

1 Minutes of the Centerville City Council **work session** held Tuesday, August 16, 2016 at 5:30
2 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

5 Mayor Paul A. Cutler
6
7 Council Members Tamilyn Fillmore
8 William Ince
9 Stephanie Ivie
10 George McEwan
11 Robyn Mecham
12

13 **STAFF PRESENT**

14 Steve Thacker, City Manager
15 Lisa Romney, City Attorney
16 Jacob Smith, Assistant to the City Manager
17 Randy Randall, Public Works Director
18 Kevin Campbell, City Engineer
19 Mackenzie Wood, Management Intern
20 Kathy Streadbeck, Recording Secretary
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22 **COMPREHENSIVE SIDEWALK ANALYSIS**
23

24 Mackenzie Wood, Management Intern, presented the results of her comprehensive
25 inventory and analysis of all Centerville City sidewalks. Ms. Wood explained the process she
26 used to inventory all the sidewalks within the city. She shared the data collected including miles
27 of sidewalk, observations, vertical faults, ADA ramps, and trees within the park strip and within
28 the 7-foot public utility easement. She reviewed the technology applications she used to compile
29 the data and prepare summaries. She reviewed the vertical faults or trip hazards across
30 Centerville. She categorized these according to height from 3/8" to over 3" and shared pictures
31 of what a typical sidewalk fault looks like. She said there are only eight (8) faults over 3 inches
32 but there are 419 faults between 1-3 inches. These 427 faults over one inch are considered
33 "major faults" There are 7,622 faults under one inch—these are referred to as "minor faults." She
34 reviewed the cost estimate for repairing/grinding or removing/replacing all fault hazards. She
35 explained each of the major faults were evaluated on a site-by-site basis but the minor faults
36 were calculated on a square-footage basis. The total cost to repair all sidewalk faults, both minor
37 and major, across the city, including extreme spalling/cracking, is estimated at a total of
38 approximately \$553,000. This does not include, however, the cost of removing trees.
39

40 Ms. Wood reviewed the number of curb ramps and the number of ADA compliant curb
41 ramps. She explained curb ramps are already repaired or replaced as part of the street repair
42 program. She reviewed the clustering of sidewalk faults with relation to trees planted within the

1 park strip and the 7-foot utility easement. She said there are many factors that could contribute to
2 fault clusters including, age of neighborhood, age of trees, type of trees, caliper of trees,
3 construction timing, etc. She collected data regarding the number of trees, hedges, and shrubs
4 within the park strips and within the 7-foot utility easement. She counted all tree obstructions and
5 shrubs or hedges over 2 feet tall which could be interpreted as a pedestrian interference, a traffic
6 obstruction, or a sight triangle violation. She reviewed cost estimates for tree and stump removal
7 for those trees associated with sidewalk faults. She also reviewed recommended corrective
8 actions including painting (already completed), tree removal, grinding, and full replacement. In
9 addition, she mentioned the need to establish criteria for fault repair/replacement and the need to
10 discuss what may be allowed within the park strip and 7-foot utility easement in the future.

11
12 Council members were impressed with the amount of data that has been collected and
13 commended Ms. Wood for her work. The Council raised several questions including policy
14 changes, division of costs, purchasing a grinder, and liability. Councilwoman Fillmore said it is
15 interesting that the majority of minor sidewalk faults are not related to trees. She would like to
16 study options for preserving trees. She said tree removal may not be necessary in all
17 circumstances. She does not want to see tree removal become the go to solution for sidewalk
18 faults. She believes there are some types of trees that could be appropriate in the park strip and
19 utility easement; perhaps smaller caliper trees with non-obstructive canopies.

20
21 Kevin Campbell, City Engineer, said when contracting for sidewalk repairs it is often
22 more cost effective to include many repairs and greater square footage than less. He said a
23 priority plan for repairs is the best approach to deal with these faults in a timely manner. He said
24 UDOT has created a one-page policy standard for sidewalk repairs that the City may find useful
25 when creating their own policy. He also discussed the importance of ADA ramp compliance. He
26 said Scott Zeidler, State Arborist, recently presented to the Council (see City Council meeting
27 minutes from April 19, 2016) that in order for a tree to thrive it really needs 8 feet. Mr. Campbell
28 said it would be best to prohibit future trees within the 4-foot park strip or increase the park strip
29 minimum width to 8 feet.

30
31 Lisa Romney, City Attorney, discussed risk assessment and liability. She said now that
32 the City has collected this data it is important to prepare a plan for repairs and/or replacement.
33 She said the major faults should be repaired immediately and a priority plan created for the
34 remaining issues. She said an ongoing legislative policy should also be created to deal with
35 future issues and costs, perhaps on an annual basis. She said if the City is proactive in finding
36 and repairing sidewalk issues, then the Courts will likely look more favorably on the City if an
37 issue were to arise. She said the City has a duty to reasonably maintain its sidewalks.

38
39 Steve Thacker, City Manager, said it would be beneficial for the City to look at all
40 options for repairs including purchasing grinding equipment. He said it may not be necessary to
41 grind all faults under 1/2-inch, which would reduce costs. He said the next step is to immediately


1 repair/replace all major faults over 3", then prepare a plan for repairing the remaining issues at
2 hand, and finally completing a policy to deal with future faults, including standards for park strip
3 and utility easement allowances, i.e., trees, vegetation, and park strip widths. He said the City's
4 goal is to provide safety for its citizens as well as avoid liability. Mr. Thacker asked the Council
5 how they would like to proceed with the repair of the major faults. He explained several of these
6 major faults are due to trees that are in the park strip or utility easement. He said tree removal is
7 sensitive for property owners and there is always the cost of removal that may be shared or not.

8
9 Randy Randall, Public Works Director, explained that the faults that are not fixed will
10 continue to grow. He agreed an ongoing policy is necessary to deal with continuing issues. He
11 explained faults are due to a number of issues including trees, settling, run-off, trenching, etc. He
12 suggested the major faults over 3 inches should be immediately repaired on a case-by-case basis
13 as each property owner may have unique circumstances. He also discussed how tree roots are
14 damaging to utilities and brought some roots that have been dug up showing how they have
15 grown around utility lines.

16
17 Mayor Cutler agreed that each property owner associated with a current major fault over
18 3 inches should be contacted regarding the needed repairs and possible tree removal. He also
19 suggested that any plan or future policy include significant public education and input. He
20 suggested an open house be held to allow the public to comment on options for future sidewalk
21 issues and repairs. The Council discussed assembling a committee to look at this data and
22 provide options for the future.

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24 Mr. Thacker said staff will contact each property owner associated with the current major
25 faults over 3 inches and will bring back a plan for City Council review and approval. Staff will
26 also discuss the idea of creating a Committee for further review and future policy planning.

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29 The work session was adjourned at 6:55 p.m.

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31 
32 Marsha Morrow, City Recorder

33 9-6-2016
34 Date Approved

35 
36 Kathleen Streadbeck, Recording Secretary
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