
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: January 4, 2008

SUBJECT: California Avenue Reconstruction
Special Assessment Area (SAA) No. 103006
Notice of Intention and set protest
hearing date of March 4, 2008

AFFECTED COUNCIL DISTRICTS: 2

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

ADMINISTRATIVE DEPT.
AND CONTACT PERSON: Department of Public Services
John M. Coyle, Project Manager

FILE LOCATIONS: Public Services/California Avenue
Reconstruction SAA, 4800 W to 5600 W,
Job No. 103006

CC: Cindy Gust-Jenson, Sam Guevara, Lyn Creswell, Rick Graham, Ed Rutan, Boyd Ferguson, Jennifer Bruno, Dan Mulé, Marina Scott, Tim Harpst, Max Peterson, John Coyle, Michael Barry, Michael Stott, Quin Card, Susan Finlayson, Karen Carruthers, Randy Hillier, Blaine Carlton, and Garth Limburg

POTENTIAL MOTIONS:

1. ["I move that the Council"] Adopt a resolution declaring the Notice of Intention and set the protest hearing date for March 4, 2008 for the California Avenue Reconstruction, 4800 West to 5600 West, Special Assessment Area No. 103006. *(A resolution to (a) finance the cost of certain infrastructure improvements consisting of the reconstruction of roadway pavement, installation of concrete curbs, sidewalks, and street lighting and all other miscellaneous work necessary to complete the improvements in a proper and workmanlike manner; (b) defray the cost and expenses of improvements by assessments to be levied against the properties benefited by such improvement; and (c) provide notice of intention to designated assessment area to authorize such improvements and to fix a time and place for protests against such improvements or the designation of said assessment area; to declare its official intention to reimburse itself for expenditures paid by it prior to the sale of the bonds; and to authorize advertisement of construction bids and related matters.)*
2. ["I move that the Council"] Not adopt the resolution.

KEY ELEMENTS: (Resolution)

As the first step in creating the process to establish the Special Assessment Area (SAA), the Administration is requesting that the Council adopt a resolution declaring the Notice of Intention and set the protest hearing date for March 4, 2008. SAA boundary includes five commercial properties abutting on the south side of California Avenue between 4800 West to 5600 West streets and the Lee Drain drainage easement running along California Avenue within the Area.

The Administration's paperwork states that the proposed improvements consist of improvements for California Avenue to include "concrete pavement, curb and gutter, sidewalk, storm drainage, and street lighting" resulting in one eastbound lane and two westbound lanes. According to the Administration, the property owner on the north side of California Avenue is not participating in the SAA. However, when the property is developed, the property owner will be required to add the additional westbound lane, curb and sidewalk which are in keeping with City policy to require property owners to install the public way improvements adjacent to their property.

Also in keeping with City policy, areas of the proposed SAA that currently lack sidewalks, curb and gutter will be assessed a cost of 100 percent of the actual costs. The Administration reports there are a few areas of sidewalk requiring ADA ramps. The costs for the ADA ramps will be absorbed by the City.

Following Council's approval of the attached resolution, a letter will be sent to property owners within the boundary areas of the proposed SAA. Property owners will be notified that the City is considering a proposed SAA for reconstruction of California Avenue between 4800 West and 5600 West streets.

It is projected that the project will begin in May 2008 with an estimated completion date of November 2008. The Administration informed Council staff that the commercial properties along the south side of California Avenue do not access their properties from California Avenue, but rather have access from either 4800 West or 5500 West streets. Two of the five properties are developed. Construction will be planned accordingly to minimize disruption to businesses.

KEY DATES:

An informal information meeting is scheduled for February 26, 2008 for the Administration to review the proposed SAA with interested abutting property owners. The meeting will be held from 2:00 p.m. to 4:00 p.m. at 349 South 200 East.

Written protests in opposition of the proposed improvements, assessments or creation of the SAA must be presented and filed in the Office of the City Recorder on or before 5:00 p.m. on Tuesday, March 4, 2008; or communicated to the City Council at the Council protest hearing on Tuesday, March 4, 2008 at 7:00 p.m.

Upcoming action before the Council will include:

- City Council protest hearing on March 4, 2008 at 7:00 p.m.

