

NCIS Update

Recently, the City completed the Norwalk Community Infrastructure Study (NCIS.) The study focused on infrastructure needs in the Lakewood neighborhood and also looked at Holly Drive on the west side of Norwalk. The total cost of infrastructure needs identified in the study was \$17.5 million, of which nearly \$11.3 million would be paid for by the city and the remainder through property assessments. (A full copy of the study is available on the City's website at www.norwalk.iowa.gov.)

In the study, projects are prioritized based on the condition of the infrastructure. City staff evaluated the condition of the infrastructure and married that information with usage of the street to develop a five-year plan to begin addressing the needs. At the July 25th Council work session, city staff presented the plan to the City Council, who had the consensus to move forward.

Initially, it was thought the City would not be able to begin construction on any projects until the summer of 2015, but staff members worked with the City's bond financial advisor to develop a bond repayment schedule that would enable work to begin in the summer of 2014. Following is the revised schedule:

*Street Projects

	Section	Cost	
Construction 14 (FY 14/15)			
#3 Holly Drive		\$918,836	
#7 Wakonda Drive	02, 03	\$1,326,143	
		\$2,244,979	
Construction 15 (FY 15/16)			
#8 Wakonda Drive	5	\$740,632	
Beardsley/HWY 28 Intersection Improvement		\$250,000	TIF
		\$990,632	
Construction 16 (FY 16/17)			
Colonial Circle (TIF)		\$334,000	TIF
#5 Lakewood Drive	2	\$1,272,767	
		\$1,606,767	
Construction 17 (FY 17/18)			
#6 Lakewood Drive	3	\$627,521	
	W of Hwy 28 to Lakewood Elementary		
Beardsley expansion		\$255,000	
		\$882,521	

*Please note that the section numbers and the project numbers to the left refer back to how projects are identified in the original study.

This is the five-year street schedule for reconstruction or major rehabilitation projects. This is in addition to the City's capital improvement plan schedule and the on-going street maintenance program that is already in place. It is important to remember that if there are issues with a street that require immediate attention, the schedule could be subject to change, but this is the plan on which we are basing bonding projections. It is also the City's intention to bond for all of the Wakonda Drive (both the #7 and #8 listed above) in spring of 2014, so that if it is possible to complete construction of the entire length of Wakonda Drive during the 2014 construction season, the funding will be available to do so. It is listed above in two separate years because it is most realistic that it may take two construction seasons to complete the entire project, but if possible, it will all be done in one.

The next steps for the City to take towards these improvements are to undertake engineering and legal work for assessments. Homes will be assessed pursuant to a policy developed by the NCIS Study Committee. An ordinance detailing the cost sharing policy developed by the NCIS committee was adopted by the City Council on January 17, 2013. Effectively, when the city makes a capital improvement involving streets, sewer, water and stormwater, the property owner will bear the cost of the improvements directly attributable and beneficial to the property, such as driveway approaches, water service lines, sewer service lines, secondary storm service lines, sidewalks, curb and gutter. The property owner would be responsible for the actual cost of these improvements and the City pays for the rest.

The overall goal is to accomplish the improvements as quickly as possible, while minimizing the affect on the property owner and the tax levy rate.

If you have questions about these improvements, please do not hesitate to contact the City Manager, Marketa Oliver at marketao@norwalk.iowa.gov or the Public Works Director, Tim Hoskins at timh@norwalk.iowa.gov or either at 981-0228.