

Present:

Mayor Joe L. Piccolo

Councilmembers:

Kathy Hanna-Smith

Gary Sonntag, Public Works Director

Jeanne McEvoy

Laurie Tryon, City Recorder

Richard Tatton

Russell Seeley, City Engineer

Rick Davis

Nick Tatton, Community Director

Kathy Hanna-Smith

Others Present: Elkridge Subdivision Property owners: Phil Pendleton, Jim Diamanti, Zena Robinson and Marvin Robinson

Mayor Piccolo called the meeting to order at 5:03 p.m. Introductions were made from each person in the room.

Mayor Piccolo asked to hear the concerns from each of the four property owners of Elkridge Subdivision that attended the meeting. He stated that he had a petition with 19 signatures from property owners of the subdivision requesting Price City acquire the private roads in the subdivision.

Mr. Phil Pendleton stated that he was a member of the Elkridge Home Owners Association (HOA) and was one of the first homeowners in the development. He stated that he was not made aware of the HOA covenants until 6 months after he purchased the home and that the covenants were not listed on his deed. Mr. Marvin Robinson stated that he is a member of the HOA and paid dues of \$40 each month (as do all 19 property owners) for the maintenance of the common areas, parking lot and park but had no idea about the ownership of the streets. Mr. Jim Diamanti stated that the park has never been completed and that Mr. T.H. Poloni, the developer has not finished the promised developments for the subdivision to this point. Mr. Diamanti stated that the 19 property owners are all in agreement to deed the private road to the City.

Mayor Piccolo stated that he remembers when the Planned Unit Development (PUD) was requested by the developer and that there was an adamant request from the developer to keep the street private. Gary Sonntag stated that the private roads were not built to City standards of 35' which allows for an adequate travel lane each direction and parking. He stated that a City right of way minimum is 60' for curb, gutter, sidewalk, a 5' allowance as a buffer for utilities, landscaping and safety zone for pedestrians. Mr. Sonntag stated that cul-de-sacs should be a minimum of 110' in order to allow emergency vehicles and snowplows access. Nick Tatton stated that if the City should take over the private roads in the Elkridge subdivision there would need to be some probable administrative work done to update the subdivision plat. He stated that the City would need to find the ownership on all utility easements. Gary Sonntag stated that the public utility easements in the first phase belong to the City but the utilities in the other four phases are not set up that way and it is a concern to the City. He stated that the thickness of the asphalt is unclear and did not know if it or the road base met City standards. Councilmember Tatton stated that the thickness could be added to with more asphalt but the width is something that would have to be accepted as is if the City accepted the private roads. Mayor Piccolo asked the property owners if the HOA fund is willing to finance the necessary asphalt and or maintenance that the roads may need at this point. Mr. Diamanti stated that it was something the group could review. Mr. Diamanti stated that the property owners want to keep the parking lot and park private and will continue consistent with all other sidewalk areas in Price City. He stated that the HOA just wants to release their private streets to the City for maintenance. He stated that right now, the property owners were removing their own snow and maintaining the property together. Mayor Piccolo stated that the public right-of-way is from the street to the back of the curb and would be the City's responsibility but the sidewalk in front of homes is the owner's responsibility to maintain. Mr. Pendleton stated that he has always maintained his own sidewalks in front of his home and knows that they are his responsibility to remove snow and repair cracks etc. and if the City or someone else tears it up to replace utilities, then the responsibility would fall onto that entity. Mayor Piccolo stated that the City has a pavement prevention program where each and every road is maintained in an 8-10 year period to prevent major problems and to increase road service life and level with crack/slurry sealing methods. He stated that Elkridge Subdivision's Phase 1 is now aged to the point that maintenance issues such as crack sealing may be necessary. For the City Council to take over these private roads the assistance of the Public Works Director and City Engineer will be needed to research the costs and work necessary to bring the streets back to compliance with Price City maintenance schedules and standards. Mayor Piccolo stated that the City can review the existing roads to see which ones need maintenance right away and which ones have a few

years to prepare and add to the City's maintenance plan for snow removal. Mr. Sonntag stated that due to the size of the road in Phase I there will not be any snow storage and the snow plows will push the snow onto the sidewalks and it will be extremely heavy for home owners to remove. Mayor Piccolo requested a copy of the HOA agreement and covenants for the City to review. Mr. Diamanti stated that he would make sure the City received copies. Mayor Piccolo stated that the City will need to identify what qualifies and what does not in relation to the road, utilities and ease for possible City acquisition of the infrastructure. Mr. Pendleton stated that he is the Vice President of the Home Owners Association for the Elkridge Subdivision, Shane Henrie is the President and Mrs. Diamanti is the Treasurer. Councilmember McEvoy stated that Mr. Pendleton could serve as the subdivisions spokesperson and when the information is received from the City Engineer and Public Works Director, Mr. Pendleton would be contacted. Mr. Pendleton agreed. Russell Seely stated that the City now requires all developers of PUD's to meet city standards so substandard infrastructure issues are eliminated in this community. He stated that he would like to survey the right-of-way, utilities, street measurements etc. to make sure that the plats match up with actual streets and have core samples done in order to have the data necessary to provide an evaluation of the condition of the road and road base. **MOTION.** Councilmember Tatton moved to have the property surveyed for review, the City Attorney review the plat and HOA for the subdivision, the City Engineer and Public Works Director review the details of the subdivision and complete testing that is necessary, to complete a report detailing the actions and estimated costs to place the roads/right of way into Price City standards and fund those action with city funds and have all results brought the City Council within 6 months for review. Motion seconded by Councilmember Davis and carried.

The meeting adjourned at 5:50 p.m. by Mayor Piccolo pursuant to the motion by Councilmember Tatton.

APPROVED

ATTEST

Joe L. Piccolo, Mayor

Laurie Tryon, City Recorder