



WORK SESSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 6:00 PM ON MAY 7, 2024 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.

Centerville City Council meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville City Council meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Mayor and Council reserve the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.

The full agenda packet and backup materials can be found on the Centerville City website at:

<https://centervilleutah.gov/129/Agendas-Minutes>

A. ROLL CALL

B. BUSINESS ITEMS

Business action or discussion items to be considered.

1. Parkstrip and Street Tree Discussion

Discuss new proposed ordinance regarding prohibiting trees in parkstrips

C. CLOSED SESSION

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

D. ADJOURNMENT

CERTIFICATE OF POSTING

I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

**Jennifer Robison
Centerville City Recorder**

CENTERVILLE
city
CITY COUNCIL
Staff Report
5/7/2024

Item No. 1.

Title: Parkstrip and Street Tree Discussion

Initiated By: Lisa Romney, City Attorney

Staff Representative: Lisa Romney, City Attorney, Marc Marchant, Streets Supervisor

SUBJECT:

Discuss new proposed ordinance regarding prohibiting trees in parkstrips

RECOMMENDATION:

BACKGROUND:

The City has been researching and analyzing whether to allow trees in the parkstrips for many years. Most of the City's parkstrips are only four feet wide and are crowded with utilities. Trees within these narrow crowded parkstrips cause significant damage to public infrastructure and utilities. Street and sidewalk replacement projects over the years have revealed significant damage from trees within the parkstrips to culinary waterlines, irrigation laterals, meters, and other utilities. In addition, trees within the parkstrip cause damage to adjacent City sidewalks, curbs, gutters, and other infrastructure.

In 2016, the City conducted a study of the condition of existing sidewalks. The study identified damaged sections of sidewalk as well as vertical faults in sidewalks and categorized such vertical faults based on the inches of displacement. The study also identified areas where the sidewalk damage was likely due to existing trees in the parkstrip or on private property. The study indicated a high correlation between sidewalk damage and displacement and trees in the parkstrip or in proximity on private property. Since the sidewalk study in 2016, the City has been implementing a sidewalk replacement program to repair and replace damaged sidewalks throughout the City. This program has included removing trees from the parkstrip prior to replacing damaged sections of sidewalk. Overall, property owners have been cooperative in working with the City to take out trees that are damaging public infrastructure. The City has also used a tree voucher program as recommended by the Tree Board to pay for replacement trees to be planted on private property. The tree voucher program has also been well received.

Staff has been working on ordinance amendments to implement and codify the parkstrip tree removal program we have been following for the past few years. These ordinance amendments include amendments to Chapter 11.02 (Parkstrips) as well as a new Chapter 11.05 (Sidewalk Replacement Program) and a new Chapter 11.06 (Public Utility Easements). Staff would like to take these ordinance amendments to the Tree Board for their review and comment at their next meeting on May 15, 2024. Prior drafts of the ordinance amendments have been provided to the Tree Board for their review, but it has been some time since they have weighed in. After review and comment by the Tree Board on the latest draft, Staff intends to bring the ordinance amendments to the City Council for consideration.

ATTACHMENTS:

1. Sidewalk and Trees Discussion Outline (2018)
2. Parkstrip Trees Damaging Sidewalk - Pictures
3. 09-18-2018 CC Staff Report-Street Tree Parkstrip Discussion
4. 03-19-2019 CC Staff Report-Sidewalk Replacement Program

Sidewalks and Trees

Inventory of sidewalks, gutters, ADA ramps, and street trees conducted in 2016.

- 8,049 vertical faults inventoried
 - 8 faults above 3 inches,
 - 419 faults 1 to 3 inches in height
- Park strip defined as top back of curb to the front face of sidewalk
- 4,630 trees inventoried, 1,746 trees in the park strip
- 2,665 park strip tree obstructions (blocking pedestrians, traffic clearance, and traffic visibility)
- Analysis of vertical faults within a 15-foot tree buffer. Fifteen feet determined based on average spread of tree roots for common tree types.
 - 2,037 vertical faults within the 15-foot tree buffer (25% of faults)
- 22% of faults 3/8"-1/2" within tree buffer
- 32% of 1/2"-1" faults within tree buffer
- 51% of 1"-3" faults within tree buffer
- 100% of >3" faults within tree buffer
- Five most common park strip trees near faults:
 - Fruit
 - Maple
 - Linden
 - Honey locust
 - Ornamental pear.
- Not all faults caused by trees. Many faults are without the 15-foot tree buffer
 - However, major faults occur 3.4 times more often within a 15-foot buffer of a park strip tree
 - Total faults occur 1.15 times more when within 15 feet of a park strip tree
- See Maps 4 and 10. As a tree ages and grows, it causes more problems.



