
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: November 29, 2002

SUBJECT: Resolution to schedule a Board of Equalization for Special Improvement District 103009 (500 West; Gateway Streets Landscaping Improvements)

STAFF REPORT BY: Gary Mumford

Special Improvement District 103009 involves the reconstruction of:

- 500 West Street from North Temple to 200 South and from 400 South to 600 South;
- 400 South Street from 500 West to 300 West;
- 500 South Street from 500 West to 300 West;
- 600 South Street from 500 West to 200 West

The reconstruction includes concrete curb, gutter and sidewalks, street lighting, park strip landscaping, concrete pavements, traffic signals, and new water, sewer and storm drainage lines. The special district portions of the improvements are the sides of streets where private property abuts public property including some street pavement, curb, gutter, park strips, sod, trees, sidewalks, street lights, and irrigation systems in the park strips to be connected to private irrigation systems. A large amount of the project, including median park blocks, was funded from sources other than assessments. The construction work relating to the special improvement district has been completed. Work continues on 500 West Street from 200 South to 400 South, but this section is not part of the special improvement district.

Special improvement district law requires the City to hold a board of equalization once construction is complete. It is proposed that the board of equalization be held on January 21, 2003 from 3:00 p.m. until 4:00 p.m.; on January 22 from 4:00 p.m. until 5:00 p.m.; and on January 23 from 6:00 p.m. until 7:00 p.m. to hear and consider any objections and make any corrections which the board may deem unequal or unjust.

MATTERS AT ISSUE/POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

The City's bonding attorneys, Ballard Spahr Andrews & Ingersoll, have prepared the attached resolution to set the dates for the Board of Equalization. In order to give sufficient notice to the 54 property owners, the City Engineer is requesting that the Council consider the resolution at its December 10th meeting.

The 500 South Street project is unique compared to other special improvement districts. It had multiple funding sources and was modified several times. At the briefing, the Council may wish to ask representatives of the Administration for a short verbal digest of the history of the project and an update on the construction.

BACKGROUND:

The special improvement district for the 500 West project is a component of a larger project to build public improvements on 500 West Street between North Temple and 600 South and improvements on streets where three I-15 freeway viaducts were shortened. The project included community parks in some street medians, but funding of the median parks was from other sources. Besides the special improvement assessments, other funding sources are Salt Lake City capital improvement funds, Redevelopment Agency appropriations, bonds issued by the Municipal Building Authority, motor fuel excise tax bonds issued in anticipation of Class C road funds, a federal grant from the Economic Development Administration, and funding from the Salt Lake City Department of Public Utilities.

Savings of \$900,000 have been identified from amounts that the Redevelopment Agency appropriated for the park blocks. Budget amendment number 11, which the Council is currently considering, proposes using the savings to reimburse the City's CIP Fund for appropriations that were made for the section between 200 South and 400 South. This section of the project is not included in the special improvement district, but this budget amendment issue relates to the entire project.

Actions taken by the City Council:

- November 2, 1999 – The Council adopted a resolution declaring the intention of the City to create a special improvement district to defray the cost and expenses of the improvement district by special assessments to be levied against the property benefited by such improvements and setting the deadline for filing written protest and setting the date for a public protest hearing.
- December 7, 1999 – The Council adopted a resolution amending and restating the previous resolution, which changed the deadline for filing written protests and established a new date for a public protest hearing.
- January 11, 2000 – The Council adopted a resolution amending and restating the previous resolution, which changed the deadline for filing written protest and established a new date for a public protest hearing because of advertising problems.
- February 15, 2000 – The public hearing was held to accept public comment and hear protests concerning the special improvement district. The City Engineer reported that the protest rate was 20.4%.
- March 21, 2000 – The Council adopted a resolution creating the special improvement district.
- July 13, 2000 – The Council adopted a resolution accepting bids for construction work and awarding of the construction contract. The contract was awarded to Wadsworth Brothers for \$4,648,650 which was below the Engineering estimate of \$4,936,000.

Approximate dates of future documents for Council action/consideration:

- April 2003 – Resolution containing the assessment ordinance and levying the tax.
- June 2003 – Bond resolution and bond purchase agreement.