



Office of the Town Manager

Frank Cassidy

# STAFF REPORT

## Warrenton Town Council

Carter Nevill, Mayor

Heather Sutphin, Ward 1

William Semple, Ward 2

Brett Hamby, Ward 3

James Hartman, Ward 4 Vice Mayor

Eric Gagnon, Ward 5

Paul Mooney, At Large

David McGuire, At Large

<b>Council Meeting Date:</b>	April 25, 2024
<b>Agenda Title:</b>	Bond Release for Fields of Dakota Utility Infrastructure (SDP 2018-10)
<b>Requested Action:</b>	Approval to release the Public Improvements Bond
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Amber Heflin

## EXECUTIVE SUMMARY

- Trigon Homes, the developer, has officially requested the full release of the Public Improvements Bond #LICX1175030 for the Fields of Dakota Utility Infrastructure site improvements SDP 2018-10 in the amount of \$79,326.86.
- All site work has been completed and the as-built plans were approved on July 20, 2023. A final site inspection has confirmed that all improvements have been completed.

## BACKGROUND

- The Public Improvements Bond was placed on February 3, 2022, in the amount of \$79,326.86.
- The bond was associated with the site development plan (SDP 2018-10) as surety for the construction of all improvements and facilities shown on the approved plans.
- The bond has not been previously reduced.
- The Town of Warrenton Community Development Director and the Director of Public Works and Utilities recommend approval of the bond release.

## STAFF RECOMMENDATION

Approval to release the Public Improvements Bond.

### Service Level / Policy Impact

The release of the bond has no direct impact on the Town of Warrenton.

### Fiscal Impact

The release of the bond has no direct impact on the Town of Warrenton.

### Legal Impact

The release of the bond has no direct impact on the Town of Warrenton.

## **ATTACHMENTS**

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1. Letter officially requesting release of the bond
2. Bond Spreadsheet