

# CURB AND GUTTER INSTALLATION PROCEDURES

Like most municipalities, the City of Albemarle has a wide-range of neighborhoods that are unique in their own ways. One of the differences from neighborhood to neighborhood is whether or not curb and gutter has been installed on a street. Those with curb and gutter on their street typically had it installed by the developer of their neighborhood or by petitioning the City to do so. If you happen to live on a road without curb and gutter and are interested in having it installed, the following explains the process.

## The Process

Any road eligible to fall under this procedure must be a City of Albemarle maintained roadway. Any property owner on the street can begin the process. The first step is that a petition must be acquired from the City of Albemarle to determine the interest of the property owners on the road in having curb and gutter installed. Cost of the petition is \$10.00. Once the money for the petition is received a map is provided along with the petition to assist you with this process. To be eligible for formal consideration by the City Council, **the petition must be returned to the City with the signatures of a majority of the property owners along both side of the section of road under consideration and those property owners signing the petition must own a majority of the street frontage along the section of road.** If the proper signatures are acquired on the petition, it should be returned to the City Clerk who will examine the petition for validity. If the petition meets all City requirements it will be presented to the Mayor and City Council who will hold a public hearing to consider the request. Every Property owner along the section of street proposed to receive curb and gutter, whether they signed the petition or not, will be notified of the impending public hearing via certified mail. At the public hearing everyone will have an opportunity to speak on behalf of or in opposition to the proposed project with the final decision resting with the City Council.

## The Cost

Each property owner along a street approved for curb and gutter, whether they signed the petition or not, will be responsible for a portion of the cost. Owners pay for only the materials necessary to install curb and gutter. The City of Albemarle will pay for expenses such as labor, equipment, fuel and other costs. Property owners pay for the specific improvement or upgrade to the street that they are requesting. The amount each individual owner is to pay is based on the rate provided below. That rate is multiplied by the number of feet owned abutting the road to be improved. The current cost per foot to install curb and gutter on a street is:

## **NON-PAVED STREETS**

- 32' Width Curb and Gutter            \$ 27.47 Per Ft. Each Side  
    Stone and Asphalt
- 26' Width Valley Curb and Gutter    \$ 23.67 Per Ft. Each Side
- 20' Width Valley Curb and Gutter    \$ 13.48 Per Ft. Each Side  
    Stone and Asphalt

## **PAVED STREETS**

- 32' Width Curb and Gutter            \$ 24.95 Per Ft. Each Side
- 26' Width Valley Curb and Gutter    \$ 21.62 Per Ft. Each Side  
    Extra Stone and Asphalt

This price valid if the project approved prior to June 30, 2017. Each July 1 the cost of the project is adjusted to accurately reflect the cost of providing these improvements.

## **Payment Options**

No one pays until the project is complete and the property owners on the street are once again notified by the City of the intent to bill for the project. Property owners have two options for payment of their share of the street improvement assessments. Property owners have the option to pay the full amount after the completion of the project and receive a 10% discount. For example, if a property owner's total assessment is \$700 and the owner chooses to pay in full, they would only have to pay \$630 (\$700 – 10% discount = \$630).

Property owners may also choose another payment method whereby the payments are spread over a ten-year period. If this method is selected, a property owner will be billed annually for 1/10 the total assessment amount plus 8% interest on the unpaid balance.

Because the project is considered an improvement to the property, if property is sold and there is a balance remaining on the assessment, the City will consider the new owner of the property responsible for the outstanding balance on the unpaid assessment.

## **Interested?**

If you are interested in finding out more about this process or would like to move forward with implementing this process, please call the City of Albemarle Public Works Department at 704-984-9665.