



CITY OF LAKESIDE PARK, KENTUCKY

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Paul R. Markgraf
Mayor

Date

Sent to residents on: Arcadia, Applewood, Bellemonte, Colony S,
Farmcrest, Farmdale, Farmington, Geisen, Hudson, Marian, Van Deren, W
Lakeside

Re: Sidewalk Assessment
«Address»

Dear Resident:

As you may have heard, the City of Lakeside Park assessed the sidewalk conditions in the city last fall and has determined that many portions of the sidewalks may contain conditions that may cause a person to trip and fall. The last city assessment was performed in 2009. To comply with our code and the Americans with Disabilities Act (ADA), these conditions must be corrected.

Most of the identified conditions involve raised joints in the sidewalks or displaced cracks. If a person trips and falls, the homeowner runs the risk of a lawsuit or claim against his or her property insurance. Lakeside Park Ordinance 41.100 places the responsibility to maintain sidewalks and adjacent areas on the property owner. A copy of this ordinance is enclosed.

Fortunately, many of the identified sidewalk defects are under one (1) inch of height differential. For these areas, the city has determined that many of these repairs may be made by grinding the higher side down to meet the elevation of the lower portion. The company we contracted with to assess the sidewalks, Precision Concrete Cutting, can cut the raised portion horizontally, creating a smooth transition to alleviate the trip hazard. Other local cities have used this company with very good results.

Other areas will involve complete sidewalk slab replacement if mandated by tree roots, severe cracking or spalling. The cost of tree removal or an arborist inspection is the responsibility of the homeowner. These slab replacements will need to be accomplished within the City's construction specifications. A copy of these specifications is also enclosed with this letter, together with a memorandum normally provided to homeowners in need of sidewalk repair.

While you, as a homeowner, are free to contract to correct these repairs on your own, substantial savings may be realized by having a single contractor perform all the repairs in a single contract. The city will solicit and advertise for this project on the open market as a public works service. All

Tom Bernheimer
councilmember

Chris Gongola
councilmember

Dennis Landwehr
councilmember

Mary Ann Thaman
councilmember

Brian Waite
councilmember

Dave Wolfer
councilmember

January 28, 2025

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Sidewalk Repairs

bids will be opened in a public meeting and reviewed before being awarded by the city. The grinding contract and the replacement contract may be separately bid, and construction schedules may vary.

Because city sidewalks are not present on all streets, but all residents and guests do use them, I am pleased to inform you that the city will pay one half (1/2) of the costs associated with these repairs.


Each property's sidewalk issues are unique. The following page identifies the sidewalk issues located on your property and whether they may be resolved by grinding or replacement. Areas that may be resolved by grinding are identified as red teardrops. We will not require grinding for yellow teardrops. Your sidewalks also are marked that some, if not all, need complete slab replacement. These areas were also marked by our public works director, Steve Greer, earlier this year. Definite pricing will not be determined until each project is bid and awarded.

The proposal for grinding services received from Precision Concrete Cutting is \$25 per linear foot; therefore, the resident's portion would be \$12.50 per linear foot. Your estimated cost for concrete replacement cannot be accurately determined at this time, but our City Engineer estimates the cost at \$10.00 - \$12.00 per square foot. Additional costs may be incurred in situations where trees need to be removed or utility structures such as manholes, meters and valves, need to be adjusted. Additionally, streets scheduled for major maintenance or replacement in the next several years may affect the work currently required to be performed.

In the near future, after you have had the chance to review the information in this letter, we will schedule an evening meeting at the Lakeside Park City Building to discuss the procedures and timelines in more detail, including an estimate of cost for concrete replacement. We are also willing to meet with you to discuss your individual situation at a mutually convenient time, especially if the cause of your sidewalk issues involve the need for tree, tree root removal, or other issues unique to your situation.

We look forward to working with you to minimize any inconvenience involved with improving the sidewalks that serve our residents.

Sincerely yours,



Paul R. Markgraf, Mayor