- Resolution creating the Special Assessment Area 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 for the sale of bonds.

BUDGET RELATED FACTS:

The City Engineer estimates that the total cost of improvements, including overhead costs, in the proposed SAA are \$5,261,000. It is anticipated the City's portion will be approximately \$3,984,725 which includes approximately \$390,000 paid by the Public Utility fund for drainage improvements. The property owners' portion is estimated to be approximately \$1,276,275 (includes construction costs; a portion of engineering expenses for all proposed improvements; the interest cost on interim warrants issued to finance construction of the improvements; an allowance of fifteen percent for administrative costs; a possible underwriter's discount on sale of special assessment bonds; and legal and other costs in connection with the issuance of the bonds). The estimated assessment is \$255 of per front foot of property which will be assessed to the property owners.

City funding will be allocated from the Salt Lake City Capital Improvement (CIP) funds and Public Utility fund. The remaining costs of the improvements shall be paid by a special assessment to be levied against the properties fronting or abutting upon or adjacent to the improvements. Property owners may pay assessments in ten annual principal installments with interest accruing on the unpaid balance, or the whole or any part of the assessment may be paid without interest within 25 days after the ordinance levying the assessment becomes effective.

If an assessed property is later subdivided into smaller parcels after the assessment has been adopted, as a condition to the City having approved said subdivision, the City shall amend the assessment ordinance allocating the original assessment to the smaller parcels based upon front footage.

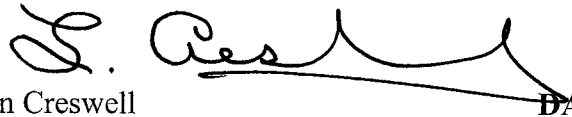
DEC 27 2007

RICHARD GRAHAM
PUBLIC SERVICES DIRECTOR

SALT LAKE CITY CORPORATION
DEPARTMENT OF PUBLIC SERVICES

ROSS C. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL



TO: Lyn Creswell
Chief Administrative Officer

DATE: December 13, 2007

FROM: Rick Graham, Director *Rg*
Public Services Department

SUBJECT: Notice of Intention, California Avenue Reconstruction, 4800 West to 5600 West, Job No. 103006

STAFF CONTACT: John M. Coyle, P.E., Project Manager 535-6241

DOCUMENT TYPE: Resolution

RECOMMENDATION: It is recommended the City Council adopt a resolution declaring its intent to designate the assessment area.

BUDGET IMPACT: Monies are provided from the Salt Lake City Capital Improvement fund, Public Utility fund and property owner assessments through the Special Assessment Area.

BACKGROUND/DISCUSSION: California Avenue Reconstruction, 4800 West to 5600 West, Special Assessment Area, Job No. 103006 involves the construction of roadway pavement, concrete curbs, sidewalks and street lighting.

Attached is an information sheet, site map, draft of the Notice of Intention and a schedule of hearing and meetings.

PUBLIC PROCESS: An informal information meeting is scheduled for February 26, 2008 at 349 South 200 East, and a protest hearing is scheduled before the City Council on March 4, 2008.



INFORMATION SHEET

California Avenue Reconstruction, 4800 West to 5600 West, Job No. 103006

DESCRIPTION OF IMPROVEMENTS:

The improvements for California Avenue include concrete pavement, curb and gutter, sidewalk, storm drainage, and street lighting. There will be one eastbound lane and two westbound lanes.

All necessary improvements will be constructed according to plans, profiles and specifications on file in the office of the City Engineer.

AVAILABILITY OF FUNDS:

The project will be funded from the Salt Lake City Capital Improvement budget, Public Utilities Department budgets and property owner assessments through the Special Assessment Area.

