

City of Lawrence  
Transportation Commission Study Session  
December 14, 2017 Minutes

MEMBERS PRESENT: Charlie Bryan, David Hamby, Chris Storm, Mark Hurt, Steve Evans, Erin Paden, Ron May, Kathryn Scharz

MEMBERS ABSENT: Michele Dillon, John Ziegelmeyer, Jeff Severin

STAFF PRESENT: David Cronin, Public Works Department  
Nick Voss, Public Works Department  
Zach Baker, Public Works Department  
Amanda Sahin, Public Works Department  
Steve Lashley, Public Works Department

PUBLIC PRESENT: None

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A complete video recording of the meeting is available on the City's website at <https://lawrenceks.org/boards/transportation-commission/>

**ITEM NO. 1:**

**[Review 2018 Street Maintenance Plan](#)**

Steve Lashley gave a presentation on the 2018 Street Maintenance Plan.

**ITEM NO. 2:**

**[Review sidewalk maintenance enforcement procedures](#)**

David Cronin gave a presentation on the current sidewalk maintenance enforcement procedures.

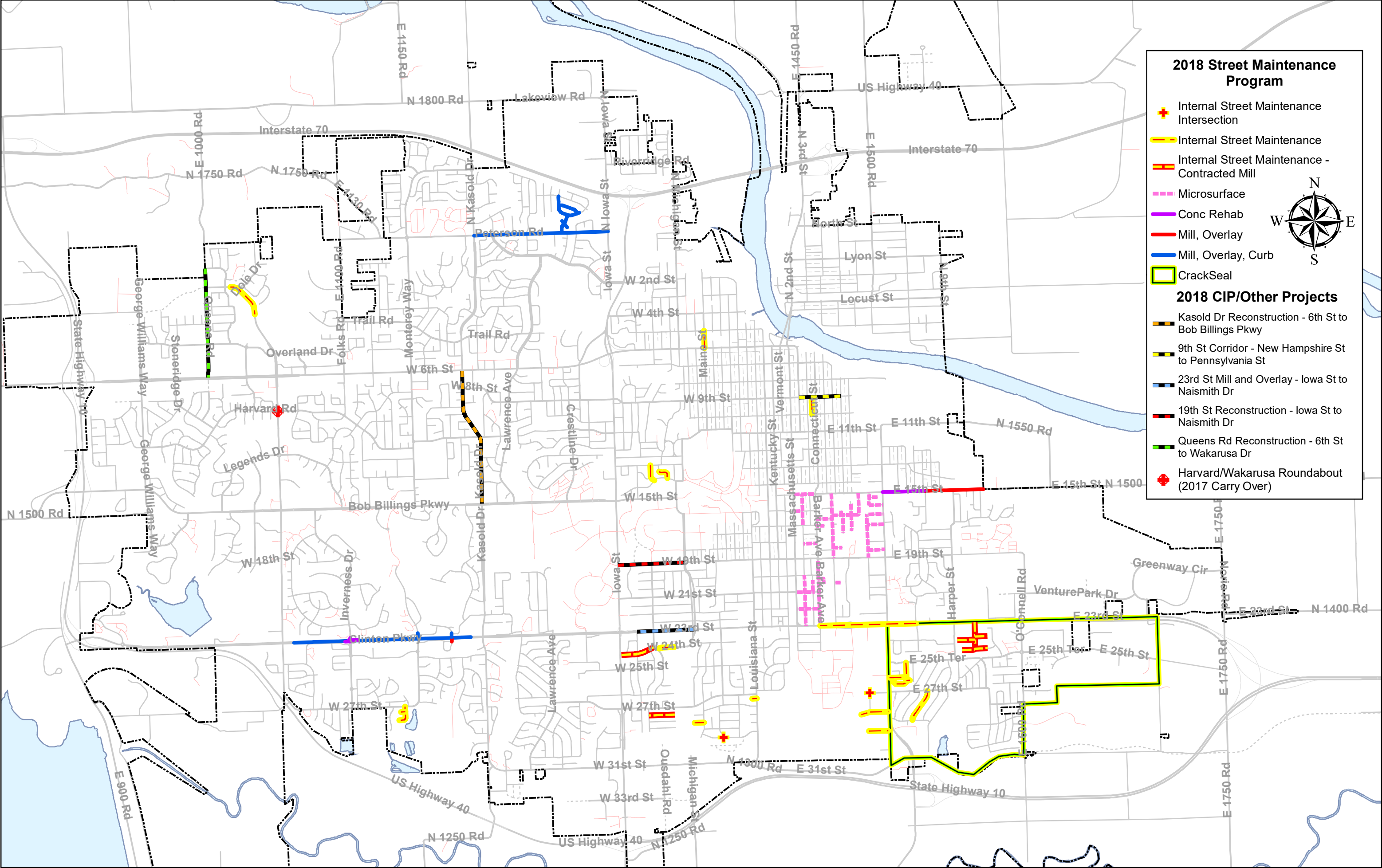
**Item No. 3:**

**[Review Calendar](#)**

Discussed the 2018 meeting calendar and potential study session topics.

