# NCIS *Norwalk Community Infrastructure Study*

## *Holly Drive Neighborhood Project*

**SEPTEMBER 21, 2016**

On September 1, 2016 the City Council accepted both the Holly Drive and Wakonda Drive projects. This action does a couple of things.

1. It closes out the project, which then starts the clock on the four (4) year maintenance bonds provided by the contractors.
2. It allows for final payments to be made to the contractors and then in 30 days the City will release the funds held as retainage on this project. There was an amount held back for liquidated damages due to the overrun of time on the project. There were also funds held back due to the final restoration not meeting the specifications for seeding.
3. By accepting the work, there was also approval of the Final Assessment Plat, which establishes the "final" amount each property is liable for.

Towards the beginning of this project, the Council directed staff to consider a method to recognize investments that property owners had made, in their sidewalk and driveway approaches, just prior to the start of the NCIS work. This policy recognizes improvements made up to five (5) year's prior to the beginning of the project. (Project was awarded December 12, 2014)

- **To be eligible, an owner shall have 60 days from the City's date of notice, Sept. 22, 2016, to submit documentation of the work done that must include the dollar amount and the date the work took place.** The allowance structure is as follows:

| Time Frame | Allowance |
|---|---|
| 1 yr. prior | 100% |
| 2 yr. prior | 80% |
| 3 yr. prior | 60% |
| 4 yr. prior | 40% |
| 5 yr. prior | 20% |

*The property owner is required to provide proof of cost and the date the improvements were made to become eligible for a deduction in an assessment.

**SEEDING & RESTORATION**

On September 15, 2016, the City Council addressed concerns of the final restoration with soil and seeding on the NCIS projects. The direction given to city staff was to have defective work corrected, at no cost to property owners. The work will be performed by a separate contractor using a system called "Terra Seeding". This process consists of seedbed preparation by removing surface vegetation, lightly tilling, raking to insure smooth uniform surface texture. Then a two inch (2") compost blanket containing seed and fertilizer will be blown onto the prepared bed.

**NO RESTORATION REQUESTED -** If you desire to **NOT** have this restoration work take place on your property, notify City Hall by 12:00 noon, September 30, 2016. You may call 515-981-0228 extension 2221 or email NCISHolly@norwalk.iowa.gov.

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