



Cost-Share Program Guide Sidewalk, Culverts, and Curbs



Introduction

The Unified Development Code (UDC) of the City of Belton, Missouri, Chapter 36, Article V. – Public Improvements, Section 36-108 Required Improvements, Part (2) requires that sidewalks shall be maintained by the abutting property owner.

The UDC Chapter 34 – Streets and Sidewalks, Article 1, Section 34-5. – Requirements for Private Driveways Along Roads and Streets, (b) Maintenance and the City of Belton, Missouri Code of Ordinances Chapter 19 – Streets, Sidewalks, and Public Places, Article 1, Section 19-5. – Requirements for Private Driveways Along Certain Roads and Streets (b) Maintenance requires that the owner of the property served by a driveway is responsible for the maintenance and safekeeping of the driveway within the public right-of-way. Any such driveway or entrance conduit that collapses, clogs, or otherwise fails in its purpose, shall be repaired or replaced within a reasonable time after such failure by the property owner or other responsible person. In those cases where properties have driveway culverts, the property owner is also responsible for maintaining the drive and culvert in addition to any abutting sidewalks. In all cases, the property owner is responsible for the driveway approach.

It has been a long standing City policy that the property owner purchases the culvert and all other necessary materials to maintain the sidewalks and driveway culverts with the City providing the labor and equipment necessary to perform the actual work.

The City has evaluated many alternative approaches to maintaining sidewalks and driveway culverts and has determined that the most cost-effective and best approach for both property owners and the City is a cost share approach. (As an aside, there are advantages to citizens, businesses and the City if curb repair and replacement is performed on a voluntary basis at the same time that the sidewalk, drive and culvert repair work is performed).

Note: The City is committed to addressing sidewalk “trip hazards” each year. This work is performed under a separate City program.

Purpose

Under this Cost-Share Program, property owners may request that the sidewalk, curb, and/or driveway culvert be repaired or replaced under a cost-share agreement between the property owner and the City. Under the Cost-Share Program the property owner agrees to pay for all the materials associated and related to the project (concrete, culvert, gravel) with the City providing the labor and equipment. Additionally under the Cost-Share Program, the City’s required right of way (ROW) permit is waived. Again, the program is believed to be a cost-effective solution for all involved.

Driveway culverts are typically driven by owner concerns and request, but the City codes can be utilized to require replacement in some cases where the culvert is not functioning properly and poses a public hazard.

Replacement of curb is strictly a voluntary program that gives the public the option to replace curb segments in front of their property sooner than the City might otherwise. Sidewalk replacement can be voluntary in some cases but will primarily be driven by code enforcement.

Note: It is not guaranteed that an application for participation in the Cost-Share Program will be approved for many reasons. Most notably applications for participation to repair sidewalks damaged as a result of recent private construction activities or similar activities will likely be denied. Applications for participation to repair sidewalks, curbs or culverts which do not warrant repair or replacement will also likely be denied. Volume of work performed each year may be limited depending on demand and availability of resources. Requests may be delayed until next construction season.

Eligibility

The City inspects sidewalks routinely and will be not only raising public awareness of this program but will also be notifying property owners when they have sidewalks in poor or failed condition and that the sidewalk segments must be replaced the following year

The City inspects all sidewalk and curb segments on a routine basis and determines failed and poor segments that need to be replaced. The highest priority sidewalks, curbs, and culverts are those that are structurally failed or in poor condition. The second priority is those curbs that are deteriorating rapidly due to poor materials; short missing sidewalk segments; and sidewalk approaches at intersections.

Process

Property owners with poor-to-failed sidewalk segments will be notified by the Transportation Division. Property owners concerned with their sidewalk either because they received a notification or otherwise and property owners that are concerned with the condition of their curb or driveway culvert may complete a Cost-Share Program application and submit it to the Transportation Division at any time.

Requests for replacement of sidewalk or curb segments and driveway culverts will be evaluated by City staff on a case-by-case basis. In many cases, requests for sidewalk and curb segments will be lumped together into bigger projects where economies of scale can be achieved to possibly reduce costs to property owners and result in a more efficient replacement project. If it is determined there is a need to replace a short sidewalk or curb segment by itself, it may include a “short load” cost charged by the concrete provider that the property owner will need to agree to pay in advance. Replacement of driveway culverts may be required by the City in rare cases where the condition of the culvert is causing issues that affect the neighbors or safety of the roadway and will be processed according to the adopted protocol described in this packet.

If a property owner’s driveway culvert is eligible for repair or replacement with the Cost-Share Program, all costs and work associated with the replacement of the driveway approach once the driveway culvert has been replaced is the responsibility of the property owner (i.e. replacing a paved driveway approach).

Additionally, if a property owner's driveway culvert is eligible for repair or replacement with the Cost-Share Program and the property owner requests to widen his or her driveway at the same time, the City Engineer or designee will evaluate if a separate right-of-way permit is necessary. If private improvements exceed 40% of the existing conditions, the right-of-way permit will be necessary and the replacement of the culvert is no longer eligible for the Cost-Share Program.

The schedule for replacement will depend on volume of requests, season of the year requested, and City workload. However, it will be a priority to honor and complete all requests that are determined to be eligible and necessary. It is difficult to provide an idea of the level of material costs that a property owner should expect, but for example:

- 1) Material costs to replace approximately 20' of curb in front of a standard driveway should be between \$200 and \$250.
- 2) Material costs to replace 20' x 4' existing sidewalk with no real challenges should be between \$200 and \$250
- 3) Material costs to replace a 15" culvert, 20' long, with 2 end sections under a gravel driveway should be between \$400 and \$800.

Once each **SIDEWALK OR DRIVEWAY CULVERT** (not including curb) project is complete, including site restoration (dirt, grass seed, etc.) that is the responsibility of the City, the property owner is required to inspect the project with City staff present and sign the Cost-Share Program Completion/Evaluation form approving the project and accepting responsibility for all maintenance from that date forward.

The City encourages property owners to collaborate on replacement schedules and funding to address poor to failed sidewalk and curb segments that overlap property lines to be effective with use of resources. Approval of all applications will depend on condition and need determined by the Transportation Division and/or the City Engineer and availability of funding each year.

Note: If a property owner chooses to replace sidewalk or curb on their own because they are replacing a driveway approach for example, then the owner will be responsible for all costs and is required to have a right of way permit before doing any work.

All revenues collected through this program will be administered through the Transportation Division annual budget and spent on this program.

All questions regarding this program should be made to Monte Johnson, Transportation Superintendent by email at mjohnson@belton.org or by phone at 816-331-9455.