# 2018 Comprehensive Street Maintenance Program

Date: 11/7/2017





City of Lawrence  
PUBLIC WORKS



# Sidewalk Maintenance

Transportation Commission Study Session  
December 14, 2017



# Sidewalk Condition



# Sidewalk Inventory - 2006

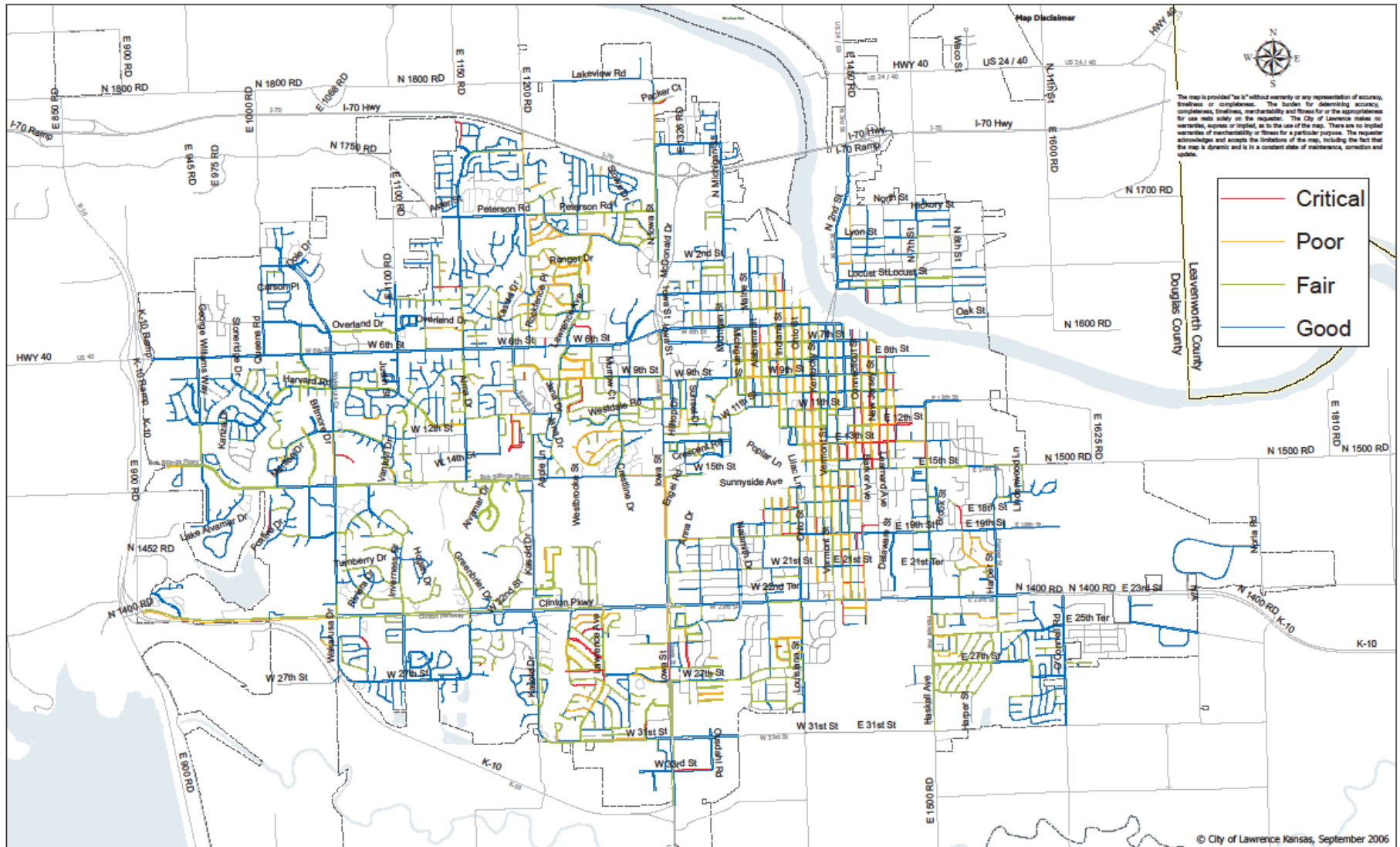


- 2006 – First sidewalk inventory conducted
  - Info on sidewalk material, width and condition
  - Condition rating:
    - ✦ Good - minimum cracking, no wide gaps in surface, no deflections  $> 1/2"$
    - ✦ Fair - some cracking present,  $< 5$  deflections of  $1/2"$  or less, minimal gaps in surface  $< 1/2"$  wide, minimal weed growth
    - ✦ Poor - sidewalk cracking may be extensive,  $< 10$  deflections up to  $1/2"$ , occasional deflections between  $1/2"$  and  $2"$ ; surface gaps present at  $1/2"$ ; may be some overgrowth of grass and weeds in surface of walk (up to 25% of area)
    - ✦ Critical - deflections greater than  $2"$ , overgrowth of grass and weeds such  $> 25\%$  of surface could not be evaluated,



