

Council Member MYERS introduced the following Resolution, which was seconded by Council Member JAMES:



20260402000096790 1/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/02/2026 12:47:24 PM FILED/CERT

**RESOLUTION 030926-A**

**A RESOLUTION ACCEPTING ROADS FOR MAINTENANCE IN THE PEAVINE CROSSING SUBDIVISION SUBJECT TO WARRANTY AND DEVELOPER'S REQUIRED WARRANTY BOND**

**WHEREAS**, Peavine Creek Development., ("Developer") as developer or subsequent developer of the Peavine Crossing Subdivision has completed all required improvements in the subdivision, and

**WHEREAS**, the City Engineer and Building Official have each certified to the Planning & Zoning Commission that all required improvements have been completed to the satisfaction of the City, and have made recommendation that the roads therein, namely, portions of Peavine Crossing Parkway, Peavine Way, Sandy Shores Terrace, and Creek Bend Lane be accepted by the City of Alabaster for ongoing maintenance and upkeep, subject to a two-year warranty period and; has delivered to the City a Right-of-Way dedication deed for said roads, or portions thereof, attached hereto as Exhibit A; and,

**WHEREAS**, the Planning & Zoning Commission, at a meeting held February 24, 2026, has recommended to the City Council that, said roads or portions thereof be accepted by the City of Alabaster for ongoing maintenance, subject to a two-year warranty Maintenance Bond against early failure secured by a \$327,975.99 bond; and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Alabaster, Alabama, as follows:

1. Upon the posting of a \$327,975.99 warranty maintenance bond by the Developer, portions of Peavine Crossing Parkway, Peavine Way, Sandy Shores Terrace, and Creek Bend Lane together with their curb and gutters system, are accepted by the City of Alabaster for ongoing maintenance subject to a two-year Developer's warranty from the date of the posting of the warranty bond.
2. That said warranty shall be a warranty against any roadway failure caused by faulty design, construction or materials. Developer's warranty shall not be limited by the amount of the bond.
3. That, two years from the date of the posting of the warranty bond, there being no defects on said roads relating to design, construction, or materials, (normal wear and tear excluded) that remains unresolved, unfinished or incomplete as certified by the Public Works director, said warranty bond shall be released.
4. That the Mayor is authorized to sign the Right of Way dedication deed.
5. That the City Clerk (or his designee) is hereby authorized and directed to file an original and/or provide a copy of this Resolution to the Developer, and, upon execution by the Mayor, to file the quitclaim deed into the Probate Court of Shelby County, Alabama.
6. That the City Clerk, upon the posting of the warranty bond, is hereby directed to notate that portions of Peavine Crossing Parkway, Peavine Way, Sandy Shores Terrace, and Creek Bend Lane are accepted City Roads for purposes of maintenance and upkeep.
7. That the City of Alabaster does not accept for maintenance any other required improvements, including, but not limited to, detention and retention ponds,




20260402000096790 2/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/02/2026 12:47:24 PM FILED/CERT


streetlights, lot grades and drainage plans, or roadways not set forth herein and such are explicitly excluded from this Resolution, nor release any other bonds.

8. That the Mayor and City Clerk are authorized to take any and all actions, execute any and all documents and instruments, make all determinations on behalf of the City of Alabaster, Alabama, necessary to carry out and effectuate the purposes of the above Resolution.

ADOPTED AND APPROVED THIS 9TH DAY MARCH 2026.

ATTEST:  
  
J. Mark Frey, City Clerk

CITY OF ALABASTER

  
Greg Farrell, Council President

APPROVED:

  
Scott Brakefield, Mayor