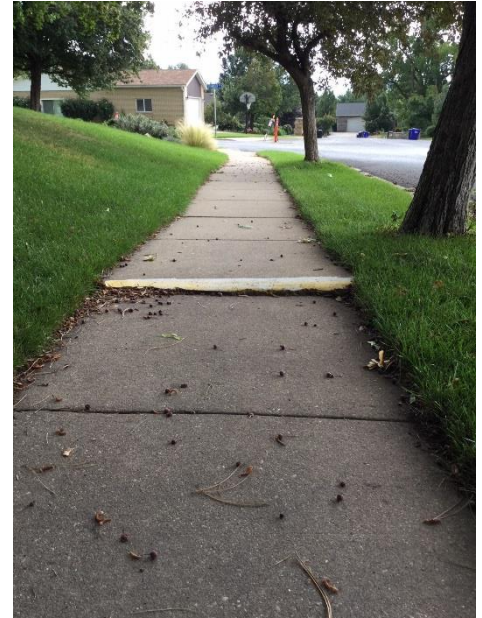
Updates since the 2016 Inventory

- Review of 405 1"-3" faults, July and August 2018
 - 202 faults within tree buffer
 - 203 faults outside tree buffer
- At least 37 1"-3" faults increased in height since 2016
 - More increase possible on faults less than 1" from the 2016 inventory
- A few faults in the 1-3" category have increased to the >3" fault category
- Several faults have increased since the 2016 inventory, many of which were ground down in 2016/2017 and are back to 1-3"
- 176 trees near 1"-3" faults, 76 removable by the Public Works Department, the rest need to be contracted out.
- Several faults near trees have increased since the 2016 inventory



Recommendations

- Begin with the worst faults
 - 405 faults over 1 inch
- Repair sidewalks after tree removal
 - Ask residents to volunteer for tree removal
 - Create request process and timeframe
 - Create process to receive and review requests for tree removal
- Create a cost-sharing program to repair or replace sidewalk
 - Allow residents to participate and to stretch funding to repair as much sidewalk as possible
 - Faults over 1" will be covered at cost
 - Faults ½"-1" covered 50% by Centerville
 - Faults between 3/8"- ½" will be covered 25%
 - Cosmetic and/or complete replacement of sidewalk covered by the homeowner. Faults less than 3/8" are considered cosmetic
 - Remove park strip trees at City's expense
- Review each sidewalk repair/tree removal request
 - Prioritize largest faults/highest liability cases
 - Begin in October with the first wave of requests
 - Trees to be trimmed to code (8' over sidewalk 13' over road) before repairs take place (if tree remains)
- Property owner to repair landscaping and sprinklers in park strip
- Mail notice to property owners of 176 fault/tree occurrences to explain and invite to participate in cost-sharing program
 - This applies to park strip trees, not trees on private property



PARKSTRIP STREET TREE DISCUSSION DAMAGE TO INFRASTRUCTURE AND UTILITIES

MAY 7, 2024























CENTERVILLE
city
CITY COUNCIL
Staff Report
9/18/2018

Item No. 7.

Title: Discuss Staff Recommendations for Sidewalk Repair Program for FY 2019

Initiated By:

Staff Representative:

SUBJECT:

RECOMMENDATION:

Discuss staff's recommendations regarding use of the budgeted funding for sidewalk repair in the current fiscal year, and give pertinent direction.

