



**BUSINESS OF THE CITY COUNCIL  
AGENDASTATEMENT**

Item No. 10  
For Meeting of 09/01/16

**ITEM TITLE:** Resolution for Consideration Approving a Policy Allowing for Recent Improvements Installed Pryor to a NCIS Project.

**CONTACT PERSON:** Tim Hoskins, Public Works Director

**SUMMARY EXPLANATION:** During the NCIS planning committee process there was discussion of how to fairly treat property owners who had made an investment in their property just prior to the initiation of the project. The project engineers and city staff now present a formula to meet that purpose.

For improvements made to sidewalks and/or driveways within the 5 years prior to the award of the project an allowance would be applied as follows:

Time Frame	Allowance	
1 yr. prior	100%	The property owner would be required to provide proof of cost and date of the improvement made to become eligible for a deduction in an assessment.
2 yr. prior	80%	
3 yr. prior	60%	
4 yr. prior	40%	
5 yr. prior	20%	

If approved, this policy is intended to be applied to all future NCIS projects.

<input checked="" type="checkbox"/> Resolution _____ <input type="checkbox"/> Ordinance _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Other (Specify) _____
Funding Source: _____ N/A _____
APPROVED FOR SUBMITTAL _____ <div style="text-align: right; margin-right: 100px;">Luke Nelson, City Manager</div>

**STAFF RECOMMENDATION:** Approval of the resolution.

**RESOLUTION NO**  
**RESOLUTION APPROVING POLICY ACKNOWLEDGING IMPROVEMENTS BY PROPERTY OWNERS IN**  
**ADVANCE OF AN NCIS PROJECT**

WHEREAS, the City Of Norwalk will perform capital improvement projects known as NCIS improvements where some of the costs may be assessable to adjacent property owners; and

WHEREAS, on such projects property owners may have recently completed improvements shortly prior to the initiation of such a reconstruction project; and

WHEREAS, the City does not intend for such improvements by property owners to result in a financial hardship to the owners who will be assessed for those replacements; and

WHEREAS, a policy has been developed to provide an allowance for such an investment as follows:

Time Frame	Allowance	
1 yr. prior	100%	The property owner would be required to provide proof of cost and date of the improvement made to become eligible for a deduction in an assessment.
2 yr. prior	80%	
3 yr. prior	60%	
4 yr. prior	40%	
5 yr. prior	20%	

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Norwalk, Iowa, that a policy be approved allowing for deductions in assessments as the result of replacing recently installed improvements just prior to the initiation of an NCIS project.

Passed and approved this 1st day of September, 2016.

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Tom Phillips, Mayor

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ATTEST:  
Jodi Eddleman, City Clerk

<b>ROLL CALL VOTE:</b>	Aye	Nay	Abstain	Absent
Isley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kuhl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Livingston	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riva	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

