



Office of the Town Manager

Christopher E. Martino

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

Jay Heroux, Ward 5

Sean Polster, At Large

Renard Carlos, At Large

Council Meeting Date:	November 8, 2022
Agenda Title:	Bond Release for Warrenton Assisted Living Facility (SDP 2015-03)
Requested Action:	Approval to release the Public Improvements Bond
Department / Agency Lead:	Community Development
Staff Lead:	Kelly Machen

EXECUTIVE SUMMARY

- Gretchen Yahn has officially requested the release of the remaining Public Improvements Bond #SAIFSU0748141 for Warrenton Assisted Living Facility SDP 2018-03 in the amount of \$32,643.80.
- All site work has been completed and the Certificate of Occupancy was issued on December 14, 2020. The as-built plans were approved June 15, 2021. A final site inspection has confirmed that all improvements remain.

BACKGROUND

- The Public Improvements Bond was placed on November 7, 2018, in the amount of \$204,371.52.
- The bond was associated with SDP 2018-03 as surety for the construction of all improvements and facilities shown on the approved plans.
- The bond was reduced on October 12, 2021, to \$32,643.80, with the remaining 16% representing a required maintenance bond to be held for a period of at least one year starting on April 19, 2021, to ensure all required landscaping remains in good health.
- 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

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