
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: January 28, 2004

SUBJECT: Notice of Intent for the Rose Park Special Improvement District to install and maintain new underground wired, decorative street lights.

Property within the boundaries of 600 North on the south, Rose Park Golf Course on the north, Jordan River on the west, and I-15 on the east.

AFFECTED COUNCIL DISTRICTS: District One

STAFF REPORT BY: Jan Aramaki, Policy Analyst/Constituent Liaison

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Gordon Haight and Tim Harpst

KEY ELEMENTS: (The proposal is presented as a Resolution)

As the first step in creating the process to establish a Special Improvement District (SID), the Administration is requesting that the Council adopt a resolution declaring the intention of the City to construct improvements within the City consisting of the installation of decorative street lighting poles, the removal of existing wooden street lighting poles, and all other miscellaneous work necessary to complete the improvements; to levy an assessment to operate and maintain said street lighting facilities; 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; to declare its official intent to reimburse itself for expenditures paid by it prior to the sale of bonds; and setting the deadline for filing written protest and setting the date for a public hearing protest.

In June 2003 as part of the fiscal year 2003-04 budget, the City Council approved funding for the proposed Rose Park Lighting project to remove all existing overhead street lighting and install new decorative poles with underground wiring throughout the Rose Park Community Council district. Funding allocation includes: \$975,000 from FY 2003-04 Capital Improvement Program (CIP) appropriation and \$675,000 in accumulated lighting replacement funds currently available in the existing SID. An additional \$561,000 was also approved by the City Council to be assessed to property owners. However, as a result of updated cost estimates, interest, and additional fees having been added to the cost, the Administration states that the estimated bond amount has increased from \$561,000 to \$800,000. The Council may wish to confirm with the Administration that the \$975,000 CIP appropriation is sufficient to cover the City's obligation to the proposed SID. The property owners' share is \$800,000 which will be financed by annual assessments to property owners over a ten-year period. The City currently contributes 25

percent of the cost of the Rose Park lighting power and maintenance, which the Administration expects to continue at a slightly lower rate once the new system is installed. Total estimated cost of the proposed project is \$2,450,000.

The boundaries that define the proposed SID include: 600 North on the south, Rose Park Golf Course on the north, Jordan River on the west, and I-15 on the east. The SID proposal combines nine existing SIDs into one. Residents who are currently participating in the nine separate SIDs are paying yearly assessments based upon linear feet of street frontage. By combining the nine existing SIDs into one, the new assessment will be based on a per lot basis which means that all the Rose Park residents will be assessed the same dollar amount, with the exception of the following property owners: Board of Education, Elementary School; Board of Education, Jr. High School; LDS Church; Salt Lake City Parks; Jordan River Park Authority; Utah Power; Y-Z Investments; Terraces of Rose Park Condos; Utah Division of Wild Life; and Smith Food King. (A detailed breakdown showing each property's acreage and assessment amounts is provided by the Administration on page two of their transmittal). Private property owners in the Rose Park area can participate in the proposed SID, however, state, federal and county agencies are not obligated to participate in a City SID. The Administration indicates these property owners will be approached and asked to participate in the proposed SID. In addition, the Salt Lake City Parks Division manages 24 acres. The Administration is recommending that Salt Lake City Parks Division participate in the proposed SID for a cost of \$3,500 per year.

Project Description: According to the Administration's paperwork, the proposed project includes: "removing the existing street lights and overhead wiring and installing 12 foot cast aluminum decorative poles with an acorn lens on top. Lower poles will minimize the impact of the tree canopy and will provide better lighting to the sidewalks for pedestrians. Removal of the overhead wiring will help improve the visual appearance of the area and eliminate the pruning of trees. The underground electrical wiring will be installed primarily by boring to minimize construction impacts to the neighborhoods and to reduce the risk of cutting tree roots. The lens will include dark sky "cutoff" shielding with optional resident side shielding. This results in the greatest percentage of light generated being shone on the street and sidewalk and not in the sky or windows."

Upcoming action before the City Council will include:

- City Council protest hearing.
- Resolution creating the Special Improvement District and resolution awarding the contract to the best bidder.
- Set the date to hold a board of equalization.
- Ordinance confirming the assessment rolls and levying assessments.
- Resolution authorizing the issuance and providing the sale of bonds.

cc: Rocky Fluhart, Lee Martinez, Sam Guevara, Cindy Gust-Jenson, David Dobbins, Dan Mulé, Tim Harpst, Gordon Haight, Chris Bramhall, Karen Carruthers, Garth Limburg, Gary Mumford, and Barry Esham

File location: Special Improvement District