



**BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT**

Item No. 10
For Meeting of 08.18.2016

ITEM TITLE: Resolution for Consideration Accepting Public Infrastructure for West Grove Villas

CONTACT PERSON: Tim Hoskins, Public Works Director

SUMMARY EXPLANATION: West Grove Villas contains 34 lots that will be accessed from West North Avenue. The developer's engineer, McClure Engineering has submitted documentation that the improvements have been installed in accordance with the plans and specifications. A site inspection performed on July 25, 2016 found outstanding items yet to be completed. The developer has provided a performance bond for the remaining unfinished items. With the acceptance of these improvements the 4 year maintenance bonds will start. The developer, West Grove Homes L.L.C. is now requesting the City accept the following improvements:

SANITARY SEWER

- 1,646' of 8" sanitary sewer main
- 7 manholes

STORM SEWER

- 1,767' of various sized storm sewer main
- 4 manholes
- 13 intake structures

WATER

- 1,980' of 8" water main
- 8 valves
- 5 fire hydrants

It should be noted that the streets within this "private" subdivision" are not dedicated to the City due to lack of adequate right of way, sidewalk placement, and building set back.

<p><input checked="" type="checkbox"/> Resolution _____ Ordinance _____ Contract _____ Other (Specify) _____</p> <p>Funding Source: _____ N/A _____</p> <p>APPROVED FOR SUBMITTAL _____</p> <p style="text-align: center;">Luke Nelson, City Manager</p>
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STAFF RECOMMENDATION: Approval of the resolution.

RESOLUTION NO

**RESOLUTION ACCEPTING IMPROVEMENTS
KNOWN AS WEST GROVE VILLAS**

WHEREAS, the owner/developer West Grove Homes L.L.C. contracted with McClure Engineering to prepare construction plans and specifications for West Grove Villas; and,

WHEREAS, McClure Engineering is responsible for overseeing all the infrastructure improvements including the installation of the site grading and sub-grade preparation, sanitary sewer, storm water, and water mains; and,

WHEREAS, McClure Engineering has submitted a letter stating that the work of constructing the sanitary sewer, storm water, and water mains have been completed and substantially complies with the terms, conditions, and stipulations of the plans and specifications; and,

WHEREAS, West Grove Homes L.L.C. desires to dedicate the sanitary sewer, storm water, and water main improvements to the City of Norwalk as public improvements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norwalk, Iowa, that said public improvements be formally accepted and approved at this time.

Passed and approved this 18th day of August, 2016.

Tom Phillips, Mayor

ATTEST:

Jodi Eddleman, City Clerk

ROLL CALL VOTE:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>	
Isley	___	___	___	
Kuhl Lester	___	___	___	
Livingston		___	___	___
Riva	___	___	___	
	___	___	___	