TOWN OF FLETCHER

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MAYOR

MARK E. BIBERDORF
TOWN MANAGER

COUNCIL MEMBERS:
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AMBER MCKINNEY

MEMORANDUM OF IMPROVEMENT GUARANTEE CONSOLIDATION AND EXTENSION

To: Mayor and Town Council

From: Planning and Zoning Department

Date: October 12th, 2026

Subject: The Authors All Phases–Consolidated Improvement Guarantee

The Planning and Zoning Department received an updated cost estimate from Will Buie, PE, of WGLA Engineering, PLLC, on behalf of Windsor Built Homes for the remaining required infrastructure improvements within The Authors Subdivision on Rutledge Road.

The Town has previously maintained improvement guarantees for individual portions and phases of The Authors Subdivision. Most recently, on July 13, 2026, the Fletcher Town Council approved a reduction and extension of the Improvement Guarantee associated with Phase II. That action established a guarantee amount of $97,131.25 for the remaining Phase II improvements.

Since that approval, the project engineer has prepared an updated estimate identifying the infrastructure improvements that remain to be completed throughout all phases of the subdivision. Rather than continuing to maintain separate improvement guarantees for individual phases, the Developer has requested that the remaining work be consolidated into one Improvement Guarantee covering the outstanding infrastructure improvements for the entire subdivision.

WGLA Engineering, PLLC, prepared a revised estimate dated September 30, 2026. The estimate identifies $84,575.00 in remaining infrastructure costs. Applying the required 125 percent performance guarantee results in a consolidated Improvement Guarantee amount of $105,718.75.

Improvement Guarantee Summary

Project Name: The Authors Subdivision

Developer: Windsor Built Homes

Current Phase II Guarantee: $97,131.25

Estimated Cost of Remaining Improvements for All Phases: $84,575.00

Required Performance Guarantee at 125 Percent: $105,718.75

Proposed Consolidated Guarantee Amount: $105,718.75

Proposed Effective Date: October 12, 2026

Proposed Expiration Date: October 12, 2028

Remaining Bonded Improvements

The consolidated Improvement Guarantee will secure completion of the remaining required infrastructure improvements throughout all phases of The Authors Subdivision, including:

1. Internal five foot wide concrete sidewalks;
2. One remaining ADA compliant handicap ramp with detectable warning domes;
3. Required street trees throughout all phases of the subdivision;
4. Surveying associated with the layout of the remaining sidewalks;
5. Construction materials testing; and
6. Engineering services associated with coordination between the contractor and the Town.