BACKGROUND:

The City Council has designated \$100,000 for sidewalk repair in the current budget (shared between General Fund and Transportation Projects Fund). A city-wide inventory of sidewalk conditions in 2016 identified thousands of vertical faults that will cost over \$500,000 to repair. This cost estimate did not include the cost of removing trees that are causing some of the sidewalk damage. More than \$30,000 was spent in 2017 to replace sidewalk in nine locations with vertical faults greater than 3 inches, including removing the trees causing those faults.

Council directed staff to propose a program for spending the \$100,000 in the City's current budget for sidewalk repair. The staff team working on this matter includes the City Manager, Public Works Director, Streets Supervisor and City Recorder, Mackenzie Wood, who conducted the 2016 inventory/study. This team has met several times to develop recommendations, which are included in the attached document from Mackenzie.

Staff recommend a program this first year which targets repair of faults greater than 1 inch, and requires the removal of trees causing those faults. It also recommends, however, a voluntary approach this first year regarding tree removal. In other words, sidewalk faults associated with trees within the "buffer zone" will not be repaired unless the adjacent property owners agree to have the trees removed. Staff are assuming there will be enough residents willing to have the trees removed to use the current funding. This will allow the City Council more time to develop policy regarding trees which the adjacent residents do not want removed. For those locations with faults greater than 1 inch that appear to be caused by trees, staff have identified the trees that can be removed by City employees versus those that will need to be removed by a tree contractor.

Staff's recommendations also include a cost-share approach for repairing faults less than 1 inch, as explained in Mackenzie's memo.

ATTACHMENTS:

1. Sidewalk and Trees Discussion Outline
2. 290E Casa Loma Sidewalk Option

Sidewalks and Trees

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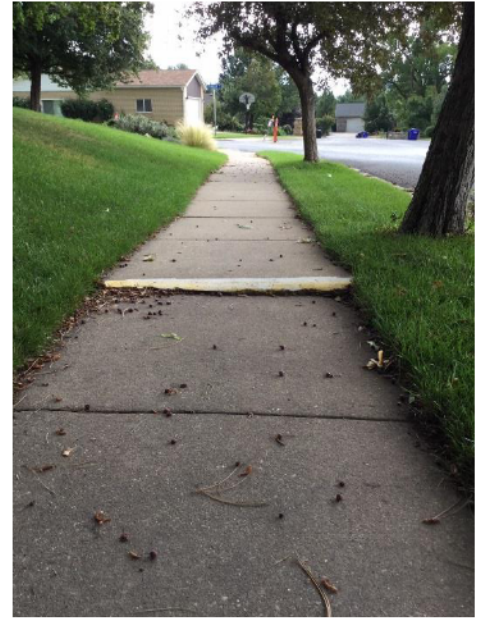
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Recommendations

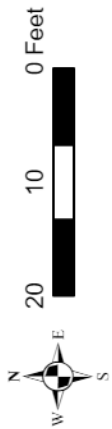
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9/17/18

290 E Casa Loma - Sidewalk Problems



Total Cost:
\$1,260
City \$270
Prop Owner \$990

Sidewalk Problems

- Cracks
- Spalling
- Vert Fault > 1"
- Vert Fault < 1"

CENTERVILLE
city
CITY COUNCIL
Staff Report
3/19/2019

Item No. 5.

Title: Sidewalk Replacement Project

Initiated By:

Staff Representative: City Council

SUBJECT:

- a. Review of decisions and actions since last year
- b. Award bid for Sidewalk Replacement Project 2019

RECOMMENDATION:

Allow staff to review and answer questions, if any, about the decisions made by the City Council in 2018 regarding a sidewalk replacement program, and staff's subsequent implementation of that program. Then award a bid for sidewalk work to JMR Construction in the amount of \$71,884 based on the City Engineer's recommendation.

BACKGROUND:

In their September 18, 2018 meeting the City Council directed staff to initiate a sidewalk replacement program by sending a letter to property owners with sidewalks faults greater than one inch--to be replaced at the City's cost--and offering a cost-sharing program for faults less than one inch. See attached minutes of that meeting. The attached letter was subsequently sent.

