



50/50 Sidewalk Replacement Program Policy

1. Purpose and Overview

The 50/50 Sidewalk Replacement Program is designed to assist property owners in Rocky Ford with the financial burden of maintaining safe and accessible sidewalks. Under this program, the City of Rocky Ford covers 50% of the eligible sidewalk replacement costs, with property owners responsible for the remaining 50%. The City will pay up to a maximum of \$2,500. This initiative aims to promote pedestrian safety, improve the city's aging infrastructure, and enhance the overall aesthetic of our community. This program is funded by the 1% Sales tax for improvements to Street and Sidewalks which is currently approved through 2027. The allotted amount each year will be decided by the council-approved Streets and Sidewalks Repair Plan.

2. Eligibility Criteria

To be eligible for the program:

- The sidewalk must be publicly accessible and located within the city limits of Rocky Ford.
- The sidewalk must be deteriorated or pose a trip hazard.
- Properties must have no outstanding code violations or indebtedness to the city.
- The sidewalk at intersections extending to the street corner will be fully funded by the City.

3. Program Inclusions and Exclusions

Inclusions:

- Sidewalk lifting or replacement
- Root cutting, if necessary
- Repairs to irrigation systems damaged during construction
- Yard restoration

Exclusions:

- Replacement of sidewalks not in violation.
- Repair of sidewalks on private property.
- Installation of new sidewalks for new home construction or existing homes.

4. Application Process

Step 1: Application Submission

Property owners interested in participating must complete the 50/50 Sidewalk Replacement Program Application. The form must be submitted to the Public Works Department by November 1st to be considered for the current construction season.

Submission Methods:

- By email to rlong@rockyford-co.gov
- In person at Rocky Ford City Hall, 203 S Main Street, Rocky Ford, CO 81067

Step 2: Information Required

The application should include the following details:

- Name, address, and contact information of the property owner.
- Description of the sidewalk condition (trip hazard, buckled, sunken, cracked).
- Presence of relevant features (working underground sprinkler, wireless pet fence, nearby trees).

5. Approval Process

Step 1: Initial Inspection

Upon receipt of an application, Public Works staff will conduct an on-site inspection to assess the sidewalk's condition, determine the necessary repairs, and estimate the costs.

Step 2: Prioritization and Selection

Applications are reviewed and approved on a first-come, first-served basis. Requests received after November 1st will be added to a waitlist and considered for the following year.

Step 3: Notification of Approval

Approved applicants will receive an official notification from the City outlining the scope of work, the estimated costs, and both parties' financial responsibilities.

6. Payment Process

Step 1: Initial Billing

After approval, the Public Works Department provides the City Clerk's Office with an estimate of the repair costs. The City Clerk's Office will then bill residents for their 50% share of the projected expenses.

Step 2: Payment Deadline

Property owners must make the payment by February 28th. Payment options include:

- By mail to the City Clerk's Office, 203 S Main Street, Rocky Ford.
- In person at the City Clerk's Office, 203 S Main Street, Rocky Ford.

Step 3: Adjustments and Final Billing

In the event of unforeseen additional concrete work during construction, residents may receive a secondary bill for the extra costs, also split 50/50 with the City.

7. Construction and Follow-Up

Step 1: Contractor Selection

The City will solicit bids from contractors for the program. The construction schedule will be determined in consultation with the selected contractor, with work anticipated in the Spring and Summer.

Step 2: Pre-Construction Notifications

Residents will be notified of the construction start date and are advised to mark the location of any in-ground sprinkler heads adjacent to the sidewalk to avoid damage.

Step 3: Post-Construction

Upon completion of the work, residents should inspect any irrigation systems and notify the City if repairs are necessary. Yard restoration will include the placement of topsoil and seed, which residents are requested to water to ensure proper grass establishment.

8. Additional Concrete Repairs

Residents wishing to make additional concrete repairs not covered by the 50/50 program (e.g., private walks, driveways, patios) should negotiate directly with the contractor. These additional projects are the full financial responsibility of the property owner.

9. Contact Information

For questions or further information about the 50/50 Sidewalk Replacement Program, contact Rocky Ford Public Works at 719-254-7414, Ext. 105.

Policy Review

This policy will be reviewed annually to ensure it meets the needs of the community and aligns with the City's budget and strategic objectives.

Effective Date

This policy is effective as of September 2024.

By adhering to this detailed policy, property owners and the City of Rocky Ford can work collaboratively to maintain and improve the safety and aesthetics of our sidewalks.

CITY OF ROCKY FORD
50/50 PUBLIC SIDEWALK REPLACEMENT PROGRAM

NAME: _____ DATE SUBMITTED _____

ADDRESS: _____ EMAIL: _____

PRIMARY PHONE # _____ OTHER PHONE # _____

Please mark the appropriate boxes below:

SIDEWALK CONDITION

- Trip Hazard – _____ inches
- Buckled / Tilted
- Sunken / Holds Water
- Cracked / Pitted

RELATED FEATURES

- Working underground Sprinkler
- Wireless Pet Fence
- Trees within 3 feet of sidewalk
- Visible Tree Roots next to walks

Program Purpose

This program is for replacement of existing substandard sidewalks, not for provision of new sidewalks.

