



City of Beavercreek Engineering Division
1368 Research Park Drive
Beavercreek, OH 45432
Telephone: (937) 427-5513
E-mail: publicworks@beavercreekohio.gov

Sidewalk Repair Program Information

As the City's sidewalks begin to age, sections of sidewalk can become misaligned, develop larger cracks, have a deteriorated surface, or other issues that could create a potential hazard for pedestrians. In order to address these sidewalk defects the City of Beavercreek has elected to begin a sidewalk repair program. The goal of this program is to have an orderly, consistent, and fiscally responsible process to address sidewalk deficiencies.

The City has adopted the practice, which is common in many communities throughout Ohio, of making property owners responsible for the repair of sidewalks abutting their properties. In Ohio, state law provides for this practice and allows for several options to the property owner in completing any necessary sidewalk repairs.

In implementing this program, all sidewalks along roadways scheduled for resurfacing or curb repair work are inspected and property owners are notified of any repairs that need to be made to the portion of the sidewalk along the frontage of their property. The sections of sidewalk in need of replacement are also marked with white paint.

Sidewalk Repair Options

If a portion of the sidewalk along the frontage of your property has been identified to be in need of repair by the City, you have several options to pick from in completing the repair.

1. **Hire a contractor of your choosing** - If you plan on hiring a private contractor it is recommended that you secure at least three quotes. Private contractors will need to be registered with the City, a permit from the Engineering Division is required, and the work needs to be completed within 60 days from the receipt of the repair notice from the City. Hiring a private contractor to perform this repair work means payment arrangements and all other dealings are your sole responsibility.
2. **Repair the Sidewalk Yourself** - The same standards for professional contractors apply to property owners. If you elect to do the work yourself, you must obtain a permit, engineering specifications, drawings and call to schedule inspections. Unless you are experienced to do this work, it is strongly recommended that you hire a qualified contractor or elect the City to have the work performed for you.
3. **Have the City Complete the Work** - If you elect this option or do not complete the work under options 1 or 2 above, this work will automatically be added to a larger contract managed by the City. You will not have to take any further action. The cost of the work will be invoiced to you upon completion. See (Your Financial Responsibility) on the reverse side of this sheet to read about your payment options. The City pays the contractor and invoices you for the work. The only contracted work that may be assessed to your property tax is that work designated by the City.



Curb Ramp Repairs

The City is responsible for all Americans with Disabilities Act (ADA) curb ramp construction. Property owners will not be billed for any curb ramp upgrades or repairs.

Payment Options

If you have selected Repair Options No. 1 or No. 2 (previous page), you are responsible for all costs associated with the work.

If you have selected Repair Option No. 3, or if you fail to complete the work by the specified date in your notification letter, the City will invoice you for the work with the following provisions:

- A. The invoice will include the actual cost the City paid the contractor to complete the work.
- B. Due date for payment of the invoice will be stated on the invoice.
- C. Full or partial payments can only be accepted by the City *after* you have received the invoice and prior to the due date.
- D. Any remaining invoice balance will be assessed to your property taxes.
- E. Any balance will automatically be assessed to your property taxes, to be paid over a five (5) year period and will include a 5% fee charged by the County Auditor, any interest charges, and a \$50 administrative fee. The assessment will show on your taxes as a *Special Assessment*.

If you plan to sell your property prior to receiving an invoice, you must discuss this with your real estate professional, or your prospective buyer. You are required to disclose any upcoming assessment to any

potential buyer since the cost will be a tax liability against the property.

Appeal Options

If you disagree or have a question about the work or cost estimate, you are encouraged to contact the Engineering Division at (937) 427-5513. Typically, most questions and issues can be answered or resolved informally by the Engineering staff.

The assessment amount will be published at the expiration of the time allotted to complete the work. Any appeals regarding objection to the assessment amount should be submitted in writing to the Clerk of Council within two (2) weeks of proper notice.

Questions

Any questions regarding the replacement or repair of sidewalks can be directed to the City of Beavercreek Engineering Division at (937) 427-5513, or by E-mail: publicworks@beavercreekohio.gov