In the 9/18/18 meeting, the Council saw the attached aerial photo to illustrate how the proposed cost-sharing guidelines would apply at this site. The homeowner at this location would not be eligible for any City funding for the boxes representing spalling and cracks. He would be eligible for 100% City funding for the red box, and 50% for the blue box. This homeowner subsequently replaced and widened his driveway, and in doing so replaced the red box area (the blue box area was not replaced). When this was brought to staff's attention, they sent a check to the homeowner for \$135. According to the Streets Supervisor, the \$180 amount used in the aerial photo illustration was based on a sidewalk spec of 6 inches thick, and should have been based on a spec of 4 inches thick--the cost of which is \$135. Hence the basis for the reimbursement check of \$135.

Based on the relatively low response received to the attached letter, the Streets Supervisor put together a scope of work that he thought could be done that fall by the City's contractor, JMR Construction, who was already working under a unit-price contract for spot repairs throughout the City. As it turned out, weather became a concern and that contractor postponed this work until spring 2019. That scope of work--approximately \$20,000--is underway now.

Staff subsequently put together a bigger package of faults greater than one inch (not involving trees) for bidding in 2019. That bid was released in February. The City Engineer's recommendation (and bid tabulation) is attached.

ATTACHMENTS:

1. CC Minutes 9-18-18
2. Letter to Property Owners
3. Aerial Photo of 290 E Casa Loma Sidewalk
4. City Engineer Bid Recommendation

SELECTION OF LANDSCAPE ARCHITECT FOR ISLAND VIEW PARK RENOVATION PROJECT

Mr. Thacker explained that staff initially understood the City could select any firm included on the list of landscape architect firms approved by the State and negotiate rates for the Island View Park Renovation Project. Staff now have a better understanding of the Land & Water Conservation Fund (LWCF) Grant guidelines, and the competitive processes required for project design and construction. Mr. Thacker presented a proposed RFQ process/calendar regarding Island View Park design services, and provided a list of recommended landscape architect firms (attached). A majority of the Council indicated the proposed process is acceptable. Councilman McEwan requested an invitation also be posted on the City website for any firm/individual to present qualifications to the City for consideration. The Council will meet to interview finalists on October 23rd. Staff was directed to research whether the interviews could be closed to the public.

The Council took a break at 9:03 p.m. and returned at 9:13 p.m.

STAFF RECOMMENDATIONS FOR SIDEWALK REPAIR PROGRAM FOR FY 2019

The City Council designated \$100,000 for sidewalk repair in the current budget (shared between General Fund and Transportation Projects Fund). A city-wide inventory of sidewalk conditions in 2016 identified thousands of vertical faults that will cost over \$500,000 to repair. This cost estimate did not include the cost of removing trees that are causing some of the sidewalk damage. More than \$30,000 was spent in 2017 to replace sidewalk in nine locations with vertical faults greater than 3 inches, including removing the trees causing those faults. Staff recommend a program this year which targets repair of faults greater than 1 inch, and requires the removal of trees causing those faults. It also recommends, however, a voluntary approach this first year regarding tree removal. In other words, sidewalk faults associated with trees within the "buffer zone" would not be repaired unless the adjacent property owners agree to have the trees removed. Staff are assuming there will be enough residents willing to have the trees removed to use the current funding. For those locations with faults greater than 1 inch that appear to be caused by trees, staff have identified the trees that can be removed by City employees (not including stump grinding) versus those that will need to be removed by a tree contractor.

Councilwoman Fillmore said she is uncomfortable with placing priority on removing trees and repairing sidewalk affected by trees, when the data shows that half of the 1-3 inch faults do not have trees within the tree buffer and are not caused by trees. Councilman Ince commented that he is aware of the role trees play in air quality, and agreed that the faults caused by trees should not necessarily take first priority. Ms. Romney said she believes the tree removal should be paired with a responsible park strip tree ordinance. Mayor Wilkinson agreed that trees are an important aspect of neighborhood and property appeal. Councilman McEwan said he would prefer to repair as many faults as possible with the money available now. The Council and staff discussed possibilities for cost-sharing with property owners to repair different types of sidewalk problems. Councilwoman Ivie commented that Public Works is available to remove trees this fall.

