer shall be in breach of this Agreement and the Improvement Guarantee and the County shall call the letter of credit and use the funds to complete the required improvements.
4. At such time as the (Acting) County Attorney has reviewed and approved this Agreement and this Agreement is fully executed, and a letter credit in the proper form is posted, then the Board will allow the Final Plat(s) for the Project to be approved by the Subdivision Administrator, provided that any other requirements of Chapter 170 of the Henderson County Code and/or conditions imposed by the Henderson County Planning Department staff and/or Planning Board have been satisfied.
5. The County Manager shall have the authority to approve the release of portions of the Improvement Guarantee as work progresses, provided the amount remaining under the Improvement Guarantee meets or exceeds 125% of the cost of the remaining improvements. The County Manager has the discretion to require the Developer to provide, at the Developer's expense, an independent verification of the remaining work.

IN WITNESS WHEREOF, the Board has, by appropriate action, caused this Agreement to be reviewed for approval by the (Acting) County Attorney and executed by its Chairman or other authorized member and attested by the Clerk, and the Developer has caused this Agreement to be properly executed, this the _____ day of _____, 200_.

APPROVED AS TO FORM:

DRAFT

County Attorney

HENDERSON COUNTY BOARD OF COMMISSIONERS

DRAFT

BY: _____

William L. Moyer, Chairman

ATTESTED BY:

DRAFT

[OFFICIAL SEAL]

_____ **Elizabeth W. Corn, Clerk to the Board**

DEVELOPER:
Southern Pride of WNC, Inc.

BY: _____
President/Vice President

ATTESTED BY:

Secretary/Assistant Secretary

[CORPORATE SEAL]

**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON**

I, _____, Notary Public for said County and State, certify that Elizabeth W. Corn personally came before me this day and acknowledged that she is the Clerk to the Board of Commissioners of Henderson County, a municipal corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by the Chairman of the Board of Commissioners, sealed with its corporate seal, and attested by her as its Clerk.

THIS the ____ day of _____, 200_____

Notary Public

My Commission Expires: _____ [NOTARIAL SEAL]

STATE OF _____
COUNTY OF _____

I, _____, Notary Public for said State and County certify that _____ came before me this day and acknowledged that he/she is the Secretary/Assistant Secretary of Southern Pride of WNC, Inc., and that by authority duly given and as the act of the corporation the foregoing instrument was signed in its name by its President/Vice President, sealed with its corporate seal, and attested by himself/herself as its Secretary/Assistant Secretary.

THIS the ____ day of _____, 2005

Notary Public

My Commission Expires: _____

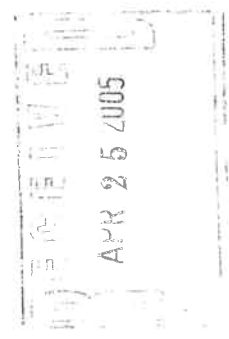
[NOTARIAL SEAL]

SUMMARY OF IMPROVEMENTS

(Use a separate sheet for each section)

Subdivision Name and Section CRAB CREEK MEADOWS

STREET NAME <small>(Include Lot Numbers.)</small>	ROADS & DRAINAGE	WATER	SEWER	TOTAL
<u>CRAB CREEK MEADOWS DR</u>	\$ 178,345.00	\$ 40,133.00	\$	\$ 218,478.00
<u>POND SIDE COURT</u>	\$ 37,155.00	\$ 8,361.00	\$	\$ 45,516.00
<u>ROCK VIEW COURT</u>	\$ 32,200.00	\$ 7,246.00	\$	\$ 39,446.00
<u>Balance & Subtotal</u>	<u>\$ 247,700.00</u>	<u>\$ 55,740.00</u>	<u>\$ 0.0</u>	<u>\$ 303,440.00</u>
Subtotal All Categories	<u>\$ 303,440.00</u>			
Overhead (25% Minimum)	<u>\$ 75,860.00</u>			
Total Guarantee Requested	<u>\$ 379,300.00</u>			

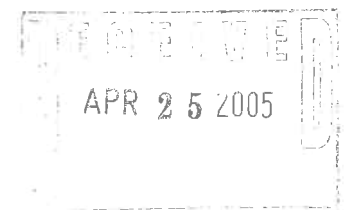


CRAB CREEK MEADOWS

ROAD GRADING and SITE IMPROVEMENTS Preliminary Construction Cost Estimate

25 April 2005

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
1.	Mobilization and layout	LS	--	--	\$ 11,500.00
2.	Grading and Drainage Improvements (Residential Collector road)	LF	1,410.0	\$ 30.00	42,300.00
3.	Grading and Drainage Improvements (Residential Local road)	LF	2,175.0	25.00	54,375.00
4.	Placement and compaction of CABC (C: Aggregate Base Course; minimum compacted depth = 8-inch)	TN	1,380.0	16.00	22,080.00
5.	Placement and compaction of CABC (C: Aggregate Base Course; minimum compacted depth = 6-inch)	TN	1,550.0	16.00	24,800.00
6.	Placement and compaction of BCSC (Asphalt: Type S 9.5B ; minimum compacted depth = 1.5-inch)	SY	7,065.0	8.00	56,520.00
7.	Storm drainage (18" CMP Culvert)	LF	265.0	25.00	6,625.00
8.	Erosion Control	LS	--	--	25,000.00
9.	Seeding and stabilization of disturbed areas (Acres)	AC	4.5	1000.00	4,500.00
TOTAL CONSTRUCTION COST					247,700.00
CONTINGENCY (5%)					12,385.00
TOTAL PROJECT COST					\$ <u>260,085.00</u>



CRAB CREEK MEADOWS

WATER SUPPLY and DISTRIBUTION IMPROVEMENTS Preliminary Construction Cost Estimate

25 April 2005

NO.	ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
1.	Construct Water-supply well(s) with control system and storage	EA	1	Lump Sum	\$ 10,500.00
2.	Water-line; 2-inch (AWWA: PVC/SDR-13.5)	LF	3250	8.00	26,000.00
3.	Gate valve & box; 2-inch	EA	6	350.00	2,100.00
4.	Fittings (Cast iron - MJ)	LB	350	2.00	700.00
5.	Air Release Valve assembly (ARV; 1-inch)	EA	2	1000.00	2,000.00
6.	Flush-hydrant (2" blow-off)	EA	3	1000.00	3,000.00
7.	Water service lateral (Double 3/4" X 5/8")	EA	22	520.00	11,440.00
TOTAL CONSTRUCTION COST					\$ 55,740.00
CONTINGENCY (5%)					\$ 3,000.00
TOTAL PROJECT COST					\$ <u>58,740.00</u>

