



Office of the Town Manager

Frank Cassidy

# STAFF REPORT

## Warrenton Town Council

Carter Nevill, Mayor

Roy Francis, Ward 1

William Semple, Ward 2

Larry Kovalik, Ward 3

Michele O'Halloran, Ward 4

Eric Gagnon, Ward 5

Paul Mooney, At Large

David McGuire, At Large

<b>Council Meeting Date:</b>	January 14, 2025
<b>Agenda Title:</b>	BOND-24-4- Bond Release Request for Fauquier Medical Office Building (SDP 2018-08)
<b>Requested Action:</b>	Release of Bond
<b>Department / Agency Lead:</b>	Community Development
<b>Staff Lead:</b>	Amber Heflin

## EXECUTIVE SUMMARY

Community Development staff received a request to release the Public Improvements Bond in the amount of \$256,664.63 on November 20, 2024. Staff received the As Built application on January 27, 2023. The As Built was approved by Town staff after conducting a site visit and determining that all improvements specified on the plan have been installed. The As Built was approved on December 3, 2024.

## BACKGROUND

The Fauquier Medical Office Building Public Improvements Bond was placed on September 11, 2018, to develop the property located at 210 West Shirley Avenue into a medical office facility in the amount of \$256,664.63. The Bond was associated with SDP 2018-08 as surety for the construction of all improvements and facilities shown on the approved plans. The bond has not been previously reduced. Staff coordinated with the developer to address landscaping and other site issues over time and have verified the site is in conformance with the approved Site Development Plan. All landscaping remains in place and in adequate condition for bond release.

## STAFF RECOMMENDATION

Staff recommends approval of the bond release as requested as all improvements have been installed per the approved plan and the as built has been approved.

## Service Level/Policy Impact

There is no direct impact on the Town of Warrenton.

## Fiscal Impact

There is no direct fiscal impact to the Town of Warrenton.

**Legal Impact**

There is no legal impact to the Town of Warrenton.

**ATTACHMENTS**

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