TOTAL ESTIMATED COSTS:

• Property Owners	\$ 1,276,275
• Salt Lake City Funds	\$ 3,594,725
• Public Utility Department	\$ 390,000
• Total	\$ 5,261,000

ESTIMATED CONSTRUCTION SCHEUDLE

• Award Contract	April, 2008
• Start Construction	May, 2008
• Complete Construction	November, 2008

Special Assessment Area
California Avenue Reconstruction
(4800 West to 5600 West)
S.A.A.; Job Number 103006



CALIFORNIA AVE

Lee Drain

Assessment Area

4800 W

5350 W

5500 W

5600 W

1300 S

1525 S

1520 S

1730 S

5070 W

5200 W

Salt Lake City, Utah

January 8, 2008

A regular meeting of the City Council of Salt Lake City, Utah, was held on Tuesday, the 8th day of January, 2008, at the hour of 7:00 p.m. at the offices of the City Council at 451 South State Street, Salt Lake City, Utah, at which meeting there were present and answering to roll call the following members who constituted a quorum:

Van Blair Turner	Chair
Jill Remington-Love	Vice Chair
Søren Dahl Simonsen	Councilmember
K. Eric Jergensen	Councilmember
Carlton Christensen	Councilmember
Luke Garrott	Councilmember
J.T. Martin	Councilmember

Also present:

Ralph Becker	Mayor
Edwin P. Rutan, II	City Attorney
	Deputy City Recorder

Absent:

After the meeting had been duly called to order and after other matters not pertinent to this resolution had been discussed, the Deputy City Recorder presented to the Council a Certificate of Compliance With Open Meeting Law with respect to this January 8, 2008, meeting, a copy of which is attached hereto as Exhibit A.

Thereupon, the following resolution was introduced in written form, discussed in full, and pursuant to motion made by Councilmember _____ and seconded by Councilmember _____, adopted by the following vote:

AYE:

NAY:

The resolution was then signed by the Mayor in open meeting and recorded by the Deputy City Recorder in the official records of Salt Lake City, Utah. The resolution is as follows:

RESOLUTION NO _____ OF 2008

A RESOLUTION TO (A) FINANCE THE COST OF CERTAIN INFRASTRUCTURE IMPROVEMENTS CONSISTING OF THE RECONSTRUCTION OF ROADWAY PAVEMENT, INSTALLATION OF CONCRETE CURBS, SIDEWALKS, AND STREET LIGHTING AND ALL OTHER MISCELLANEOUS WORK NECESSARY TO COMPLETE THE IMPROVEMENTS IN A PROPER AND WORKMANLIKE MANNER; (B) DEFRAY THE COST AND EXPENSES OF IMPROVEMENTS BY ASSESSMENTS TO BE LEVIED AGAINST THE PROPERTIES BENEFITED BY SUCH IMPROVEMENTS; AND (C) PROVIDE NOTICE OF INTENTION TO DESIGNATE ASSESSMENT AREA TO AUTHORIZE SUCH IMPROVEMENTS AND TO FIX A TIME AND PLACE FOR PROTESTS AGAINST SUCH IMPROVEMENTS OR THE DESIGNATION OF SAID ASSESSMENT AREA; TO DECLARE ITS OFFICIAL INTENTION TO REIMBURSE ITSELF FOR EXPENDITURES PAID BY IT PRIOR TO THE SALE OF THE BONDS; AND TO AUTHORIZE ADVERTISEMENT OF CONSTRUCTION BIDS AND RELATED MATTERS.

BE IT RESOLVED by the City Council of Salt Lake City, Utah (the "Council"), as follows:

Section 1. The Council hereby determines that it will be in the best interest of the City to finance the costs of certain infrastructure improvements consisting of the reconstruction of roadway pavement, installation of concrete curbs, sidewalks and street lighting, as well as other miscellaneous work necessary to complete the improvements in a proper and workmanlike manner (collectively, the "Improvements") according to plans on file in the office of the City Engineer in Salt Lake City, Utah. To finance the Improvements, the Council hereby determines that, pursuant to the Assessment Area Act, Title 11, Chapter 42, Utah Code Annotated 1953, as amended (the "Act"), it will be in the best interest of the City to designate an assessment area as provided herein.

Section 2. The proposed assessment area shall be known as the "Salt Lake City, Utah California Avenue, 4800 West to 5600 West, Special Assessment Area (#103006) (the "Area"). A description of the proposed Area is more particularly described in the Notice of Intention to Designate Assessment Area hereinafter set forth.

Section 3. The cost and expenses of the proposed Improvements shall be paid by an assessment to be levied against the property to be improved or that may be directly or indirectly benefited by any of such Improvements, such assessment to be paid in not more than ten (10) principal installments with interest on the unpaid balance until due and paid.