Councilwoman Fillmore made a motion to move forward with the first phase by sending letters to property owners with 1-3 inch sidewalk faults not caused by trees, explaining that work would happen in the spring and explaining possibilities for cost sharing, with an opt-in deadline determined by staff. Councilman Ince seconded the motion. Councilwoman Mecham made a

1 **motion to amend** the motion to send letters to property owners with 1-3 inch sidewalk faults
2 caused by trees with the option to remove the trees if the Public Works Department is able to
3 remove them. Councilwoman Ivie seconded the motion to amend, which failed (2-3), with
4 Council members Ince, McEwan, and Fillmore dissenting. The original motion passed by
5 unanimous vote (5-0). Councilwoman Mecham made a **motion** to send letters to property
6 owners with 1-3 inch sidewalk faults caused by trees that can be removed by the Public Works
7 Department, if enough funds remain after the initial deadline for situations in which trees are not
8 involved. Councilman McEwan seconded the motion. Councilwoman Fillmore stated she would
9 prefer to wait to see what the numbers are after the initial deadline, and prefer to decide what to
10 do about stump grinding before moving forward. The motion passed by majority vote (4-1), with
11 Councilwoman Fillmore dissenting.

12
13 Councilwoman Fillmore was excused at 10:30 p.m.

14 15 FINANCIAL REPORT

16
17 Marcus Arbuckle, the City's contract CPA adviser, presented a final unaudited report for
18 FY 2018, and FY 2019 report for the two-month period ending August 31, 2018.

19 20 MAYOR'S REPORT

- 21
- 22 • Mayor Wilkinson expressed a desire to put together a Tree Board to review City tree
23 policy and provide suggestions for what the City should be doing regarding trees. He
24 suggested the Tree Board could consist of the Parks and Recreation Director, a
25 representative from Public Safety, a representative from Public Works, an arborist,
26 and a few additional individuals.
 - 27 • The Mayor invited Councilmembers to join him at the Farmington pickleball courts on
28 October 2nd at 5:30 p.m.
 - 29 • Information regarding the Centerville Cares Committee is available on the City
30 website.
 - 31 • South Davis Metro Fire Service Area financial statements are available with the
32 agenda on NovusAgenda.

33 34 LIAISON REPORT

35
36 Councilwoman Ivie updated the Council regarding the Landmarks Commission and the
37 Whitaker Museum Board.

38 39 CITY MANAGER'S REPORT

40
41 Mr. Thacker reported the City received a request for a presentation from the Salt Lake
42 Chamber of Commerce Housing Gap Coalition in the October 16th Council meeting. He
43 recommended the Council invite the Planning Commission to attend that presentation as
44 members of the audience – i.e. not a joint meeting.

45 46 ADJOURNMENT

47
48 At 11:08 p.m., Councilwoman Ivie made a **motion** to adjourn the meeting. Councilman
49 Ince seconded the motion, which passed by unanimous vote (4-0).



CENTERVILLE CITY

PUBLIC WORKS

655 North 1250 West • Centerville, Utah 84014 • (801) 292-8232 • Fax: (801) 292-8251

September 26, 2018

To Whom It May Concern,

During a recent survey of the condition of Centerville's public sidewalks, we determined there is a sidewalk fault of at least one inch on the sidewalk along your property. For safety purposes, we would like to repair this section of sidewalk as soon as possible.

Centerville City will fund the removal and repair of faults greater than one inch. If there are more faults or defects, the City will repair the faults on a cost-sharing basis seen below.

Repair	Percentage Paid by the City
>1" Faults	100%
1/2"-1" Faults	50%
<1/2" Faults	25%
Cosmetic	0%

If you would like to participate in the cost-sharing program, please contact me at mmarchant@centervilleut.com or 801-292-8232 by October 15, 2018. A City employee will make an on-site visit to evaluate the conditions and determine cost-sharing details.

We hope to repair as many sidewalk problems as possible with the money currently budgeted for this use. Centerville will evaluate the response to this request, determine cost-sharing details and prioritize repairs. Cost-sharing details will be provided to you before you are asked to commit to the repairs. You will be contacted when repairs on your property have been funded.

The City Council is deliberating on a policy for street trees, particularly trees in the park strip. If there is a tree near any of the faults along your property, Centerville will not repair those faults until the Council has determined a park-strip tree policy. If you have the tree removed before the policy is adopted, we will repair the sidewalk according to the cost-sharing guidelines above, subject to its relative priority.

