

SCOTT COUNTY ENGINEER'S OFFICE

500 West Fourth Street
Davenport, Iowa 52801-1106

(563) 326-8640
FAX – (563) 326-8257
E-MAIL - engineer@scottcountyia.com
WEB SITE - www.scottcountyia.com



JON R. BURGSTRUM, P.E.
County Engineer

BECKY WILKISON
Administrative Assistant

MEMO

TO: Dee F. Bruemmer
County Administrator

FROM: Jon Burgstrum
County Engineer

SUBJ: Policy for Assessment of Construction Costs

DATE: June 5, 2014

This is the policy that we have talked about for assessing a portion of new construction or reconstruction to the adjoining landowners for work that may be done in urbanized areas of the County. There are several limits that we have placed on the amount of the assessment. We have selected a payback term of ten years and have limited the assessment to 25% of the assessed value of the parcel. The only work that will be assessed is for either new or reconstructed sidewalks, curb and gutter, driveway approaches and storm sewers.

Since most areas of the County do not require this type of work it is not fair to the rural landowners to pay for urbanized specific work. It is important to note that we do not have any major reconstruction or new construction planned for the urbanized areas. This policy is putting into writing how we have handled urbanized work, particularly sidewalks in the past.

41. SPECIAL ASSESSMENT POLICY RELATING TO THE REHABILITATION OF ROADWAYS WITHIN URBANIZED AREAS

POLICY

It is the policy of Scott County to specially assess the benefiting properties of street reconstruction for cost of the improvements including curb and gutter, storm sewer, sidewalks, and driveway approaches in urbanized areas where it is no longer cost effective to provide routine maintenance.

SCOPE

Scott County finds that there are two distinct types of roadways within its jurisdiction and classifies them as Rural and Urbanized. This policy only pertains to the urbanized roadway defined below.

Urbanized - Those roadways in residential areas that have curb and gutter, storm sewers and may have sidewalks.

PROCEDURE

1. The special assessments will not be in excess of the benefit to the property. This policy applies to all roadways that are under the jurisdiction of Scott County. The special assessment will not be more than 25% of the assessed value of the property. The term for payment of the special assessment shall not be more than ten years.
2. Benefited properties shall be assessed 100% of the project costs, as calculated using the contract bid prices for the project. If the work is done by County forces then the actual costs of materials and labor will be used.
3. For the purposes of roadway reconstruction, the project costs will include the cost of replacing concrete curb and gutter, storm sewer, sidewalks, and driveway approaches. In those cases where curb and gutter, storm sewer or sidewalks did not previously exist, the additional benefit will be assessed. The cost to be assessed shall be 100% of the cost of installing the concrete curb and gutter, storm sewer or sidewalks. This cost will be assessed on a front foot basis.
4. The County will **not** special assess the cost of routine maintenance such as sealcoating, crack sealing or minor patching or for roadway replacement.
5. All procedures for assessments and Special Assessment Districts shall be in accordance with the Code of the State of Iowa Chapters 311, 331, and 384.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

June 5, 2014

APPROVING GENERAL POLICY 41

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That General Policy 41 "Special Assessment Policy Relating to the Rehabilitation of Roadways within Urbanized Areas" which addresses the current practice as it relates to special assessments for new or reconstructed sidewalks, curbs, gutters, driveway approaches and storm sewers is hereby created.

Section 2. This resolution shall take effect immediately.