Section 4. Written protests against the proposed Improvements or against the designation of the Area must be presented and filed in the Office of the City Recorder on

or before Tuesday., the 4th day of March, 2008, at the hour of 5:00 p.m. Thereafter at 7:00 p.m. on Tuesday, the 4th day of March, 2008, at the Salt Lake City Council office, 451 South State Street, Salt Lake City, Utah, any such protests shall be heard and considered by the Council. The City Recorder is hereby directed to give notice of intention to designate the Area, to make the proposed Improvements, to assess the costs thereof, and of the time within which protests against the proposed Improvements, the proposed assessments, or the designation of the Area may be filed and the date when such protests will be heard and considered by publishing a Notice of Intention to Designate Assessment Area in the Deseret Morning News, a newspaper of general circulation in the City, said notice to be published four times, once during each week for four consecutive weeks, the last publication to be not less than five (5) nor more than twenty (20) days prior to the time fixed in the notice as the last day for the filing of protests. In addition, the City Recorder shall mail a copy of such notice by United States Mail, postage prepaid, to each owner of land to be assessed within the proposed Area at the last known address of such owner, using for such purpose the names and addresses of said owners appearing on the last completed real property assessment rolls of Salt Lake County, and, in addition, a copy of such notice shall be mailed, postage prepaid, addressed to "Owner" at the street number of each piece of improved property to be affected by the assessment, said notices to be so mailed not later than ten (10) days after the first publication of the Notice of Intention to Designate Assessment Area. If a street number has not been so assigned, then the post office box, rural route number, or any other mailing address of the improved property shall be used for the mailing of the Notice. Said Notice shall be in substantially the following form:

NOTICE OF INTENTION TO DESIGNATE ASSESSMENT AREA

PUBLIC NOTICE IS HEREBY GIVEN that on Tuesday, the 8th day of January, 2008, the City Council (the "Council") of Salt Lake City, Utah (the "City"), adopted a resolution declaring its proposal to designate an assessment area to be known as the Salt Lake City, Utah California Avenue, 4800 West to 5600 West Special Assessment Area (#103006) (the "Area"). It is the proposal of the Council to provide improvements to property within the proposed Area and to finance the cost of said improvements (the "Improvements") within the Area and to levy an assessment as provided in Title 11, Chapter 42, Utah Code Annotated 1953, as amended, (the "Act") on the property lying within the Area for the benefit of which such assessment is to be expended in the making of such Improvements.

DESCRIPTION OF AREA

The proposed area along the south side of California Avenue beginning at the west right-of-way line of 4800 West, thence west to the east right-of-way line of 5600 West shall include the following properties abutting the south easement line of the Lee Drain drainage easement:

The south boundary of said properties to be assessed is described by the following line:

Beginning at a Point that is S00°14'27"W 1458.9 feet from the Northeast Corner of Section 13, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence N89°31'27"W 3625.4 feet; thence N00°13'53"E 296.0 feet; thence N89°36'05"W 948.9 feet; thence S00°14'10"W 937.7 feet; thence N89°45'06"W 640.3 feet to a Point that is S00°14'54"W 2087.5 feet from North line of said Section 13.

These properties will be assessed at Zone Rate No. 1 as described herein.

PROPOSED IMPROVEMENTS

The proposed Improvements consist of the reconstruction of roadway pavement, installation of concrete curbs, sidewalks and street lighting, as well as other miscellaneous work necessary to complete said Improvements in a proper workmanlike manner.

ESTIMATED COST OF IMPROVEMENTS AND METHOD OF ASSESSMENT

Assessments for the proposed Improvements will be levied based upon the total front footage of abutting property along California Avenue, or the drainage easement running along California Avenue.

The total cost of Improvements to be constructed for the benefit of properties within the Area, including overhead costs is estimated to be \$5,261,000, approximately \$3,984,725 of which will be paid by the City (the "City's Portion") and the remaining \$1,276,275 of which is anticipated to be paid by an assessment to be levied against the property that may be directly or indirectly benefited by such Improvements, which benefits need not actually increase the fair market value of the property to be assessed (the "Owners' Portion").

