WOODBURY COUNTY, IOWA
PAVING POLCY

1.0 Purpose

Recent history within Woodbury County indicates County participation in subdivision development by extension of secondary road pavements to rural subdivisions but only after a certain number of lots have been developed by the subdivider. County participation has included project development costs and construction costs. The County has not realized total reimbursement of these costs from the subdivision developers or land owners. Financial, human and other resources are limited and therefore the County desires to establish guidelines for future pavement extensions to these rural subdivisions.

2.0 Financial Resources

2.1 Special Assessment District

Chapter 331, Section 485, Code of Iowa, establishes the procedures for *"County Special Assessment Districts"*. This process would be the most logical form of cost reimbursement to the County. Section 331.486 indicates that "a county may construct and assess the cost of public improvements within a district in the same manner as a city may proceed under Chapter 384…" Sections 384.37 – 384.79 describes the procedures cities are required to follow for special assessment districts. District boundaries are established by the board of supervisors as per Section 331.485.

2.2 Tax Increment Financing

Chapter 403, Code of Iowa, is the *"Urban Renewal Law"*. Section 403.22 describes public improvements related to housing and residential development and low income assistance requirements. The County has use of the funds, but must designate the Low to Moderate Income (LMI) portion to go towards LMI benefit.

2.3 Real Estate Improvements District

Chapter 358C, Code of Iowa, establishes the procedures for creation of a Real Estate Improvement District. The general assembly created this program to assist developers and communities in increasing the availability of housing in Iowa communities. Section 358C.4 authorizes the district to acquire, construct, reconstruct, install, maintain, and repair any of the public improvements listed in this section. Section 358C.4.2.m identifies "Public roads, streets, and alleys" as eligible public improvements.

2.4 General Obligation Bonds

Section 331.441-331.460 describes the procedures for issuance of General Obligation Bonds for *"Essential County Purpose"*. Section 331.441.2.b.2 identifies *"Bridges on*

highway or parts of highways which are located along the corporate limits of cities and are partly within and partly without the limits and are in whole or in part secondary roads".

3.0 Participation Guidelines

3.1 Woodbury County will begin to consider paving extensions and County participation when the Average Daily Traffic (ADT) falls within the range of 250 to 500 vehicles per day.

3.2 The County will participate up to 40% of the construction costs for the first mile of pavement extension. Project development costs will be borne solely by the developer, subdivider or land owner. All costs for all pavement extensions beyond the first mile, when total project lengths exceed one mile, will be the responsibility of the developer, subdivider or land owner.

3.3 Woodbury County will use six (6) vehicles per day as a planning number to estimate the number of trips generated by a single family residence.

3.4 Bridges, box culverts and other drainage structures will be negotiated individually as proposed projects are presented to the County.

3.5 Payment of the cost of the project will be made from funds of the County that may be legally used for such purpose at the sole discretion of the Board of Supervisors.

3.6 The Woodbury County Engineer may assist the developer with the development of opinions of cost related to the proposed pavement extension. This shall be considered as a planning tool only. Actual final construction costs will determine the necessary financial commitment of the developer, subdivider or land owner.

3.7 Design guidelines and standards will be established by the Woodbury County Engineer.

3.8 Schedules will be as determined by the Woodbury County Engineer.

3.9 These guidelines are not intended to be all inclusive. The Board of Supervisors reserves the right to modify these guidelines as necessary to accommodate the social and economic needs of the project.

4.0 Summary

Special benefits will be the prime consideration when determining division of cost or district boundaries. Those properties that are identified by Woodbury County as receiving special benefit from the public improvement will be assessed those costs or predetermined percentage of said cost of the public improvement.

Woodbury County desire that these guidelines shall be made in accordance with a comprehensive plan and designed to facilitate the adequate provision of transportation, to encourage efficient urban development patterns and to lessen congestion in the street or highway.

Such regulations shall be made with reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of such area for particular uses,

and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Woodbury County.

This Paving Policy approved this 29th day of October, 2002 for Woodbury County, Sioux City,

State of Iowa,

SO APPROVED this 29th day of October, 2002, Sioux City, Iowa.

WOODBURY COUNTY BOARD OF SUPERVISORS

ATTEST:

Larry D. Clausen, Chairman

Patrick F. Gill, County Auditor
Recorder

G.R. (Bob) Batcheller, Member

George W. Boykin, Member

Douglas L. Walish, Member

Maurice Welte, Member