

## MEMORANDUM

To: Board of Mayor and Aldermen  
CC: Gerald Herman, City Administrator  
From: Ceagus Clark, Planning and Codes Director  
Re: Subdivision infrastructure and Street Acceptance, Fields at Oakwood Phase 5  
Date: March 9, 2026

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The White House Planning Commission on March 9, 2026 recommended acceptance of the improvements in **Fields at Oakwood Phase 5**. All plats for this phase have been recorded at the Robertson County Register of Deeds office.

Subdivision regulations require that all public infrastructure improvements be completed and inspected prior to acceptance by the City. Public Services has reviewed the installed improvements for Fields at Oakwood Phase 5 and has confirmed the infrastructure is acceptable for dedication to the City.

Once the governing body accepts the improvements, the development will transition from the construction bond phase to the one year maintenance period. During this time the developer remains responsible for maintaining the improvements to ensure they remain in satisfactory condition.

Subdivision regulations require a maintenance bond in an amount not less than ten percent of the total value of the improvements to guarantee the condition of the infrastructure during the one year maintenance period.

The requested Letter of Credit amount of \$37,251.87 reflects ten percent of the total infrastructure cost and satisfies the maintenance bond requirement.

Staff finds the improvements have been constructed in accordance with City standards and are ready for acceptance.

### **3-101.7 Acceptance of Dedication Offers**

Acceptance of formal offers of dedication of public ways, easements, and parks shall be by formal action of the governing body or other agency ultimately responsible for acceptance of the facilities. Such action shall be in the form of a resolution recommended by the Planning Commission to the accepting body. The approval by the Planning Commission of a subdivision plat shall not be deemed to constitute or imply an acceptance by the local government or other agency ultimately responsible for acceptance of the facilities of any public way, easement, or other ground shown on the plat. The Planning Commission may require the plat to be endorsed with appropriate notes to this effect.

Ceagus

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