



TOWN COMMISSION MEETING

October 28, 2025, at 6:30 PM

AGENDA ITEM TITLE:	DISCUSSION & ACTION, RESOLUTION 25-39 LAKE MABEL LOOP MAINTENANCE BOND RELEASE
SUBJECT:	The Town Commission will consider authorizing the release if the performance bond provided as a guaranty for the construction and completion of certain items within the Landings at Lake Mabel Loop Phase 1 Subdivision.
STAFF ANALYSIS:	On November 8, 2022, during a duly noticed public meeting, the Town Commission of the Town of Dundee approved Resolution No. 22-49, granting conditional approval of the Certified Subdivision Plan for the Landings at Lake Mabel Loop Subdivision. The developer provided a performance bond from Harco National Insurance Company in the amount of \$2,444,777.50 in favor of the Town of Dundee. Town staff and consultants have verified that all required Phase 1 improvements have been completed in accordance with approved plans and Town standards. All required testing, certifications, and inspections have been successfully completed, and the subdivision systems are now fully operational.
STAFF CONTACT:	Assistant Town Manager and Development Services Director, Lorraine Peterson
FISCAL IMPACT:	There is no budgetary impact as a result of this item
STAFF RECOMMENDATION:	Staff Recommends Approval
ATTACHMENTS:	Resolution 25-39 Exhibits A through E