Instructions

Submit Form to: rlong@rockyford-co.gov or Rocky Ford Public Works at 203 S Main Street by November

Payment / Billing

Public Works provides the City Clerk's Office with an estimate for the work as a basis for the initial bill to the homeowner. The City Clerk's Office will bill residents their portion of half the cost with payment options by mail or in person at 203 S Main Street. Payment must be made by February 28th. There is potential for additional concrete work needed due to unforeseen complications that can result in a subsequent bill, that will be split with the resident.

Signature of Resident

(signature represents understanding & agreement of initial & secondary bill possibility if extra work required)

OFFICE USE:

DATE INSPECTED: _____

of Squares: _____ # of Lifts _____ INITIAL ESTIMATE \$: _____ FINAL COST \$: _____



Frequently Asked Questions 50/50 Sidewalk Replacement Program

The Rocky Ford Council is aware of the City's aging sidewalk and pedestrian access infrastructure and the need to continue to provide safe, effective, and accessible pedestrian travel ways. In most situations, sidewalks are paid for and installed by property owners – usually when a home or building is constructed. Per Section 11-1-10 of the Rocky Ford Municipal Code, the owner, occupant, lessee or person in possession or control of any premises or property shall maintain the sidewalks adjoining such premises or property in good repair. In an effort to promote improvements and offset some of the repair costs, the Rocky Ford City Council has instituted the 50/50 Sidewalk Replacement Program. This program is funded by the 1% Sales tax for improvements to Street and Sidewalks.

How does the program work?

Under the 50/50 Sidewalk Replacement Program, the City pays half the cost of replacing the eligible sidewalk with the property owner paying the other 50 percent up to a max of \$2,500. The program covers all existing public sidewalk in the city, including those in front of homes, businesses, religious institutions, and schools. **Participation in this program does not relieve the owner's responsibility to properly maintain the sidewalk.**

Which sidewalks are eligible?

Public sidewalk that is deteriorated or is deemed a trip hazard is eligible for the program. The City assumes the total cost for replacement of areas of an intersection where the sidewalk extends to the street corner (i.e., curb ramps). Properties cannot have any outstanding code violations or indebtedness to the city.

How do you determine which sidewalks get fixed?

Residents may request to participate in the program by filling out the form on the website or contacting Public Works at 719-254-7414, Ext. 105. Public Works staff will visit the site to determine the extent of the repair, appropriate repair method, and estimated cost. Requests must be received by November 1st to be considered for this construction season. Applications received after November 1st will be added to the waitlist and/or the list for the following year. Applications approved on a first come first served basis.

How much does it cost?

Using standard costs, a standard 5' x 5' sidewalk square cost approximately \$400 to replace, of which half will be paid by the property owner. The estimated cost is \$425 in 2023 for one square of sidewalk and \$450 for a square of sidewalk across the driveway.

Lifting will be used in limited situations. The cost to lift one sidewalk square is \$225.

Please note: these costs are subject to change based on the bid prices received by the City. Based on current construction pricing trends, we are expecting to see increases due to labor and material price increases.

What improvements are included?

1. Sidewalk lifting or replacement
2. Root cutting, if necessary
3. Repairs to irrigation systems damaged during construction
4. Yard restoration

What is not included?

1. Replacement of existing sidewalks that are not in violation (e.g., cosmetic reasons)
2. Repair of driveways or drive aprons
3. Repair of sidewalks on private property (including walks in the parkway)
4. Installation of new sidewalks for new home construction
5. Installation of new sidewalks at existing homes

Homeowners' responsibilities:

To help ensure the best outcome:

1. If you have in-ground sprinklers, please mark the location of the sprinkler heads adjacent to the sidewalks, if possible. This will help avoid damage to the irrigation system.
2. Please inspect your irrigation system after sidewalk removal. Notify the City as soon as possible if repairs are necessary.
3. During the construction, we ask that irrigation systems be turned off. Water from the sprinklers can damage newly poured concrete.
4. Restoration will include placement of topsoil and seed in disturbed grass areas. We ask that you water these areas to ensure proper establishment of the grass.

Who does the work and when?

The City is currently soliciting bids from contractors for the 2025 Sidewalk Replacement Program.

The construction schedule is determined by the contractor. Work is anticipated occur in the Spring and Summer. Residents will receive notification from the City prior to the start of work.

I would like to make additional concrete repairs at my property. What do I do?

Additional concrete repairs (e.g., additional public sidewalk not eligible for the program, private walks, driveways, patios) may be negotiated directly with the City's contractor. This work is not included in the 50/50 Sidewalk Replacement Program; the cost of these repairs will be the full responsibility of the property owner. Please contact the contractor directly for additional information.