



Date of Council Meeting: June 24, 2014

**TOWN OF LEESBURG  
TOWN COUNCIL MEETING**

**Subject:** Authorizing an agreement and approving a performance guarantee and water and sewer extension permits for Cornerstone Chapel, Phase 1 (TLPF-2013-0016)

**Staff Contact:** Thomas A. Mason, P.E., Director of Public Works.

**Recommendation:** That the Town Council approve the proposed action for development project performance guarantee for Cornerstone Chapel, Phase 1.

**Issue:** Section 6.04 of the Leesburg Subdivision and Land Development Ordinance requires all performance agreements and guarantees over \$200,000 for land development projects to be approved by the Town Council.

**Fiscal Analysis:** This item does not impact the Department of Public Works operating budget.

**Background:** The following project is ready for Town Council action regarding a performance guarantee and agreement for installation of public improvements:

Cornerstone Chapel, Phase 1 – The final construction drawings for Cornerstone Chapel, Phases 1 are ready for approval. The cost estimate for public improvements is \$1,434,000 and is approved. The developer, Cornerstone Chapel Real Estate, proposes to provide a Letter of Credit from Cardinal Bank. Cardinal Bank meets the Town's requirement for a bank issuing Letters of Credit. We recommend acceptance of a performance guarantee in the amount of \$1,434,000 to guarantee installation of public improvements at Cornerstone Chapel, Phase 1.

PRESENTED: June 24, 2014

RESOLUTION NO. 2014-

ADOPTED: \_\_\_\_\_

A RESOLUTION: AUTHORIZING AN AGREEMENT AND APPROVING A PERFORMANCE GUARANTEE AND WATER AND SEWER EXTENSION PERMITS FOR CORNERSTONE CHAPEL, PHASE 1 (TLPF-2013-0016)

WHEREAS, Cornerstone Chapel Real Estate, the developer of Cornerstone Chapel, Phase 1 has requested approval of a Letter of Credit from Cardinal Bank in the amount of \$1,434,000 to guarantee the public improvements; and

WHEREAS, the Director of Public Works recommends approval of a contract for installation of public improvements and acceptance of a performance guarantee for Cornerstone Chapel, Phase 1.

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia as follows:

SECTION I. The Town Manager shall execute the contract for public improvements for the improvements shown on the plans to be approved by the Director of Plan Review for Cornerstone Chapel, Phase 1.

SECTION II. A Letter of Credit from Cardinal Bank in the amount of \$1,434,000 is approved as security to guarantee installation of the public improvements shown on plans to be approved by the Director of Plan Review for Cornerstone Chapel, Phase 1.

SECTION III. The extension of municipal water and sewer for Cornerstone Chapel, Phase 1 is approved in accordance with Section 34-25 and Section 34-123 of the Town Code.

PASSED this 24<sup>th</sup> day of June, 2014.

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Kristen C. Umstattd, Mayor  
Town of Leesburg

ATTEST:

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Clerk of Council