



Memorandum

Date: October 8, 2020
To: Members of the City Council
From: Mayor Mike Bawden
City Administrator Kent Royster
Re: Woods Estates of Riverdale Update

Inspections in the month of September of roads, storm water and sanitary sewers in Phase 2 of Woods Estates identified some potential issues that the developer is now addressing. A copy of that report is attached.

Also, according to Developer Seth Woods:

- The Parade of Homes event held during the first weekend in October resulted in the sale of seven lots in Phase 2 of the subdivision. Another Parade of Homes event is scheduled for the weekend of October 10.
- Additional sewer and concrete work will be performed in October, but should not extend into the evening hours.
- Grading and seeding of all lots in Phase 2 is currently underway and should be completed very soon (weather permitting). Once the seed is down, the Developer will be installing silt fence along the streetside edge of all lots to conform with his SWPPP.
- The Planning & Zoning Commission reviewed the developer's request to change some of the street names in the subdivision and has recommended the Council approve the proposed changes.
- The developer has asked the City to consider holding a springtime event in the subdivision and is willing to work with the City to make sure it's a success.



4403 Devils Glen Road • Bettendorf, Iowa 52722 • (563) 344-4055

October 7, 2020

Mr. Kent Royster
City Administrator - Riverdale
110 Manor Drive
Riverdale, IA 52722

Re: **Woods Estates 2nd Addition
Construction Observation**

Dear Mr. Royster,

Per the agreed upon Memorandum of Understanding between the City of Riverdale and the City of Bettendorf regarding subdivision engineering review services for Woods Estates 2nd Addition, please accept this letter as a summary of the construction process for the month of September.

During the previous month, KE Flatwork has finished all of the concrete pavement, including a few areas that had to be removed and replaced to unacceptable joint finishing. The final acceptance of the pavement has not occurred yet, as the replacement work was just recently finished and my construction supervisor has not had the opportunity to review it. The sanitary and storm sewers were mandrel tested and both passed; however, during our closed circuit televising there were multiple issues that were found. We discovered mud in several sanitary and storm sewer lines that will need to be flushed and then re-televised to determine if there are sags in the line that were causing standing water, or if it was simply the mud blocking the lines. Additionally, there were some minor elevation differences at one sanitary sewer manhole that will require some grinding to be done in base of the manhole to ensure proper flow. Please note that these are not uncommon new construction issues; we do see them occasionally and they are straight forward repairs. I would anticipate any necessary repairs being completed and the infrastructure in its entirety being final inspected and approved before the end of the month.

Please contact me at (563) 344-4063 if you have any further questions.

Sincerely,

Brent O. Morlok, P.E., LEED AP
City Engineer