# 2006 Sidewalk Inventory

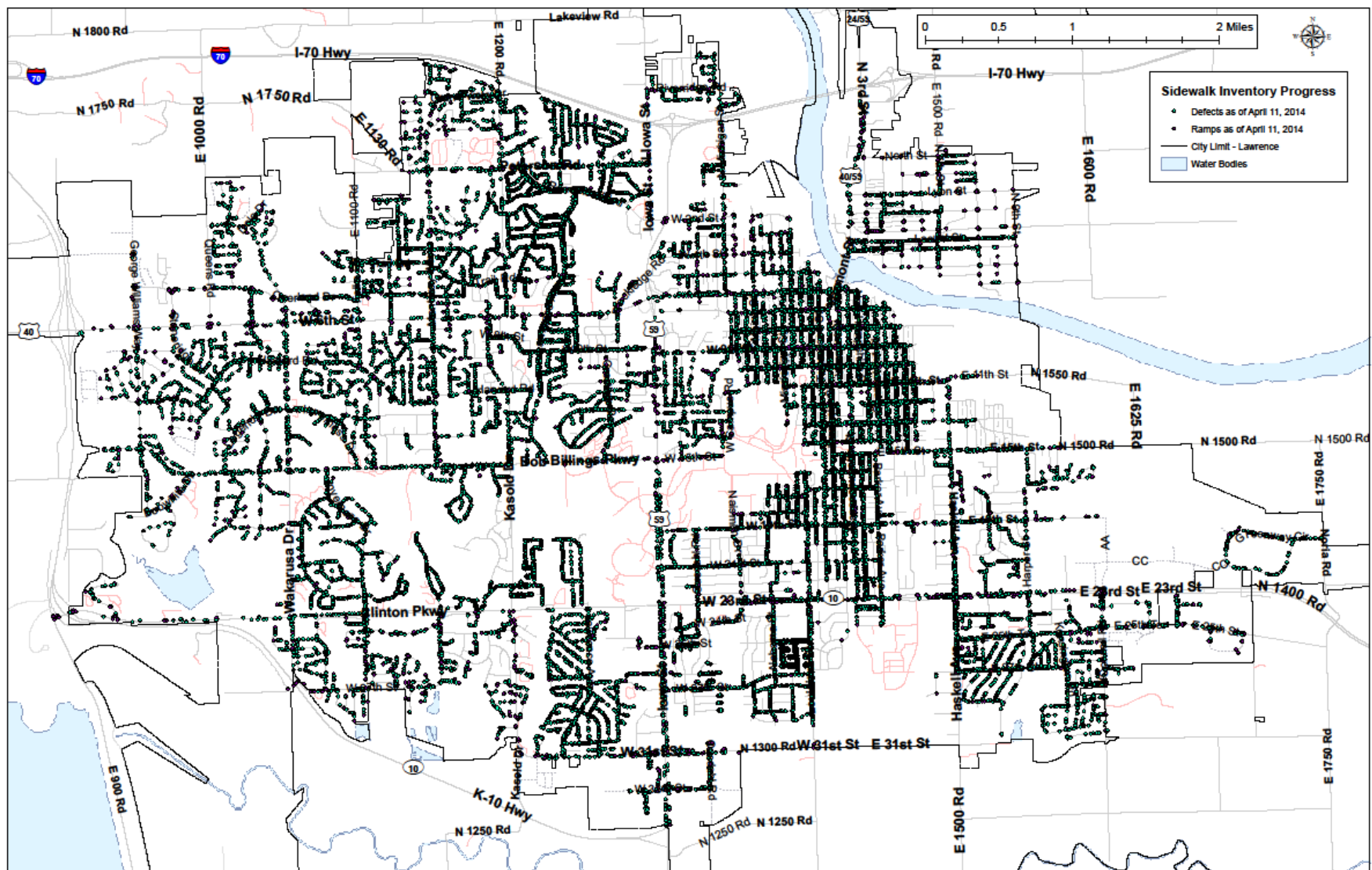
0 0.5 1 2 3 4 Miles



# Sidewalk Inventory – 2014



- City Conducted 2<sup>nd</sup> Inventory to update condition
- Walked all sidewalks and provided more detailed info including GPS location of deflections and repair costs.
- 203,608 LF of defects – cost to repair over \$6.6M
- 3760 non-compliant ADA ramps (of 7454 total) – cost to repair over \$3.8M
- Total cost of \$10.4M





# Maintenance Responsibilities



- Kansas Statutes Annotated Chapter 12, Article 18 – It is the property owner's responsibility to maintain sidewalks adjacent to their property.
- City Code Chapter 16 Article 2. SIDEWALK CONSTRUCTION AND REPAIR
- 16-105 SIDEWALK HAZARDS
  - Defined as raised areas with  $>1/2$ " deflection are hazards
- 16-208 NEW CONSTRUCTION, RECONSTRUCTION, REPAIR
  - City Commission can order sidewalks be repaired by resolution
- 16-209 NOTICE OF ORDER
  - Provide written notice to comply with KSA 12-1805
- 16-210 CONSTRUCTION BY CITY, WHEN.
  - If sidewalk is not repair by owner, city can repair and assess the costs to the owner through property tax assessments
- Maintenance includes condition and snow/ice removal

# City Maintenance Responsibilities



- City maintains sidewalks in parks and adjacent to city owned property
- By practice, City maintains sidewalks/shared-use paths greater than 8' width
- By practice, City maintains sidewalks with defects associated with city infrastructure (adjacent to storm sewer's, manholes and ADA sidewalk ramps).



# City Process



- Complaint driven process - City staff doesn't actively seek non-compliant sidewalks
- Upon receiving complaint – city staff visits site to assess condition
- City staff marks non-compliant sidewalk on that block of sidewalk; even if only one location/address was received
- Staff provides written notification to property owner
- Second Notice – if staff receives subsequent complaint and sidewalk was not repaired a second notification is sent to property owner
- Third Notice – if staff receives third complaint a FINAL NOTICE is sent
- Follow up action would be directed by the City Commission to repair by Resolution

# Complaint



## David Cronin

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**From:** Wufoo [no-reply@wufoo.com]  
**Sent:** Tuesday, January 15, 2013 8:35 AM  
**To:** Walt Ward  
**Subject:** Damaged Sidewalk [#7]

**Location:** Each morning I walk my son to Pinckney Elementary from 744 Mississippi Street. We have found the sidewalks from 620 Mississippi to 636 Mississippi to be quite hazardous. In some places they are cracked, caved in, overgrown, and eroded. Snow days are awful. Strollers and wheelchairs could not pass there safely...if at all.

