

SIDEWALK IMPROVEMENT ASSESSMENT POLICY

- (a) This policy shall deal with the installation of sidewalks in areas that are not covered by a Developer's Agreement which require the installation of sidewalks on both sides of all streets, unless waived by the City Council.

- (b) For new sidewalks within a sidewalk or street project/program area:
 - (1) The abutting property owners on Level 1 sidewalks shall be assessed based on the Engineer's Cost Estimate divided by the total front footage. The assessment will be based on an equal cost share (50/50) between the City and abutting property owner.

 - (2) The abutting property owners on Level 2 sidewalks shall be assessed based on the Engineer's Cost Estimate divided by the total front footage. The assessment will be based on an equal cost share (50/50) between the City and abutting property owner.

 - (3) The levels of sidewalk installation shall be defined as follows:
 - a. Level 1: Less than 2-square feet of grass restoration/1-foot of sidewalk on each side of the sidewalk;

Less than 1-square foot of driveway restoration/1-foot of driveway on each side of the sidewalk;

Sidewalk cross slope of 1/4" per foot, but not greater than 1-foot;

No tree removal, landscape removal or fence removal required.

 - b. Level 2: Any grass restoration, driveway restoration, sidewalk cross slope or removal not conforming with "a." above, shall be defined as a Level 2.

 - (4) The cost of repair/maintenance of existing sidewalks shall be 100% assessable to the property owners, except for sidewalks damaged by street or City-owned trees, where wheelchair ramps need to be installed, or when included in a street construction program ("h").

- (c) For new sidewalks outside of a project/program area:
 - (1) Should 51% of the property owners on a street petition the City for sidewalks, the sidewalks shall be installed by the City, with 100% of the associated costs assessed to the property owners. This assessment shall be calculated according to "(b)(3)a." and "(b)(3)b." above.

- (d) The construction of new sidewalks in new subdivision:
 - (1) The developer shall be responsible for the installation of sidewalks, on both sides of all streets within the subdivision.
 - (2) Should the City Council decide that sidewalks are not needed on some streets in a new subdivision (i.e. short cul-de-sac streets), the Council can waive the requirement for sidewalks.
- (e) Assessment payback period:
 - (1) When over 200 feet of sidewalk is assessed to a single property, that owner shall have the option of paying the assessment over a three-year period. That payment shall be at no-interest and shall apply to items “(b)” and “(c)” above.
- (f) New sidewalk placement:
 - (1) New sidewalk will normally be placed on the east side of north/south streets and on the north side of the east/west streets, unless an alternate layout was approved during the subdivision plat approval. At each new sidewalk location, pedestrian traffic will be studied to determine if sidewalks are needed on both sides. These properties shall be assessed according to “(b)” and “(e)” above.
- (g) Infilling of existing sidewalks:
 - (1) In each program year, the sidewalks within the Street Program area will be surveyed with the intent of determining any gaps in the existing sidewalks. These gaps shall be filled in. These properties shall be assessed according to “(b)” and “(e)” above.
- (h) Replacement of existing sidewalk:
 - (1) During the total reconstruction of a street, the sidewalks shall be evaluated to determine the need for replacement. That area of sidewalk which is in need, shall be replaced and the cost shall be assessed according to “(b)” and “(e)” above.
 - (2) The City has determined the sidewalk priorities to be as follows:
 - a. Highways;
 - b. Schools and churches;
 - c. Parks/playgrounds;
 - d. Collector streets or a higher classification;
 - e. Elderly housing;
 - f. Retail/commercial business;
 - g. Infilling on existing streets;
 - h. Citizen requests (not requests from 51% of property owners – Item (c));

- i. Streets with no sidewalks.
- (3) Sidewalks replaced or installed along U.S. or State Highways during a Department of Transportation road reconstruction year, will not be assessed to adjacent property owners, rather the said costs will be included in the street project cost.

Adopted by the City Council on 06/20/06