

## Wakonda Drive Neighborhood Project

April 14, 2016

**UPDATE:** Work is progressing and the contractor is nearing completion. They are finishing up sidewalk installation and curb access ramps. At this time, the asphalt work on the street has been completed.

Final grading and seeding is to be completed around the middle of this month. It is important that these areas are not mowed at the same frequency as the rest of your lawn. We ask that you let the grass grow to a height of ten to twelve inches to allow the growth to stabilize. These areas will be watered by the contractor with possible city support to insure growth.

**MAILBOXES:** The type of mail boxes that will be installed has been discussed at length with the Norwalk Postmaster. The final verdict is curbside mail boxes will be installed in small groups consisting of five or six individual mailboxes on one stand that will be placed on the north side of Wakonda Drive. The Norwalk Post Office has reviewed the planned layout and verified all households are included. The locations have been carefully selected and will be placed on property lines and away from driveways as much as possible. We were careful to avoid placing the mailbox "cluster" in the center of any one property where they could be distracting.

**LIQUIDATED DAMAGES:** There have been questions regarding the use of any possible liquidated damages. At the end of this project, the City Council will determine what liquidated damages will be assessed to the contractor for overrunning their completion date. A major reason for the use of liquidated damages is to cover additional costs associated with engineering observation needed due to the extension of the project. The City Council will likely decide the liquidated damages will go towards covering excess costs incurred on the project. We will notify you when the City Council will be discussing this project during their regularly scheduled City Council Meeting.

**RETAINING WALLS:** There are approximately a dozen locations that will require the installation of retaining walls where the new sidewalk has caused steeper slopes. Each location has been reviewed in the field with owner maintenance in mind. There are areas where maintenance is just not possible and in those cases retaining walls will be installed to negate that situation. We understand that not everyone will be pleased with this situation.

**ASSESSMENT PROCESS:** Due to the extended length of this project, the time frame for the implementation of the assessments has also been extended. The process is as follows:

- The project must be completely finished;
- The project engineer shall compile all costs involved with this project. This includes: engineering, legal work, construction costs, and County recording costs.
- The City Council will consider the Final Assessment Plat for adoption during a City Council meeting.
- The City Council will establish the interest rate to be used and the length of the assessment period. When approved, it will be recorded with the County Assessor.

**COMMUNICATION:** Please do not hesitate to contact Tim Hoskins with any questions or concerns. You may contact him directly at 515-981-9527 or through City Hall at 515-981-0228. We will make every effort to get back to you quickly.