
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: January 26, 2005

SUBJECT: 900 East 900 South Streetscape Upgrade
Special Improvement District (SID), Job No. 106018
Notice of Intention and set protest
hearing date of March 8, 2005

AFFECTED COUNCIL DISTRICTS: 4 and 5

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

ADMINISTRATIVE DEPT.
AND CONTACT PERSON: Department of Public Services
John Naser

FILE LOCATIONS: Public Services/900 East 900 South
SID, Job No. 106018

POTENTIAL MOTIONS:

1. ["I move that the Council"] Adopt a resolution declaring the Notice of Intention and set the protest hearing date for March 8, 2005 for the 900 East 900 South Streetscape Upgrade, Special Improvement District No. 106018.
 2. ["I move that the Council"] Not adopt the resolution.
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KEY ELEMENTS: (Resolution)

On November 9, 2004, the City Council finalized the capital improvement program (CIP) budget for fiscal year 2004-05. Included in the CIP budget was \$500,000 for the 900 South & 900 East Streetscape project, which was contingent upon Neighborhood SID Approval. 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 and set the protest hearing date for March 8, 2005. SID boundary includes all property fronting or abutting on both sides of 900 South from Windsor Street (860 East) to 1000 East. The Engineering Division has identified an estimated 26 parcels as part of the proposed SID, however some property owners own more than one parcel, therefore approximately 15 property owners will be involved with the proposed SID. All properties are commercial. The project is being coordinated with the Public Utilities Department for installation of storm drainage improvements for the project.

The Notice of Intention states that "The proposed improvements include the reconstruction of the roadway pavement; and the construction and installation of concrete angle parking, concrete curbs, sidewalks, driveway approaches, median islands, sidewalk ramps, storm

drainage facilities, site furnishing, street lighting, traffic signals, landscaping, and miscellaneous work.”

Depending upon the nature of the improvements, costs will be assessed by front foot (lot width) of abutting property. Each property owner will receive information with the Notice of Intention of an estimated assessment calculation made by the City Engineer’s Office.

The Administration reports that existing curb, gutter, and angle parking are deteriorated and in poor condition and will be replaced as part of the City’s expense portion. Although sidewalks are in good condition and do not need to be replaced, there is the exception of sidewalk areas near the intersection which will also be replaced at the City’s expense for the beautification project.

Costs that will be assessed to the property owners include: areas that lack cut-back angle parking and for the beautification amenities associated with the project (decorative concrete, decorative street lighting, landscaped medians, and site furnishing upgrades). There are no options being offered to the property owners who may want to have additional work performed in conjunction with the proposed SID improvements.

Following Council’s approval of the attached resolution, a Notice of Intention informational letter and a preliminary estimate will immediately be sent to property owners within the boundary areas of the proposed SID (a copy of a letter that will be sent to property owners is attached) notifying property owners that the City is considering a proposed SID for reconstruction of 900 South from Windsor Street to 1000 East.

It is projected that the project may begin in May with completion by fall of 2005.

KEY DATES:

Informal public meetings are scheduled for March 2, 2005 for the Administration to review the proposed SID with interested abutting property owners. The meeting location is the Forest Dale Golf Course, 2375 South 900 East, from 4:00 p.m. to 6:00 p.m.

Written protests against the proposed improvements, assessments or against the creation of the District must be presented and filed in the Office of the City Recorder on or before 5:00 p.m. on March 7, 2005, followed by a Council protest hearing on Tuesday, March 8, 2005 at 7:00 p.m.

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.

BUDGET RELATED FACTS:

The City Engineer has estimated that the total cost of improvements in the proposed District is \$1,502,000. It is anticipated the City’s portion will be approximately \$1,140,000 (includes approximately \$249,000 from the Public Utilities Department to pay for drainage

improvements and \$96,000 from the United States Department of Housing and Urban Development). The property owners' portion is estimated to be approximately \$362,000 (includes construction costs, a portion of engineering expenses, possibly a portion for debt service reserve, an allowance for interest on interim warrants issued to finance construction of the improvements and 15 percent for administrative costs).

Estimated breakdown costs to property owners are as follows:

Rate		Estimated Unit Costs	Estimated Cost to Property Owners
No.Quantity			
1	1,774.19 LF	\$204 per lineal foot	\$362,000

The majority of City funding sources are allocated from the Salt Lake City Capital Improvement budget Class "C" funds (\$500,000 was appropriated during the 2004-05 CIP process contingent upon the property owners being in favor of the SID), a Federal Economic Development Initiative Grant, Salt Lake City Public Utilities Department, and with the remaining costs of the improvements paid by a special assessment to be levied against the property fronting or abutting upon or adjacent to the improvements. It is anticipated that the first payment of an assessment installment may be less than one year from the date the Council adopts the assessment ordinance; thereafter approximately ten assessment installments will fall on the anniversary date of the first assessment payment, rather than five years as is calculated for concrete replacement SIDs.

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR ADMINISTRATION:

1. According to the Engineering Division, a Notice of Intention letter is prepared and copies for the property owners are made ahead of time prior to the City Council considering the Notice of Intention. Making copies ahead of time ensures that the letters are ready to be sent to property owners immediately following the Council's adoption of the resolution. Council staff wishes to point this out only because during the last SID Notice of Intention briefing held by the Council, a suggestion was made by a Council Member to modify the Notice of Intention letter with the intent to ensure the letter clearly reflected the improvements the property owners were being assessed for. The Administration revised the letter but at the expense of having to recopy the letter for all the property owners.
2. During the design phase, a sight-impaired District Five resident had significant concerns with the plans when a round-about was included. He is pleased that it has been removed, but is still cautious to ensure that the design elements be completely accessible to ensure that there are no dangers for sight or hearing impaired individuals.

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