

**RESOLUTION NO. 3289-16**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR  
ACCEPTING THE PUBLIC IMPROVEMENTS FOR THE OLD REDWOOD  
HIGHWAY PHASE 1B IMPROVEMENTS**

**WHEREAS**, the Town Council adopted Resolution No. 2867-11, approving the Tentative Map for the Bell Village project located at 9290 Old Redwood Highway; and

**WHEREAS**, Bell Village, L.P. (“developer”) has completed the improvements as required by the Conditions of Approval and as shown on the approved improvement plans titled “Bell Village, Phase 1B – Offsite Improvement Plans, Old Redwood Highway, Windsor Road to Joe Rodota Drive” dated June 1, 2015; and

**WHEREAS**, the public improvements consist of upgrades to, or new construction of, sewer, water, storm drain, roadway paving, curb and gutter, sidewalks, raised walkways, pedestrian curb ramps, street lights, signage, striping, landscaping, a roundabout, back-in angle parking and other miscellaneous improvements as shown on the plans; and

**WHEREAS**, remaining items of work include addressing differential settlement at two sidewalk locations. Steps have been agreed upon with the developer to evaluate and address the differential settlement; and

**WHEREAS**, the maintenance bond covers the differential settlement issues if the developer fails to perform; and

**WHEREAS**, the Town Engineer recommends acceptance of the public improvements which were completed on or about June 10, 2016; and

**WHEREAS**, additional improvements may be necessary at an existing box culvert which will be addressed outside of the acceptance of the public improvements; and

**WHEREAS**, the developer has provided a maintenance bond in the amount of \$367,250 for the one-year warranty period for the completed public improvements; and

**WHEREAS**, the Town will assume maintenance responsibility for the public improvements recommended for acceptance at the end of the one-year warranty period.

**NOW, THEREFORE BE IT RESOLVED** that the Town Council of the Town of Windsor hereby accepts for public use the public improvements as shown on the approved plans titled “Bell Village, Phase 1B – Offsite Improvement Plans, Old Redwood Highway, Windsor Road to Joe Rodota Drive” dated June 1, 2015; and

**BE IT FURTHER RESOLVED** that the Town of Windsor shall assume maintenance responsibility for the public improvements at the end of the one-year warranty period.

**PASSED, APPROVED AND ADOPTED** this 15th day of June 2016, by the following vote:

**AYES:** COUNCILMEMBERS OKREPKIE, SALMON,  
VICE MAYOR FUDGE, AND MAYOR MILLAN  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** COUNCILMEMBER FOPPOLI

  
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**MARK MILLAN, MAYOR**

**ATTEST:**

  
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**MARIA DE LA O, TOWN CLERK**