



## **SIDEWALK REPLACEMENT PROGRAM**

### **1. PURPOSE**

Section 11-2-100 of the Fort Morgan Municipal Code requires that in all cases where a sidewalk, once constructed, has become broken, worn or defective, or is no longer in compliance with City Code, State Statute, or Federal Regulations, repairs must be made to remedy the defect. According to Section 11-2-10 of the Fort Morgan Municipal Code, property owners fronting or abutting sidewalks are responsible for the maintenance and/or replacement of the sidewalks.

To assist property owners within the City to replace, repair or install sidewalks where existing sidewalks present a hazard to the public or are in disrepair, or where a sidewalk does not now exist; the City has created the Sidewalk Replacement Program. This program does not apply to new development, only to existing, established lots.

### **2. POLICY**

The City of Fort Morgan will, to the extent funding is appropriated by the City Council, reimburse the abutting property owner one-half (½) of the actual cost to remove, repair, and construct the sidewalk fronting or abutting their property, up to a maximum of one-hundred twenty five (125) lineal feet or five-hundred (500) square feet per location, whichever is less, per year. Removal and replacement of existing sidewalk shall be required to be eligible for reimbursement. The rate at which reimbursement will be made to the landowner shall not exceed the price established for the on-call concrete installation services for that year.

Applications for reimbursement shall be accepted and approved on a first come – first serve basis to the extent funds are available each calendar year. Property owners must secure approval from the City for reimbursement before commencing construction to assure that funding will be available for their project. Once approved, funding will be available for 180 days or up until the end of the calendar year, whichever comes first. Reimbursement shall be limited to those portions of existing sidewalks in disrepair or which do not now exist, as approved by the City Manager his/her designee.

### **3. PROCEDURES**

- 3.1** Property owner shall use a contractor registered with the City of Fort Morgan of their own choosing and contract directly for the work. The property owner may utilize the City's flat rate contractor(s) for this work, but is not required to do so.

- 3.2** Where any part of the problem with the sidewalk is caused by a city tree (defined as any tree planted in the public right-of-way of the City between the sidewalk and the curb) City staff will work with the property owner to resolve the tree issue, including damages to the sidewalk caused by the city tree. The City shall assume all expense for tree trimming, tree removal and tree replacement for city trees. The City reserves the right to replace or not replace a city tree at the discretion of the City Forester.
- 3.3** The property owner's registered contractor shall be required to secure any permit(s) required for the work, as well as securing inspections of the completed work. All work shall meet the City's specifications for sidewalk installation which are located in Section 11-1-30 of the Fort Morgan Municipal Code. Permit fees for this program are waived.
- 3.4** In areas that have combination curb, gutter and sidewalk where the sidewalk cannot be separated, the entire curb, gutter and sidewalk will be considered as one for replacement purposes.
- 3.5** Eligible area for sidewalk replacement is determined as the walkway located within the City's right of way and may not include additional concreted areas within the right of way. The determination for eligible area for replacement is in the sole discretion of the City Manager or his/her designee.

#### **4. SIDEWALK SPECIFICATIONS**

- 4.1** All sidewalks shall be of concrete and shall be set to line and grade determined by the City Manager his/her designee. All sidewalks shall meet current American Disabilities Act (ADA) requirements. Aggregates shall be free of quicksand and other deleterious material and graded at proportions suitable to the City Manager or his/her designee. There shall not be less than six (6) sacks of cement in each cubic yard of concrete after being poured in forms. Sidewalks shall be finished with a wood float and marked each five (5) feet. In no case will a troweled finish be allowed. Every twenty (20) feet there shall be left a three-fourths-inch expansion joint filled with suitable joint material. Sidewalks shall be full four (4) inches in thickness and a minimum of four (4) feet in width, subject to a greater width being ordered by the City Manager or his/her designee. Sidewalks crossing residential drive entrances shall be a minimum six (6) inches in thickness and commercial areas shall be a minimum eight (8) inches in thickness.
- 4.2** No sidewalk or sidewalk area shall be constructed, widened, repaired or rebuilt in the City without notice to and under the supervision of the City Manager or his/her designee.