



Agenda Item Summary

MEETING DATE: May 28, 2024

SUBJECT: **Resolution No. 44-R-2024** – A Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the County Road 32 Widening Improvements Associated with Phase 1A and Future Phase (Range View Estates Final Plat)

PRESENTED BY: Robyn Brown, Deputy Town Engineer

SUMMARY

Mr. Ryan Goforth, Construction Manager for the Hillside Commercial Group, Inc., developer for Range View Estates, LLC, a Colorado limited liability company, having a principal office address of 6355 Fairgrounds Avenue, Suite 300, Windsor, Colorado 80550 (“Developer”) has requested conditional acceptance of certain public infrastructure improvements associated with Phase 1A and a Future Phase, constructed as part of the Range View Estates development, specifically the installation of concrete sidewalk, curb and gutter, asphalt paving, and stormwater drainage facilities (collectively, the “County Road 32 Widening Improvements” or the “Improvements”).

The County Road 32 Widening Improvements are identified in the Subdivision Improvement Agreement, dated October 26, 2020, and recorded on April 2, 2021, at Reception No. 4700507 in the Weld County property records (the “SIA”).

Town staff completed a punch list walkthrough in April 2024 and created a final punch list of items for the Developer’s contractor to complete for the County Road 32 Widening Improvements. The punch list is attached and incorporated into the proposed Resolution. All punchlist items shall be completed and/or corrected by June 30, 2024.

Staff recommends granting Conditional Acceptance of the County Road 32 Widening Improvements.

Resolution No. 44-R-2024 (the “Resolution”) memorializes the Board’s Conditional Acceptance of the Improvements. The two-year warranty period will start on May 29, 2024.

For a two-year period from the commencement date of the warranty period, the Developer is required, at its own expense, to take all actions necessary to maintain the Improvements and make needed repairs or replacements that, in the reasonable opinion of the Town, become necessary. If within thirty (30) days after the Developer’s receipt of written notice from the Town requesting replacement of or repairs to the Improvements, the Developer has not completed such repairs, the Town may exercise enforcement actions to secure performance, including enforcement of contractual rights and other actions set forth in Article VI of Chapter 16 of the MMC. The Resolution also requires the Developer to post a warranty letter of credit with the Town to secure the Developer’s obligation to make the necessary repairs or replacements.

Town staff will complete a final inspection prior to final acceptance of the County Road 32 Widening Improvements at the conclusion of the two-year warranty period.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this request.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends the Board of Trustees approve the Resolution granting Conditional Acceptance of the County Road 32 Widening Improvements.

A motion to approve the consent agenda for May 28, 2024, will approve this item. If the resolution is removed from the consent agenda, the suggested motion is:

Suggested Motion:

“I move to adopt Resolution No. 44-R-2024, a Resolution of the Town of Mead, Colorado, Granting Conditional Acceptance of the County Road 32 Widening Improvements Associated with Phase 1A and Future Phase (Range View Estates Final Plat).”

ATTACHMENTS

Resolution No. 44-R-2024

Exhibit A to Resolution – Final Punchlist (for Conditional Acceptance – Range View Estates – CR 32 (Adams Ave.) Improvements excluding Landscaping (*3 pages, including applicable photos and drawing*))

Exhibit B to Resolution – Additional Conditions