



Agenda Item Summary

MEETING DATE: July 29, 2024

SUBJECT: **Resolution No. 58-R-2024** – A Resolution of the Town of Mead, Colorado, Granting Final Acceptance of Certain Public Improvements Associated with the Ziggi’s Coffee Site Plan

PRESENTED BY: Erika Rasmussen, Town Engineer / Public Work Director

SUMMARY

4th & Main Holdings LLC (“Developer”) has caused the completion of certain public improvements benefitting the development of property described in Ziggi’s Coffee Site Plan (“Development”). The completed improvements include concrete curb and gutter, sidewalks, asphalt paving, landscaping, and storm drainage facilities, as more specifically identified in the applicable site plan agreement (collectively, the “Improvements”). The Improvements associated with the Development were conditionally accepted on May 9, 2022, and the two-year warranty period for the Improvements has been completed in accordance with Town requirements. In June 2024, Town staff inspected the improvements and found no deficiencies, except as follows.

Resolution No. 58-R-2024 does not include final acceptance of portions of the sidewalk that were not installed in accordance with Town standards and subsequently required an extended 5-year warranty (“Sidewalk Improvements”). The Sidewalk Improvements are more particularly described in the letter from FCI Constructors, Inc., attached to Exhibit A of the Resolution, which provides the extended 5-year warranty beginning November 10, 2021 (date of pour). Town staff does not recommend final acceptance of these Sidewalk Improvements at this time.

Resolution No. 58-R-2024 (the “Resolution”) issues final acceptance of the Improvements, except for the Sidewalk Improvements, and authorizes the release of collateral currently posted with the Town to secure the completion of the Improvements.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this request.

STAFF RECOMMENDATION/ACTION REQUIRED

Staff recommends that the Board of Trustees memorialize the Town’s final acceptance of the Improvements (except for the Sidewalk Improvements) by adopting the proposed Resolution, effective July 30, 2024. A motion to approve the July 29, 2024, consent agenda 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. 58-R-2024, a Resolution of the Town of Mead, Colorado, Granting Final Acceptance of Certain Public Improvements associated with the Ziggi’s Coffee Site Plan.”

ATTACHMENTS

Resolution No. 58-R-2024

Exhibit A to Resolution – Notice of Final Acceptance of Public Infrastructure Improvements, with attachments