
SALT LAKE CITY COUNCIL STAFF REPORT

DATE:	August 2, 2004
SUBJECT:	2004 Sidewalk Replacement and Quayle Avenue Reconstruction SID Notice of Intention for 2004 Sidewalk Replacement Area No. 102112, and Quayle Avenue Reconstruction Area No. 102113.
AFFECTED COUNCIL DISTRICTS:	2, 4, 5, 6, and 7
STAFF REPORT BY:	Jan Aramaki, Constituent Liaison/Policy Analyst
ADMINISTRATIVE DEPT. AND CONTACT PERSON:	Department of Public Services John Naser
FILE LOCATIONS:	Public Services/East Liberty Park Concrete Replacement SID 102112; and Quayle Avenue Reconstruction SID 102113

POTENTIAL MOTIONS:

1. ["I move that the Council"] Adopt a resolution declaring the Notice of Intention for the 2004 Sidewalk Replacement Area No. 102112 and Quayle Avenue Reconstruction Area No. 102113.
 2. ["I move that the Council"] Not adopt the resolution.
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KEY ELEMENTS: (Resolution)

Each year, a concrete replacement project is identified for funding. As the first step in creating the process to establish the Special Improvement District (SID), the Administration is requesting that the Council adopt a resolution declaring the Notice of Intention that includes two different areas:

1. 2004 Sidewalk Replacement Area No. 102112 (Affected Council Districts 4, 5, 6, and 7):
Improvements involve removal and reconstruction of deteriorated concrete sidewalks and installation of sidewalk access ramps, curb, gutter, drainage facilities, and new sidewalk access ramps for ADA accessibility at all street corners in the area between 1100 East and 1500 East Streets and from Sunnyside

Avenue to 1300 South, including along 1300 East from 1300 South to 2100 South Streets (map is attached as part of the Administration's transmittal). The cost to replace defective concrete is shared 50/50 between the City and the property owners.

2. Quayle Avenue Reconstruction Area No. 102113 (Affected Council District 2):

Improvements involve replacing the failed asphalt with concrete pavement, addition of curb and gutter, sidewalk on one side, storm drain facilities, street lights, and other miscellaneous work necessary to complete the improvements on Quayle Avenue between 900 West and Pearl (1000 West) Streets (map is attached as part of the Administration's transmittal). The cost of the reconstruction is divided between the City and the property owners including curb and gutters, sidewalk and ten feet of the roadway pavement on each side. The City's portion includes all remaining pavement costs, drainage facilities, street lighting, ADA sidewalk ramps and miscellaneous work.

According to John Naser, currently there are no street lights on the Quayle Avenue section that is included as part of the proposed SID. The street lights include two cobra head lights on poles which will meet the City's standard lighting policy. There has recently been some confusion regarding decorative street lighting. This project does not include a proposal to install decorative street lighting.

It is more economically feasible relating to bonding and administrative costs to combine the two project areas into one SID. Assessments may be paid by property owners in five (5) approximately equal annual installments. Projected construction schedule indicates work to begin in the fall of 2004 with anticipated completion by the fall of 2005. On page 4 of the Notice of Intention, a detailed list is available that shows the properties to be improved and assessed as part of the SID. Approximately 1,050 properties have been identified as part of the 2004 Sidewalk Replacement Area No. 102112; and 11 properties have been included as part of the Quayle Avenue Reconstruction Area No. 102113.

Informal public meetings are scheduled on September 1, 2004 for the Administration to review the proposed SID with interested abutting property owners. The meeting location is the Forest Dale Golf Course Meeting Room, 2375 South 900 East from 3:00 p.m. to 4:00 p.m. and from 5:00 p.m. to 6:00 p.m.

Funding sources are allocated from the Salt Lake City CIP budget, Public Utilities Department, and property owner assessments through the SID as follows:

2004 Sidewalk Replacement Area No. 102112 (Council Districts 4, 5, 6, and 7)

Property owners:	\$ 560,280
Salt Lake City Funds:	\$ 684,753
Public Utilities Department:	\$ 76,000
Total	\$1,321,033

Quayle Avenue Reconstruction Area No. 102113 (Affected Council District 2):

Property Owners:	\$102,095
Salt Lake City Funds:	\$119,442
Public Utility Funds:	\$ 40,769
Total	\$262,306

In 2003, the City Council approved funding for CIP applications for \$120,000 for the Quayle Avenue Design; and \$75,000 for the SID portion as part of the 2003-04 fiscal year budget.

