

DECORATIVE CONCRETE PAVERS IN ALLEYS

The City supports the beautification of public alleys by adjacent property owners. It is the intent of this policy to allow property owners to contribute funds to enhance the surface of alleys with decorative concrete pavers.

GENERAL

- A. Installation is permitted in residential and commercial alleys upon approval of the Public Works Department. No person shall install decorative concrete pavers without first obtaining an encroachment permit from the Public Works Department.
- B. All improvements shall conform to City Standards and pavers shall conform to City Standard Drawing STD-144-L. The block choice, color scheme, and block pattern shall be approved by the Public Works Department. Traditional colors (ex: concrete gray, brick red) or blended color schemes that are readily available materials are required.
- C. The proponents for a decorative concrete paver project shall pay for the increased cost of the decorative concrete paver pavement section above the cost of standard improvements, if the alley is scheduled for alley replacement by the City. If the alley is not scheduled for replacement, the proponents shall be responsible for all costs associated with alley reconstruction (including design and construction services).
- D. Upon installation, the City will be responsible for maintenance of the concrete pavers during the design life of the product (20 years). During the maintenance period, every effort shall be made to match shape and color of replacement pavers. At such time the Public Works Director determines that the concrete pavers have deteriorated to an unacceptable condition and/or suitable replacements are unavailable, the proponents shall be given an opportunity to replace said pavers or the Public Works Department shall have the option of replacing the alley pavement with alternative standard materials.

PROCEDURE

- A. The Proponents shall appoint a treasurer, trustee, escrow agent or fiscal agent (agent) to collect and record individual property owner contributions at the property owners expense and notify the City of the appointed agent in writing.

- B. Proponents must circulate a City provided petition to owners adjacent to the alley where decorative concrete pavers are desired. The petition shall include product specifications, color palette, paver layout pattern, estimated project costs, and expected contribution amounts. Proponents shall submit samples and manufacturers specifications for review and approval. The petition shall be approved by the Public Works Department prior to initiating the project.
- C. More than 60% of the adjacent property owners per block where improvements are proposed must support the installation by signing the petition. However, support of the project does not make contribution mandatory, and the contributions among individual proponents may vary.
- D. Upon certification of the petition, City staff will prepare construction documents or modify budgeted alley resurfacing projects to include pavers. At this time the City may require a non-refundable fee to cover the administration and design costs of the project. The design and administration fee can vary between 5 and 15 percent of the anticipated construction cost.
- E. Upon completion of construction documents, the remaining portion of the proponent's contributions are due within 30 days of invoicing from the City to the Proponents appointed agent. Said contributions shall be paid to the City by the agent in lump sum and deposited in a designated project trust account. Interest earned on the construction deposit, the project proceeds and on any proceeds received in excess of the cost of the project shall accrue to the benefit of the City. Once these funds are received, the City will obtain bids for the proposed project. If the contributions are sufficient to cover the bid price of the project, construction management, inspection, administration and reasonable contingencies, staff will seek City Council approval to recognize the contributions, appropriate the expenditures for the project, award the contract to the successful bidder, and proceed with the construction. Any principal proceeds in excess of the design, construction and administration of project shall be returned to the appointed agent after the Public Works Department has accepted the project, the final retention has been paid and a final accounting of the project cost has been prepared.

Adopted - August 24, 2004

Amended - April 12, 2005