Property owners participating in this program will be responsible for repairing irrigation systems or restoring landscaping relating to the sidewalk repairs.

Sincerely,

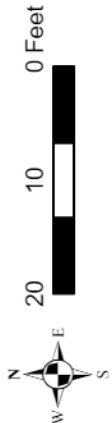
Marc Marchant
Streets Supervisor





9/17/18

290 E Casa Loma - Sidewalk Problems



Total Cost:
\$1,260
City \$270
Prop Owner \$990

Sidewalk Problems

- Cracks
- Spalling
- Vert Fault > 1"
- Vert Fault < 1"

Steve Thacker

From: Kevin Campbell <Kevin.Campbell@esieng.com>
Sent: Wednesday, March 13, 2019 9:59 AM
To: Steve Thacker
Cc: Lisa Romney; Marc Marchant; Randy Randall; Mackenzie Wood; Brian Naylor
Subject: Sidewalk Replacement Project 2019
Attachments: NOA - Sidewalk Replacement Project 2019.pdf; Bid Tab - Sidewalk Replacement Project 2019.pdf

Steve,

We received 5 bids last week for the above referenced project:

1. Perez Company, LLC	\$56,967.00
2. JMR Const.	\$71,884.00
3. Triple J Concrete	\$75,000.00
4. Green Construction	\$93,573.17
5. MC Green & Sons	\$126,378.72
Engineer Estimate	\$64,836.00

Randy, Marc and I are recommending that the project be awarded to JMR Construction Inc. in the amount of \$71,844.00. Marc called and reviewed all of the references provided by Perez Company and each reference indicated that they have only completed demolition work for them. Also we are concerned with Perez's landscaping restoration number being too low. As you are aware, this is a project that will impact many residents throughout the City and we would recommend awarding to a contractor that has a proven track record of working on this type of project in Centerville City such as JMR Construction.

Let us know if additional information is needed.

Kevin

Kevin Campbell, P.E.
Centerville City Engineer

Kevin Campbell, P.E.
ESI Engineering, Inc
3500 S. Main St.
SLC, Ut 84115
801.263.1752



BID TABULATION FOR CENTERVILLE CITY

Sidewalk Replacement Project 2019 - #19-014				Perez Company LLC		JMR Constriction Inc		Triple J Concrete LLC		Green Construction Inc		M.C. Green & Sons Inc.		Engineers Estimate	
Item No.	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Remove and replace sidewalk (4" thick) including saw-cut as needed	4,532	SF	\$7.50	\$33,990.00	\$9.50	\$43,054.00	\$8.00	\$36,256.00	\$11.99	\$54,338.68	\$16.23	\$73,554.36	\$8.00	\$36,256.00
2	Remove and replace sidewalk (6" thick) including saw-cut as needed	2,108	SF	\$9.00	\$18,972.00	\$10.00	\$21,080.00	\$9.00	\$18,972.00	\$13.46	\$28,373.68	\$17.17	\$36,194.36	\$10.00	\$21,080.00
3	Remove and replace road-base (4" deep) as per City representative	500	SF	\$1.69	\$845.00	\$1.00	\$500.00	\$2.50	\$1,250.00	\$2.92	\$1,460.00	\$6.70	\$3,350.00	\$3.00	\$1,500.00
4	Restore Landscaping as needed.	1	Lump Sum	\$1,500.00	\$1,500.00	\$7,000.00	\$7,000.00	\$3,522.00	\$3,522.00	\$5,371.89	\$5,371.89	\$4,980.00	\$4,980.00	\$3,000.00	\$3,000.00
5	Provide Temporary Traffic Control for Pedestrian Safety as per latest edition MUTCD	1	Lump Sum	\$1,680.00	\$1,680.00	\$250.00	\$250.00	\$15,000.00	\$15,000.00	\$4,028.92	\$4,028.92	\$8,300.00	\$8,300.00	\$3,000.00	\$3,000.00
Total (Items 1-5)					\$56,967.00		\$71,884.00		\$75,000.00		\$93,573.17		\$126,378.72		\$64,836.00