



Date of Council Meeting: September 27, 2016

**TOWN OF LEESBURG  
TOWN COUNCIL MEETING**

**Subject:** Public improvements at Oaklawn Landbay C – Gas Station (TLPF-2013-0021)

**Staff Contact:** Renée M. LaFollette, Director, Public Works and Capital Projects

**Council Action Requested:** 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.

**Staff Recommendation:** That the Town Council approve the proposed action for Oaklawn Landbay C – Gas Station.

**Commission Recommendation:** Not applicable.

**Fiscal Impact:** This item does not impact the Department of Public Works and Capital Projects operating budget.

**Work Plan Impact:** No impact.

**Executive Summary:** The Oaklawn Landbay C – Gas Station project is ready for Town Council acceptance of public improvements, release of the performance guarantee and approval of the maintenance guarantee for public improvements.

**Background:** The public improvements at Oaklawn Landbay C – Gas Station have been completed. Final inspections have been performed by both the Public Works Department and Utilities Department and all punch list items have been resolved. There is no Best Management Practices (BMP) maintenance bond required for this project. We recommend acceptance of the public improvements and release of the letter of credit from Sandy Spring Bank in the current amount of \$474,000 and acceptance of the cash maintenance guarantee from Sandy Spring Bank in the amount of \$23,700 in a form approved by the Town Attorney.

The Oaklawn Landbay C – Gas Station project is located at the intersection of Miller Drive and Trimble Plaza.

**Attachments:** Resolution

PRESENTED: September 27, 2016

RESOLUTION NO. 2016-\_\_\_\_\_

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

A RESOLUTION: ACCEPTING THE PUBLIC IMPROVEMENTS, RELEASING THE PERFORMANCE GUARANTEE AND APPROVING A MAINTENANCE GUARANTEE FOR OAKLAWN LANDBAY C – GAS STATION (TLPF-2013-0021)

WHEREAS, Oaklawn Development Partners, LLC, the developer of Oaklawn Landbay C – Gas Station has completed the public improvements in accordance with approved plans and Town standards and these have been inspected and approved; and

WHEREAS, the Director of Public Works and Capital Projects recommends accepting the public improvements and approving the maintenance guarantee for Oaklawn Landbay C – Gas Station.

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

SECTION 1. The letter of credit in the current amount of \$474,000 from Sandy Spring Bank is released and acceptance of a cash bond from Sandy Spring Bank for a maintenance guarantee in the amount of \$23,700 is approved and shall be in effect for the period of one year from this date.

SECTION II. This release is contingent upon delivery of a properly executed instrument conveying unto the Town all such improvements and easements free of any liens or charges.

PASSED this 27<sup>th</sup> day of September, 2016.

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David S. Butler, Mayor  
Town of Leesburg

ATTEST:

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Clerk of Council