Roadway, Sidewalk, Curb & Gutter Replacement

in City's Right of Way

Property owners have the primary responsibility for keeping and maintaining the public sidewalk of the City in front of each parcel of land in such state of repair as not to be dangerous to public travel. All repairs to the city's roadway, sidewalk, curb & gutter must be performed by the city, or a registered contractor. The city of Mankato sidewalk replacement program allows property owners to replace a defective sidewalk for $9.50 per lineal foot. The actual cost per lineal foot for a sidewalk that is 5 feet wide exceeds $19.00 per lineal foot. This program, which assesses one-half of the adopted standard rate, is in place to encourage property owner to correct defective sidewalks.

Individuals paid by the property owner for sidewalk replacement are contractors and therefore must hold a valid contractor's license and be registered with the City of Mankato as a Right-of-Way Permit Holder.

Required Procedure

1. Defective sidewalk shall be reviewed by the engineering department before removal. Engineering department representative will determine if the sidewalk meets criteria for replacement.
2. City replacement: The city will add the defective sidewalk to its list of sidewalks scheduled for replacement as part of the annual resurfacing project. November 1st is the deadline for the following year's project.
3. Contractor replacement requires a permit. Contact 311 for the appropriate staff.
4. Property owners should be aware that concrete works is difficult to complete properly and the city holds the property owner's hired contractor's workmanship to the same quality standards to which city contractors are held.
5. All sidewalk replacements have a one year warranty from the date of installation.

Cost

- City performs work: Property owner will be billed $9.50 per lineal foot for sidewalk repairs.
- Driveway repair and additional work costs will be borne by the property owner.
- The property will be assess for the full amount of the bill.

Trees and Tree Roots

The city council has developed a policy to save healthy trees in the right of way whenever feasible. If a tree trunk is located within six inches of the sidewalk and its roots have lifted the sidewalk, it will be evaluated. Trees in poor condition in the boulevard are city-owned and can only be removed by the city. Trees located on private property in part of in total are the responsibility of the property owner, and the care and removal of these private trees can be conducted at the property owner's discretion.

Construction Requirements for Roadway, Sidewalks, Curb & Gutter repair within the public right of way

A. Public utilities may exist beneath or adjacent to the sidewalks to be constructed, to have utilities located, put in a gopher state one call ticket. http://www.gopherstateonecall.org/
B. Contractor must be registered with the City of Mankato as a Right-of-Way Permit Holder.
C. Provide a minimum of 4 inch deep concrete walk with 2-inch sand or select granular base: Comply with MnDOT Standards.
    - Comply with American Disabilities Act (ADA) requirements. All noncompliant construction shall be removed and replaced at the expense of the property owner or contractor.
    - Mix: City-approved ready-mix concrete only.
    - Do not place on frozen material/ground nor when temperature is less than 35 degrees Fahrenheit.
D. Mudjacking as a method of correcting offsets and sunken walk is approved by the city, a minimum of 1 panel required. Concrete grinding is also a method of correcting offsets of no more than 1 inch.
E. Sod: Grade adjacent topsoil to an elevation that will leave the top of the sod placed approximately 1 inches below the top of sidewalk.
F. Tying into curb and gutter or concrete panels together requires the use of dowel bars.

Sidewalk Painting

It is against the law to paint, letter, or color upon any public sidewalk for any purpose, except as done by city employees acting within the course or scope of their employment.

Questions: Call 311 or 507-387-8600 to direct your call.

MnDOT Standards Specifications for Construction: http://www.dot.state.mn.us/pre-letting/spec/2016/2016specbook.pdf

SIDEWALK REPLACEMENT POLICY

Defective Sidewalk Report – sidewalks will be evaluated based on the following criteria.

- ***Heaving/Settling*** - Protruding edges of joints or cracks, offset ½“ or more from a smooth surface.





- ***Uplifted by Roots*** – tree trunk or root systems that are located within 6” of sidewalk have heaved the sidewalk will be evaluated if they are within the city’s Right of Way.





- ***Deteriorated*** - Extremely rough, pitted, badly cracked or deteriorated condition of sidewalk surface.





- ***Missing*** - Holes, missing or destroyed sections, open joints, cracks, spalled or chipped off places in sidewalk of 1 square inch or greater surface area or cracked openings of 1 ½ " or more.





Note: Sidewalks will be replaced to ADA standards. It will be at the property owner's expense to cover the cost of the driveway replacement, if the sidewalk cannot be tied in the existing driveway. Private house walk, steps, outwalks or driveways will not be replaced under this program. Additional sidewalk that is not deemed defective will be at the property owner's expense. Any additional work is the property owners responsibly to contact the City's Contractor.