The City's Portion includes approximately \$390,000 that the Public Utilities Department of the City will pay for drainage improvements. The actual commitment of the City to pay the City's Portion of the cost of Improvements is subject to the availability of funds and compliance with the City's budget requirements. Estimated costs of Improvements include estimated overhead costs that the City projects to incur in the creation and administration of the Area.

The Owners' Portion of the total estimated costs of the Improvements includes construction costs and a portion of engineering expenses for all proposed Improvements, the interest cost on interim warrants issued to finance construction of the Improvements, an allowance of fifteen percent (15%) for administrative costs, including a possible underwriter's discount on sale of special assessment bonds (the "Bonds"), and legal and other costs in connection with the issuance of the Bonds.

The estimated cost of Improvements to be assessed against the benefited properties within the Area and the method of assessment are as follows:

Zone Rate No.	Improvements	Estimated Assessment	Unit of Assessment
1.	Curb and gutter, concrete pavement, street lights and sidewalk.	\$255	Per front foot

The proposed assessment will be equal and uniform based on benefits received. The adjustment for the City's Portion has been taken into account in the Table above so that the Estimated Assessment per front foot represents the net estimated cost to be assessed to the property owners.

The City Engineer has prepared a "Certificate of Project Engineer" that, among other things, identifies the costs of the proposed Improvements. Said Certificate is on file in the office of the City Engineer who will make such information available to all interested parties.

LEVY OF ASSESSMENTS

It is the proposal of the Council to levy assessments as provided in the Act on all parcels and lots of real property abutting the south side of California Avenue or the drainage easement running along California Avenue within the Area. The purpose of the

assessment and levy is to pay those costs of the proposed Improvements that the City will not assume and pay. The method of assessment shall be by front footage as set forth hereinabove.

The assessments may be paid by property owners in ten (10) annual principal installments with interest on the unpaid balance at a rate or rates fixed by the Council, or the whole or any part of the assessment may be paid without interest within twenty-five (25) days after the ordinance levying the assessment becomes effective. The assessments shall be levied according to the benefits to be derived by each property within the Area. Other payment provisions and enforcement remedies shall be in accordance with the Act.

If an assessed property is subdivided into smaller parcels after the City has adopted an assessment ordinance levying the assessments in the Area, as a condition to the City approving said subdivision the City shall amend the assessment ordinance to allocate the original assessment to the smaller parcels based upon front footage; provided however, that if one or more of the smaller parcels does not front on California Avenue or the drainage easement running along California Avenue, the owner of the originally assessed property, as a condition to the City approving said subdivision, must either (i) prepay that portion of the original assessment attributable to the property that does not front on California Avenue or the drainage easement running along California Avenue based upon an area allocation or (ii) provide a written consent and waiver to the City in which said owner consents to the City allocating an assessment to the property that does not front on California Avenue or the drainage easement running along California Avenue based upon an area allocation and waives any right to contest said assessment, in which case the City shall amend the assessment ordinance to reflect that change.

A map of the proposed Area and specifications of the proposed Improvements and other related information are on file in the office of the City Engineer who will make such information available to all interested persons.

TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be included within the Area described in this Notice of Intention to Designate Assessment Area shall have the right to file in writing a protest against the designation of the Area or to make any other objections relating thereto. Protests shall describe or otherwise identify the property owned of record by the person or persons making the protest. Protests shall be filed in writing with the City Recorder of Salt Lake City, Utah, either in person during regular business hours Monday through Friday, or by mail on or before the date of the hearing at 5:00 p.m. on Tuesday, the 4th day of March, 2008, at the offices of the City Recorder located in Room 415, City and County Building, 451 South State Street, P.O. Box 145515, Salt Lake City, Utah 84114-5515. Thereafter, at 7:00 p.m. on Tuesday, the 4th day of March, 2008, the Council will meet in public meeting at the City Council offices in Salt Lake City, Utah, to consider all protests so filed and hear all objections relating to the proposed Area, the proposed assessments, and the proposed Improvements. After such consideration and determination, the Council shall adopt a resolution either abandoning the Area or creating the Area either as described in this Notice of Intention to Designate Assessment Area or with deletions and changes made as authorized by the Act;

but the Council shall abandon the designation of the Area if the necessary number of protests as provided herein have been filed on or before the time specified in this Notice of Intention to Designate Assessment Area for the filing of protests after eliminating from such filed protests: (i) protests relating to property or relating to a type of Improvement that has been deleted from the Area, and (ii) protests that have been withdrawn in writing prior to the conclusion of the hearing. The necessary number of protests shall mean the following: Protests representing one-half of the total front footage to be assessed where an assessment is proposed to be made according to front footage.

