

SUBJECT: North Country Estates Complaints

REQUESTED BY: Public Works

PREPARED BY: Don Shiesl

DATE: November 3, 1999

FOR AGENDA OF: November 22, 1999

SUMMARY:

Complaints have been received regarding the construction of the roads in North Country Estates since work was completed in 1997. While some remedial work was done to correct some minor problems, in my opinion, the work was done in substantial compliance with the plans and specifications.

The root of the problem appears to be that the residents did not want extensive work done nor amenities added and that this was reflected in the project scope. Since the completion of Tallerico Subdivision where amenities such as hydroseeding and street lights were included in the project, residents of North Country Estates are now questioning why they did not get the same level of work.

The lesson to be learned from this is perhaps that the City develop a standard design for road construction and that this design be adhered to unless there are valid engineering or financial reasons not to follow the standard design. This standard design would address drainage, road characteristics, street lights, soil stabilization and other issues. This total package would become the basis for any LID proposals presented to the subdivision homeowners and no deviation would be allowed.

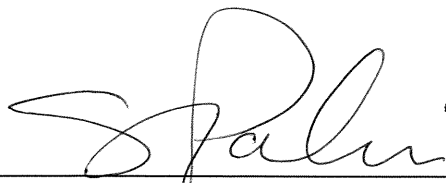
FISCAL IMPACT: __No __Yes, amount requested: \$

Fund:

RECOMMENDED ACTION:

No action is requested at this time.

MAYOR REVIEW/COMMENT:



Reviewed by: SARAH PALIN, Mayor

Presented to Council

Date 11/22/99

Verified by KS

Attachments: