

# **Sidewalk Installation & Maintenance Policy**

## **Section 1: INTRODUCTION**

(1.1) In 2016, the City of North Mankato has approximately 56 miles of public sidewalks which vary in size, age and quality of condition. Some sidewalks lack connectivity and unmaintained sidewalks create unreasonable hazards for pedestrians. This policy, in addition to existing provisions in the city code and plans adopted by the city of North Mankato outline the installation, replacement, and maintenance policy for public sidewalks in the City.

## **Section 2: SIDEWALK REPAIR AND REPLACEMENT POLICY**

(2.1) As stated in City Code Section 90.026, it is the responsibility of the owner of private property which abuts any sidewalk on public property to maintain such sidewalk in a safe condition. This includes the timely removal of snow and ice as well as the physical condition of the sidewalk. In most cases, the poor conditions of sidewalks are brought to the attention of the City by citizen complaints. Not every inequality or irregularity in the surface of a public sidewalk rises to the level of a defect. To maintain consistency in the process of determining whether a particular sidewalk is in need a replacement or repair, the Sidewalk Inspection Form (Attachment A) will be used to determine if existing sidewalk must be replaced.

(2.2) If a sidewalk is identified either by complaint or by City Staff to have a condition(s) requiring maintenance or replacement, the City will send a letter by certified mail to the property owner recognized by Nicollet County, that it is necessary to either repair or replace the sidewalk. The property owner will be given sixty (60) days from the date of the letter to make the necessary improvements. The City will pay 50% of the cost to make the necessary improvements and the property owner will pay 50%. If after sixty (60) days the necessary improvements have not been made, the City Council will hold a public hearing regarding the proposed improvement and take action on whether or not the City will complete the improvements and bill the costs of the improvement to the property owner.

## **Section 3: SIDEWALKS IN NEW SUBDIVISIONS**

(3.1) In all new residential subdivisions the installation of a sidewalk is required on at least 1 side of any new residential street in accordance with the specifications listed City Code provision 155.46 (O). The cost of the sidewalk will be the responsibility of the developer or property owner. The location of the sidewalk will be approved by the City Council by resolution approving plans and specifications and ordering advertisement by bids.

## **Section 4: SIDEWALKS IN STREET RECONSTRUCTION PROJECTS**

(4.1) As part of any full street and utility reconstruction project, existing sidewalks will be replaced with the size, type and location determined by the City Council by resolution approving

plans and specifications and ordering advertisements for bids. If no sidewalk(s) existed prior to street reconstruction, reference will be made to the Future Sidewalk System Development Map (Attachment B) in determining whether or not sidewalk will be installed. All associated costs will be assessed according to the City of North Mankato's Assessment Policy.

### **Section 5: SIDEWALK SYSTEM GAPS**

(5.1) As shown on Future Sidewalk System Development Map (Attachment B), there are "gaps" in the current sidewalk system and the addition of sidewalk segments will provide connectivity. To address these gaps, the City Council may order the installation of sidewalks to provide connectivity and improve the overall sidewalk system during as part of a reconstruction project or install the system to resolve connectivity as funds become available.

### **Section 6: SIDEWALK DAMAGE CAUSED BY TREE ROOTS**

(6.1) When it has been determined the roots of a tree in the public right of way have caused repairable damage to a sidewalk, should the City Forester determine that the tree is healthy, the tree will not be removed because of root damage to an adjacent sidewalk. It shall be the responsibility of the adjacent homeowner or contractor to remove the roots which caused the damage as part of the sidewalk replacement. Should the tree expire or become unsafe as part of this effort, the City will remove the tree. Or, the tree roots could be left intact, if the City Forester deems the tree to be of value, by removing the sidewalk and repositioning the sidewalk around the tree.

### **Section 7: GUIDING PLANS AND POLICIES**

(7.1) Decisions related to sidewalk installation or maintenance shall be based on this policy and the following plans, policies and City Code regulations:

#### **A. Complete Streets**

The North Mankato City Council Adopted a Complete Streets Policy directing the examination of accommodations for pedestrian and bicycle travel in the preliminary design stage when existing streets are to be reconstructed or new streets are constructed. Pedestrian accommodations may include sidewalks or off street multi-use trails.

#### **B. Safe Routes to Schools**

The North Mankato City Adopted a Safe Routes to School Plan for the elementary schools located in the City, including Dakota Meadows Middle School. The Plan includes an action plan for each school to address barriers and concerns for walking and biking to school.



**C. Comprehensive Plan**

Within the Comprehensive Plan, sidewalks and/or trails are recommended to be adjacent to all Minor Arterial, Major Collector and Minor Arterial roadways.

Along Minor Arterial and Major Collector roadways, 8-foot wide bituminous or concrete trail and/or a 6-foot wide concrete sidewalk is recommended on either side of the roadway. Along Minor Collector roadways, 6-foot concrete sidewalk is recommended on at least one side of the roadway while sidewalk location on both sides of the roadway is preferred.

**D. Subdivision Regulations**

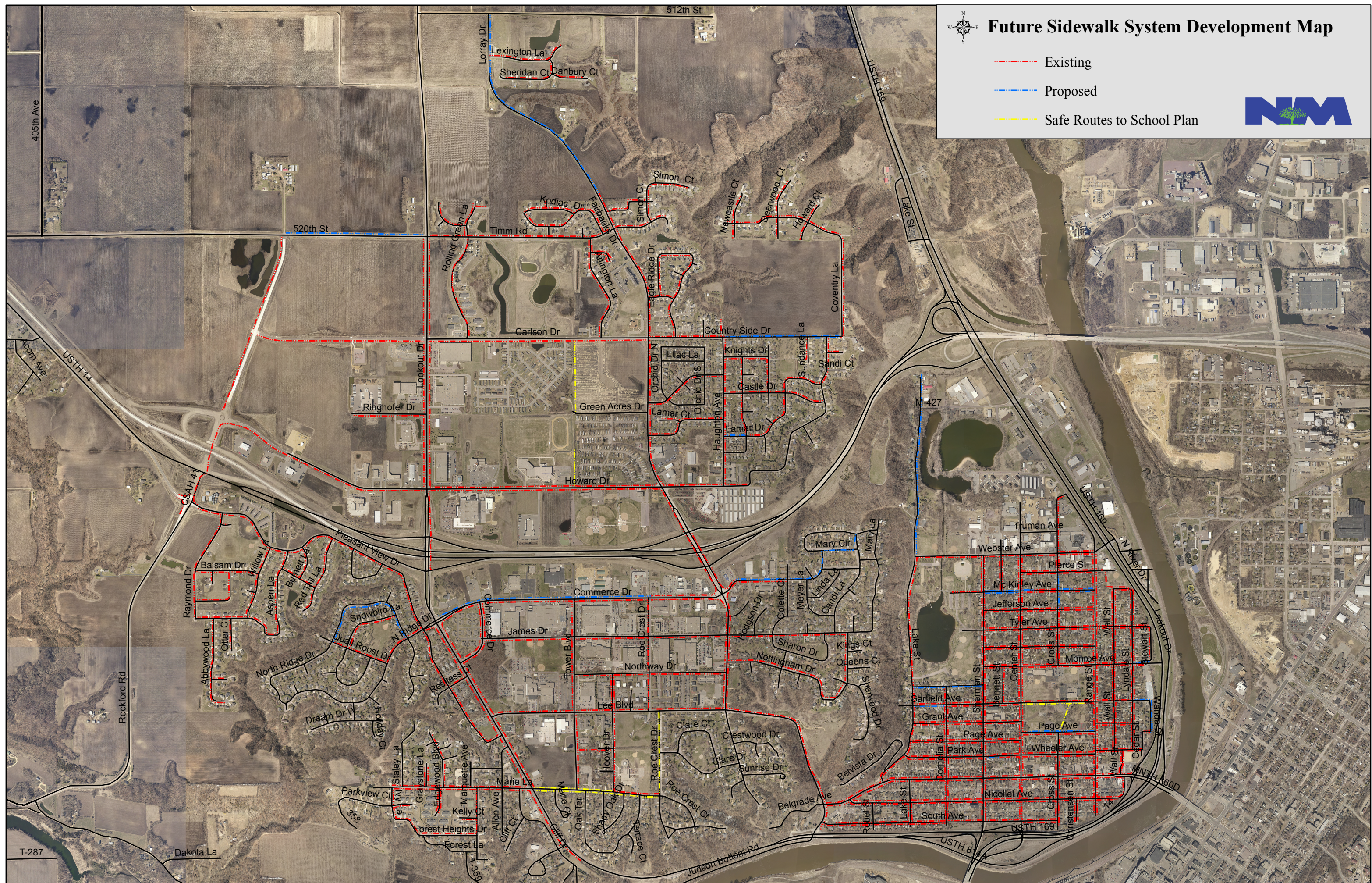
According to the City Code Subdivision Regulations, within all new residential subdivisions, the installation of a sidewalk at least six feet wide is required on at least one side of any new residential street. Wherever feasible, sidewalks will be installed in existing residential subdivisions as circumstances permit.

**E. City Code Provisions Related to Sidewalks**

See Attachment C.

**F. Other relevant policies and plans adopted by the City Council**







# ATTACHMENT A

## SIDEWALK INSPECTION FORM CITY OF NORTH MANKATO



DATE: \_\_\_\_\_

LOCATION/ ADDRESS OF DEFECT: \_\_\_\_\_

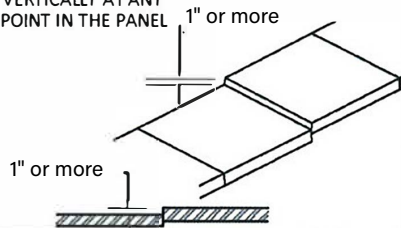
PROPERTY OWNER ADDRESS: \_\_\_\_\_

INSPECTOR: \_\_\_\_\_ DATE PASSED INSPECTION: \_\_\_\_\_

### TYPE 1

#### SIDEWALK

- IS DISPLACED 1 INCH OR MORE VERTICALLY AT ANY POINT IN THE PANEL



### TYPE 2

#### SIDEWALK

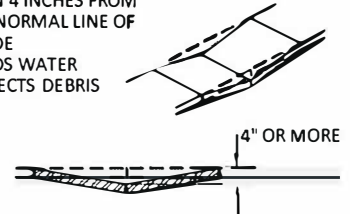
- SIDEWALK IS RAISED MORE THAN 4 INCHES FROM THE NORMAL LINE OF GRADE



### TYPE 3

#### SIDEWALK

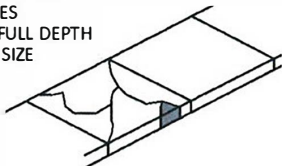
- IS DEPRESSED MORE THAN 4 INCHES FROM THE NORMAL LINE OF GRADE
- PONDS WATER
- COLLECTS DEBRIS



### TYPE 4

#### SIDEWALK

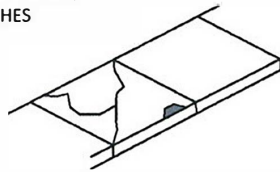
- IS CRACKED INTO 4 OR MORE PIECES
- IS MISSING A PIECE EQUAL TO OR EXCEEDING 15 SQUARE INCHES
- IS MISSING A FULL DEPTH PIECE OF ANY SIZE



### TYPE 5

#### SIDEWALK

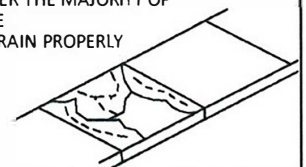
- IS MISSING 3 PIECES OR LESS WITH EACH PIECE BEING LESS THAN 15 SQUARE INCHES, BUT GREATER THAN 4 SQUARE INCHES



### TYPE 6

#### SIDEWALK

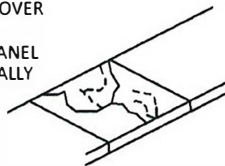
- IS SPALLED 75% OR MORE OVER SURFACE
- HAS SPALLED AREA DEEPER THAN 1/2 INCH
- HAS LOOSE OR DETERIORATING DAMAGE OVER THE MAJORITY OF THE SURFACE
- DOES NOT DRAIN PROPERLY



### TYPE 7

#### MINOR SURFACE DAMAGE

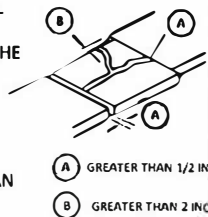
- SIDEWALK IS SPALLED BETWEEN 50%-75% OVER SURFACE
- MAJORITY OF THE PANEL DEEMED STRUCTURALLY SOUND WITHOUT DRAINAGE ISSUES



### TYPE 8

#### SIDEWALK

- HAS SEPARATION EQUAL TO OR EXCEEDING 1/2 INCH AT ANY POINT IN THE PANEL
- HAS MORE THAN ONE SEPARATION
- HAS ELEVATION OR DRAINAGE ISSUES
- HAS SHIFTED MORE THAN 2 INCHES

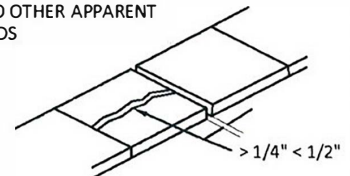


- (A) GREATER THAN 1/2 INCH
- (B) GREATER THAN 2 INCH

### TYPE 9

#### SIDEWALK

- HAS ONE SEPARATION GREATER THAN 1/4 INCH AND LESS THAN 1/2 INCH AT ANY POINT IN THE PANEL
- HAS NO OTHER APPARENT HAZARDS



WIDTH OF SIDEWALK: \_\_\_\_\_ FEET

APPROX. SQ. FT. OF SIDEWALK TO BE REPLACED: \_\_\_\_\_

NOTES: \_\_\_\_\_  
\_\_\_\_\_

# **ATTACHMENT C**

## **Sidewalk Installation & Maintenance Policy**

### **90.026 SIDEWALK MAINTENANCE**

It is the responsibility of the owner of private property which abuts any sidewalk on public property to maintain such sidewalk in a safe condition. Any construction shall conform to the requirements of this section. In the event that the property owner fails to conform to this requirement, then the city may take steps to perform the maintenance requirements and to assess the property owner in accordance with the provisions of this chapter.

### **90.125 RESPONSIBILITY OF OWNER AND OCCUPANT**

The owner and occupant of private property abutting a public sidewalk shall remove accumulated snow from such sidewalk within 48 hours after it stops snowing. Furthermore, such owner and occupant are responsible for either removing ice from such public sidewalk or depositing within 48 hours of accumulation of the ice or snow enough sand and/or salt on the icy sidewalk to provide reasonable safety for the public.

### **90.126 FAILURE TO MAINTAIN**

If the property owner or occupant fails to remove the ice or snow from a sidewalk as required by this section, the city may, without notice to the owner or occupant, remove the snow or ice from the public sidewalks, keeping an accurate account of the cost. The cost shall be assessed to the adjacent property in conformance with the provisions of this chapter.

### **155.46 STREETS, ALLEYS AND SIDEWALKS**

(O) Within all new residential subdivisions, the installation of a sidewalk is required on at least 1 side of any new residential street. The specifications for sidewalks are as follows:

- (1) Minimum sidewalk width is *5 feet*.
- (2) Minimum sidewalk depth is *5 inches*.
- (3) Minimum Class 5 aggregate base of 6 inches.

(P) Sidewalks will be installed in existing residential subdivisions as identified in *the Future Sidewalk System Development Map* (Attachment A).