For the 2004 Sidewalk Replacement Area No. 102112, the Engineering Division has identified all properties within the boundaries of the proposed SID that are in need of concrete replacement that will eliminate hazardous situations in the public way.

Following Council's approval of the attached resolution, a letter will be sent to property owners living within the boundary areas of the proposed SID (a copy of a letter that will be sent to residents in both areas is included as part of the Administration's paperwork). Property owners will then be notified that the City is considering a proposed sidewalk replacement project that includes their properties. The property owners are informed that the cost to replace defective concrete will be shared 50/50 by the City and the property owner; however, commercial properties pay the full cost of the replacement.

In conjunction with the concrete replacement, property owners are also informed that new sidewalk access ramps for ADA accessibility will be installed at all street corners. Also, property owners will be made aware that the City will use a horizontal saw cutting contractor to remove the vertical displacements of up to one inch in sidewalk sections at no cost to the property owner thus reducing property owner costs and eliminating hazardous situations. Saw cutting of the vertically displaced section could either take place before or after the work of replacing the designated sidewalk sections is completed. For areas identified for saw cutting, property owners are given the option to express preference to have sidewalk area replaced rather than saw cut; however sidewalk replacement in these incidences requires property owners to pay the cost of the sidewalk removal and replacement at the SID sidewalk replacement cost.

Areas identified by the City exceeding the one inch of sidewalk vertical displacement that do not warrant horizontal saw cutting or that are badly broken and deteriorated will be replaced as part of the SID.

To ensure that the assessments are equitable to the property owners involved in the District, an exception is given to corner lot properties. The sidewalk replacement costs associated with the first 75 feet along a non-address side of a property is excluded from the property owner's assessment cost.

Property owners are provided the option to have driveways or additional curb and gutter work performed in conjunction with the proposed SID improvements, with the property owner being responsible for optional replacement costs.

If a property owner does not wish to participate in the proposed SID or is on a limited income, there are three options:

- The property owner and the City execute a “Defective Concrete Agreement” that requires approval by the City Engineer. The agreement will permit the property owner to seek another manner in which to replace the concrete rather than participate in the SID. A property owner must identify the manner in which the defective concrete will be replaced and provide a timeline as to when replacements will occur. If failure on the part of the property owner to complete the work on time occurs, the agreement becomes null and void. This results in the property being added back to the District or a future district. The District will make the replacements and assess the property owner for the cost of improvements. If a property owner chooses to find another manner in which to complete the concrete replacement, the owner must comply with City standard plans and specifications and a no fee permit to work in the public way is required.
- Property owners also have the opportunity to file a protest on or before 5:00 p.m. on the 13th day of September 2004; however, in order for the District not to be created, the necessary number of protests must represent one-half of the total front footage to be assessed within the District.
- If an assessed property owner within the District has a “combined family income at or below the very low income level guidelines established by the Department of Housing and Urban Development in its ‘Income Limits for Housing and Community Developments, Section 8 Program for Salt Lake City and Ogden, Utah SMSA,’” the property owner may be eligible for low income deferment. The property owner must be residential and owner occupied to be eligible for low income deferment, and an owner must submit an application with the City. The deferment agreements are reviewed on an annual basis.

Upcoming action before the Council will include:

- City Council protest hearing.
- Resolution creating the Special Improvement District and resolution accepting a bid for construction work.
- Resolution appointing a Board of Equalization and setting the date for the Board of Equalization hearing.
- Ordinance confirming the assessment rolls and levying assessments.
- Resolution authorizing the issuance and providing the sale of bonds.

CC: Cindy Gust-Jenson, Sam Guevara, Rocky Fluhart, Rick Graham, Gary Mumford, Dan Mulé, Tim Harpst, Max Peterson, Gordon Haight, Kurt Larson, Diana Karrenberg, Marge Harvey, Barry Esham, Sylvia Jones, Gwen Springmeyer, Lehua Weaver, Annette Daley, Chris Bramhall, Karen Carruthers, and Garth Limburg