**Name**



**Email**





# Letter



## City of Lawrence PUBLIC WORKS

JAVELLE DUBOIS  
CITY MANAGER

CITY OFFICE  
PO BOX 706, LAWRENCE, KS 66044  
www.lawrenceks.org

PHONE: (785) 832-3130  
FAX: (785) 832-3398

CITY COMMISSION  
MAYOR  
COUNCIL MEMBER

CITY MANAGER  
CITY ENGINEER  
CITY CLERK  
CITY TREASURER  
CITY ATTORNEY

October 22, 2013



RE: [Redacted]  
Sidewalk in need of repair

Dear Sir or Madam:

It has been brought to my attention that the public sidewalk adjacent to your property at 1 [Redacted] is in need of repair. This sidewalk violates Section 10-105 of the Code of the City of Lawrence regarding hazardous sidewalks. "There are several locations where the sidewalk has settled and broken, or cracked, causing a deflection greater than 1/2". These areas have been marked with pink paint.

Under state law, specifically Chapter 12, Article 18 of the Kansas Statutes Annotated, it is the property owner's responsibility to maintain the sidewalks adjacent to his or her property. In order to ensure safety for all pedestrians using this sidewalk, please repair this sidewalk by January 20, 2014.

If you have any questions, or before undertaking this repair, please call Walt Wernick at (785) 832-3125. Thank you for your cooperation.

Sincerely,

David P. Cronin, P.E.  
City Engineer, Public Works Department  
PO Box 706, Lawrence, KS 66044  
Office: (785) 832-3130, Fax (785) 832-3398  
Email: [dcronin@lawrenceks.org](mailto:dcronin@lawrenceks.org)

DPC/jr

cc: Mark Thie



We are committed to providing excellent city services that enhance the quality of life for the Lawrence Community.

# History of Sidewalk Complaints

Year	Complaints	Letters sent to Property Owners	Repairs Made	% Repaired	2 <sup>nd</sup> Letters Sent	3 <sup>rd</sup> Letters Sent
2008	12	44	*	*	0	0
2009	6	6	*	*	0	0
2010	18	52	*	*	1	0
2011	12	17	*	*	0	0
2012	23	37	*	*	0	0
2013	27	62	*	*	0	0
2014	27	91	52	57%	4	0
2015	15	43	21	49%	3	0
2016						
2017	23	56	13	23%	1	0

\* Not tracked

# Challenges



- **Affordability – low income residents**

“I realize the sidewalk needs repair/replacement and I would have done it some time ago. The reason it has not been done is that we live on social security and cannot afford the expense. I will be happy to show you our tax return and our expenses and if you can find the necessary funds I will have the work done. I ask that you consider our financial circumstance and rescind your notice.”

“I notice they have marked our sidewalk again. Our financial situation has not changed and it’s embarrassing for me to "beg" the city for consideration, which I'm doing.

I am sure that I'm not the only one with this problem. It must occur all across Lawrence. Is there an answer for us?

Thanks for your time.”

- **Equality - Not all property owners have sidewalks**
- **Nature – topography, drainage, tree roots, driveways**

# Standards/Repairs



- 4" concrete on compacted subgrade – 5' wide  
residential/collectors and 6' wide  
on arterials
- Brick sidewalks can be replaced  
with brick or concrete. City can  
provide bricks for small repairs.
- Replacement Cost of 5' wide  
sidewalk at \$6/SF
  - 50' Lot ~ \$1500
  - 75' Lot ~ \$2250
  - 100' Lot ~ \$3000





# Ped-Bike Issues Task Force



- PBITF Findings – Sidewalk Maintenance Policy isn't working – there is no plan to fix broken sidewalks and curb ramps
- Studied Revenue generating practices
  - Utility Fee – not allowed by Kansas Statutes
  - Benefit Districts – too much burden on low-income residents
  - Property Tax increase – regressive and burdensome on property owners
  - Cost-Sharing plans – still place a burden on low-mod income property owners
- PBITF Recommendation – Establish an equitable and practical sidewalk repair program by 2017 that will bring sidewalk and curb ramps to code by 2030

# Sidewalk Maintenance Proposal



- October 2016 – City Commission directed staff to develop program
- March 2017 – Staff presented sidewalk hazard repair policy to require property owners to maintain sidewalk adjacent to their property
  - 1/8<sup>th</sup> of the city would be reviewed each year
  - City would solicit annual bid for repairs that can be used by private owners
  - Program Funding – annual allocation for city funding the City's responsibilities. Cost-sharing and financial assistance programs.
- Policy approval was deferred

# Questions?