ADOPTED BY THE CITY COUNCIL OF SALT LAKE CITY, UTAH

By: _____
Deputy City Recorder

Published in the Deseret Morning News on January 14, 22, 28 and February 4,
2008.

Section 5. The City Engineer has prepared a “Certificate of Project Engineer,” attached hereto as Exhibit B that, among other things, identifies the costs of the proposed Improvements. The findings and determinations set forth in this resolution are based, in part, upon said Certificate of Project Engineer.

Section 6. The Council reasonably expects, and hereby confirms its prior expressions of intent, to reimburse the City from proceeds of the Bonds for capital expenditures paid by the City (whether or not such expenditures are paid from proceeds of interim warrants) with respect to the Improvements.

Section 7. This declaration is intended to be a declaration of official intent under Treasury Regulation § 1.103-18(1).

Section 8. The maximum principal amount of debt expected to be issued for reimbursement purposes is \$1,276,275. This amount will be reduced by cash payments received by the City from property owners who elect to pay their assessment in part or in full part during the cash prepayment period immediately following the effective date of the assessment ordinance.

Section 9. This declaration of official intent is consistent with the City’s budgetary and financial circumstances. No funds from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the City or by any member of the same controlled group pursuant to their budget or financial policies with respect to the expenditures to be reimbursed.

Section 10. The City Engineer is hereby authorized to prepare notices to call for bids for the furnishing of materials and the acquisition and installation of Improvements, and the City Recorder is hereby authorized to publish such notices calling for bids at least one time in the Deseret Morning News, a newspaper of general circulation in the City, at least fifteen (15) days before the date specified in the notice for the receipt of bids.

After the conduct of other business not pertinent to the above, the meeting was, on motion duly made and seconded, adjourned.

PASSED AND APPROVED by the City Council of the City, this 8th day of January, 2008.

(SEAL)

By: _____
Chair

ATTEST:

By: _____
Deputy City Recorder

PRESENTATION TO THE MAYOR

The foregoing ordinance was presented to the Mayor for his approval or disapproval this ____ day of _____, 2008.

By: _____
Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this ____ day of _____, 2008.

By: _____
Ralph Becker, Mayor

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

I, _____, the duly appointed, qualified, and acting Deputy City Recorder of Salt Lake City, Salt Lake County, Utah, do hereby certify that the above and foregoing is a full, true, and correct copy of the record of proceedings had by the City Council of Salt Lake City, Utah, at its meeting held on Tuesday, the 8th day of January, 2008, insofar as the same relates to or concerns Salt Lake City, Utah California Avenue, 4800 West to 5600 West, Special Assessment Area (#103006) as the same appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Salt Lake City this the 8th day of January, 2008.

(SEAL)

By: _____
Deputy City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

AFFIDAVIT OF MAILING
NOTICE OF INTENTION

I, _____, the duly chosen, qualified, and acting Deputy City Recorder of Salt Lake City, Utah, do hereby certify that the attached Notice of Proposed Assessment Area Designation was approved and adopted in the proceedings of the City Council on the 8th day of January, 2008.

I further certify that on _____, 2008 (a date not later than ten (10) days after the first publication of the Notice of Intention to Designate Assessment Area), I mailed a true copy of the Notice of Intention to Designate Assessment Area to designate Salt Lake City, Utah California Avenue, 4800 West to 5600 West, Special Assessment Area (#103006) by United States Mail, postage prepaid to each owner of land to be assessed within the proposed Assessment Area at the last known address of such owner, using for such purpose the names and addresses appearing on the last completed real property assessment rolls of Salt Lake City. In addition, I mailed a copy of such notice, postage prepaid, addressed to "Owner" at the street number of each piece of improved property affected by the assessment.

I further certify that a certified copy of said Notice of Intention to Designate Assessment Area together with profiles of the Improvements and a map of the proposed Area was on file in my office for inspection by any interested parties.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of Salt Lake City, Utah this 8th day of January, 2008.

