

City of Taylorsville
Work Session
Minutes

Wednesday, October 12, 2011
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84129

Attendance:

Mayor Russ Wall

Council Members:

Chairman Jerry Rechtenbach
Council Member Morris Pratt
Council Member Bud Catlin

City Staff:

John Inch Morgan, City Administrator
John Brems, City Attorney
Cheryl Peacock Cottle, City Recorder
Aimee Newton, Public Relations Consultant
John Taylor, City Engineer
Scott Harrington, Chief of Finance
Donald Adams, Economic Development Director
Del Craig, Chief of Police

Excused: Mayor Russ Wall, Council Member Dama Barbour, Council Member Larry Johnson, Community Development Director Mark McGrath, Council Coordinator Jessica Springer

Others: Rhetta McLiff, Kristie Overson, Eric Behunin

18:03:03 Chairman Jerry Rechtenbach called the Work Session to order at 6:03 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein Council Members Bud Catlin, Morris Pratt, and Jerry Rechtenbach were present. Council Members Larry Johnson and Dama Barbour were excused. Mayor Russ Wall was also excused.

1. Strategy Discussion Regarding Streetscape, Weeds, Debris, Snow Removal, and Sidewalk Maintenance – *Mayor Wall, John Inch Morgan & Eric Behunin*

18:04:18 City Administrator John Inch Morgan stated that the purpose of this agenda item is to give the Council opportunity to provide input, feedback, and direction as Administration begins to put together budget strategies in relation to streetscape, weeds, debris, snow removal, and sidewalk maintenance.

18:06:06 Chief of Finance Director Scott Harrington displayed maps of back lot lines. Mr. Morgan called for discussion on preferences for back lot upkeep.

18:06:42 Council Member Catlin commented that it is his belief that the upkeep of these back or side lot lines are the responsibility of the property owner. He noted that he lives on a corner lot with a block wall on the side and said he takes responsibility as the property owner to keep this area weed free and free of snow in the winter. He said it is not fair to raise property taxes to cover the upkeep of the properties that are not being taken care when other property owners are doing what is right as far as upkeep.

18:07:57 Council Member Morris Pratt noted that it is currently the property owner's responsibility, so the City needs to either enforce the existing ordinance or the City needs to change the ordinance to specify that the City is responsible for the maintenance. He cited liability issues relating to slip and fall accidents in those areas if the City takes over maintenance.

18:08:40 City Attorney John Brems clarified that the City is already liable for slip and fall accidents on sidewalks. He noted that property owners are also liable and have an obligation to clear the sidewalks of their properties.

18:13:09 Council Member Pratt stated that even though residents have the responsibility for upkeep on these back and side lot areas, when they are on major roads the City should budget money for upkeep due to community visibility and to provide for cases where the homeowner doesn't take on the responsibility.

18:13:51 Chief Financial Officer Scott Harrington explained that the cost of an employee in this department is around \$20,900 per year, plus possible equipment costs.

18:14:33 Council Member Catlin expressed his reluctance to make exceptions for people who live on busy roads, even though there is a need and budgetary allotments should be made. Council Member Catlin also expressed concern over the School Districts and the lack of sidewalk snow removal in front of the schools in Taylorsville. City Administrator John Inch Morgan responded that the City has been in discussion with the School District regarding this issue. He relayed that the School District's main issue is budgetary, so they have had a roving

snow plow that takes care of this; however, it has been arriving to some of the schools a little late. He said that the School District did determine that this was an area that needs to be looked at further. Mr. Morgan stated that the City is still in discussions with them regarding snow removal at schools.

18:26:59 Discussion took place regarding general sidewalk repairs and a 50/50 split of the costs involved when the homeowner has specific requests that are outside the scope of the original repairs. City Engineer John Taylor explained that the average cost for a sidewalk repair on one property is typically around \$500 to \$1000. He noted that, even though the sidewalk is considered a City right-of-way, the resident has the option to hire a contractor themselves for repairs; however, the contractor would still have to pull a permit with the City and is required to have a contractor's license for insurance purposes.

18:28:23 Council Member Catlin asked about the possibility of using CDBG funds for these repairs. Mr. Morgan answered that if the Council is interested in hearing about some of the budgetary options, Administration will put something together to bring back for discussion, i.e. low-interest loans, etc.

18:29:38 City Engineer John Taylor clarified that the City cannot use storm drain funds for sidewalk repairs.

18:30:13 City Administrator John Inch Morgan moved the discussion to beautification and tree inventories. Mr. Morgan recognized Eric Behunin and the work Mr. Behunin has done for a number of other Cities in providing tree inventories and maintenance plans for trees. He said Mr. Behunin's goal is to protect the City's investment. Mr. Morgan asked Mr. Behunin to outline his proposal and the potential benefits to the City.

18:31:12 Taylorsville resident Eric Behunin addressed the Council and outlined the work he has done with other cities and large property owners to protect their forestry assets. He noted that this program helps mitigate risk and puts together long-term maintenance strategies. Mr. Behunin detailed examples of problems that have arisen across the nation and in Utah that could have been prevented. Mr. Behunin then explained the process for protecting forestry assets. He observed that trees are an investment and over time they appreciate in value. Mr. Behunin cited a recent example where a driver lost control and hit a tree owned by a client. He relayed that the insurance company contacted the client and offered a very low amount for the replacement of the tree; however, because the tree had been inventoried, they were able to go back to the insurance company with the actual cost of the tree and the insurance company paid out \$5500 instead of the original offer of \$500.

18:34:43 Council Member Morris Pratt asked if it is typical to apprise the City of corrections needed to save a tree before it dies or causes a problem. Eric Behunin answered that this is one of the services offered; the goal is to mitigate risks.

18:36:19 Council Member Pratt cited problems with trees in Millrace Park and asked about the cost of maintaining and determining problems in advance to save the trees rather than continually incurring the cost of replacement.

18:38:17 Leisure, Activities, Recreation and Parks (LARP) Chair, Rhetta McIff presented information on Tree City, USA and their endorsement of City tree assessments and tree inventories. She suggested that they are an excellent resource for a City to have in mitigating issues that could arise with homeowners planting the wrong trees that cause sidewalks to buckle, etc. Ms. McIff detailed issues in Taylorsville that could be avoided in the future with this type of assessment.

Council Chairman Jerry Rechtenbach referred to John Inch Morgan's previous comment regarding the cost of removal and replacement of trees versus entering into a maintenance program. Mr. Morgan confirmed that the City is currently spending close to \$10,000 to \$12,000 per year on trees, not including replacement. He clarified that this is included partially in the Parks Budget and partially in the Public Works Budget.

Mr. Behunin stated that the cost of the assessment and inventory of trees is estimated on a per asset basis; for instance, 250 trees would cost about \$1850. He relayed that South Salt Lake did all of their city-owned properties and parks last year for about \$7500.

John Inch Morgan wrapped up by clarifying that the Council has directed Administration to look at alternatives for sidewalk maintenance and replacement. Mr. Morgan acknowledged that they are also being asked to take a look at the cost of maintaining the back lot lines and then to bring back specific numbers for the upcoming budget. In regard to the tree inventory, Mr. Morgan agreed to solicit bids to determine what is cost effective. Mr. Morgan stated that next month he will be bringing back another policy discussion that may have some budget impact.

2. Discussion Regarding the Strategic Planning Process for 2012 – *John Inch Morgan*

18:50:20 City Administrator John Inch Morgan presented a timeline for the 2012 Strategic Plan, which will add a year to the 10-year plan that is currently in place.

18:52:00 It was noted that a brief Council discussion will be scheduled for November 9, 2011 to update the Council on the upcoming strategic planning process in greater detail. Mr. Morgan proposed that a casual City Council Strategic Retreat be scheduled for November 18, 2011, to be

facilitated by John Inch Morgan and Mark McGrath. Mr. Morgan asked the Council if they would prefer this to be a full day or a half day event.

18:53:15 It was acknowledged that in the past this retreat has been held on a Saturday. The Council suggested looking at Saturday, November 19, 2011 as a possible date for the retreat. Chairman Rechtenbach expressed his preference for an evening or a Saturday, rather than a weekday. Mr. Morgan noted that sometimes Saturday has been a problem for some individuals, but said Administration will do whatever is needed.

18:55:20 Chairman Rechtenbach and Council Member Pratt stated that Saturday, November 19, 2011 will work for the Council Strategic Retreat. Council Member Catlin said he will have to double check the date and get back to Mr. Morgan. Mr. Morgan said he will formally schedule the Strategic Planning event once all of the Council Members have responded. He will send the schedule to the Council at that time.

**3. Discussion Regarding Chapter 21, 22 & 23 of the Proposed *Land Development Code*
– *Mark McGrath***

It was noted that Community Development Director Mark McGrath and Mike Meldrum are excused from this meeting, so Economic Development Director Donald Adams is filling in.

Mr. Adams asked for any questions on Chapter 21 regarding Subdivision Design Standards. He explained that, in general, there are not many changes from the current ordinance, with the exception of talking about seismic areas and addressing residential driveway issues as they relate to public utilities behind the right-of-way.

18:57:50 Chairman Rechtenbach asked about the need to restate data that is already included in the City's public works standards. Mr. Adams responded that this particular information regarding driveways, etc. outside of the public right of way was requested to be included in the building code by City Engineer John Taylor, as well as by the building inspectors. He relayed their suggestion to reference in the code what driveway thicknesses would be. Mr. Adams clarified that in most cases this code is where builders typically look first. He agreed to review the Code, along with Mr. Taylor, to see what information is redundant and can be removed from Chapter 21.

The Council reviewed the chapter with Mr. Adams and clarified specific language and grammar. Areas were identified for change or further definition in chapter 21.

19:41:28 Chairman Rechtenbach stated that he was unable to review Chapter 23 and asked that it be postponed to a later time for discussion. Council Member Pratt responded that he had not reviewed Chapter 23 either. It was agreed to postpone discussion of that chapter.

19:42:02 The Council then reviewed Chapter 22 again, including the definitions of a mobile home park versus a modular or manufactured home. Donald Adams clarified that the difference is whether the owner is leasing a pad on which to place the mobile or manufactured home or whether they own the property where the home sits. It was noted that the changes impact expansion and use in existing parks, with the majority of the impact being seen in regard to short-term recreational vehicles that would not be allowed to lease in current mobile home parks.

Council Member Pratt asked if a mobile home park owner could decide to build a manufactured home and sell, rather than lease, the lot. Mr. Adams responded that to sell they would have to sub-divide the property.

Council Member Pratt referenced several items in Section 13 of Chapter 22. Mr. Adams gave clarification, as requested, and stated that further examination will be done to make sure language is clear in areas where other single family home guidelines are referenced.

19:49:51 Chairman Rechtenbach asked that Chapter 23 be brought back at the next meeting. He suggested that instead of reviewing three chapters, only Chapters 23 and 24 be brought back for discussion.

4. Other Matters

19:50:26 There were no other matters.

5. Adjournment

19:50:34 Council Member Bud Catlin **MOVED** to adjourn the City Council Work Session. Council Member Morris Pratt **SECONDED** the motion. Chairman Rechtenbach called for discussion. There being none, he called for a vote. The vote was as follows: Catlin-yes, Barbour-excused, Rechtenbach-yes, Johnson-excused, and Pratt-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 7:50 p.m.


Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 11-02-11