(SEAL)

By: _____
Deputy City Recorder

PROOF OF PUBLICATION

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, _____, the undersigned Deputy City Recorder of Salt Lake City, Salt Lake County, Utah (the "City"), do hereby certify, according to the records of the City in my official possession, and upon my own knowledge and belief, that in accordance with the requirements of Section 52-4-202, Utah Code Annotated 1953, as amended, I gave not less than twenty-four (24) hours public notice of the agenda, date, time and place of the 8th day of January, 2008, public meeting held by the City as follows:

(a) By causing a Notice, in the form attached hereto as Schedule A, to be posted at the City's offices at 451 South State Street, Salt Lake City, Utah, on the 4th day of January, 2008, at least twenty-four (24) hours prior to the convening of the meeting, said Notice having continuously remained so posted and available for public inspection until the completion of the meeting; and

(b) By causing a copy of such Notice, in the form attached hereto as Schedule A, to be delivered to the Deseret Morning News on the 4th day of January, 2008, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this the 8th day of January, 2008.

(SEAL)

By: _____
Deputy City Recorder

SCHEDULE A

NOTICE OF MEETING

EXHIBIT B

CERTIFICATE OF PROJECT ENGINEER

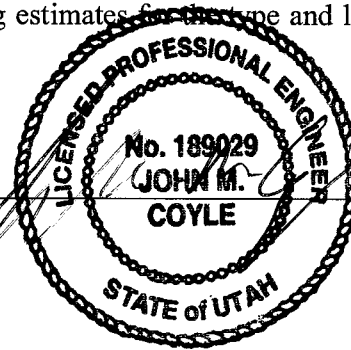
CERTIFICATE OF PROJECT ENGINEER

The undersigned project engineer for the Salt Lake City, Utah California Avenue, 4800 West to 5600 West, Street Improvement Assessment Area (#103006) (the "Area"), hereby certifies as follows:

1. I am an engineer engaged by Salt Lake City, Utah, to perform the necessary engineering services for and to supervise the construction or installation of the improvements proposed to be acquired, constructed, and/or installed within the Area.

2. The estimated costs of the proposed improvements to be acquired, constructed, and/or installed within the Area are set forth in the attachment hereto. Said estimated costs are based on preliminary engineering estimates for the type and location of said proposed improvements as of the date hereof.

By: _____



DATE: _____

12/19/07

**CALENDAR OF EVENTS
SALT LAKE CITY
SPECIAL ASSESSMENT AREA**

**California Avenue Reconstruction (4800 West to 5600 West) S.A.A.; Job Number 103006
Construction Phase**

Date	Event	Responsibility
17-Dec-07	Description of improvements and areas to be improved furnished by City Engineer to Ballard Spahr Andrews & Ingersoll ("Bond Counsel").	Engineering
24-Dec-07	Legal documents transmitted from Bond Counsel to Salt Lake City (the "City") and the "Financial Advisor"). RE: Notice of Intention.	Engineering & Bond Counsel
8-Jan-08	Briefing from Engineering before meeting	Engineering
8-Jan-08	Council adopts Notice of Intention to create the Area and authorizes advertisement for bids and set protest hearing date.	Council
14-Jan-08	First publication of Notice of Intention.	Recorders Office
22-Jan-08	Second Publication of Notice of Intention.	Recorders Office
22-Jan-08	Mailing (within 10 days from the first publication) of the Notice of Intention to (1) each owner within the Special Assessment Area and (2) each street address, post office box, rural route or other mailing address to "Owner".	Recorders Office
28-Jan-08	Third publication of Notice of Intention.	Recorders Office
4-Feb-08	Fourth publication of Notice of Intention.	Recorders Office
26-Feb-08	Informal information meeting. (This may be scheduled earlier; it is not a statutory requirement.)	
4-Mar-08	Deadline for filing written protests.	
4-Mar-08	Protest hearing council date.	Council

Date Printed: 12/19/2007

Date	Event	Responsibility
11-Mar-08	Tabulation of protests furnished to Ballard Spahr	Engineering
	Andrews & Ingersoll.	
11-Mar-08	Council sent action letter to create the Area.	Council
11-Mar-08	Protests and creation of the Area transmitted from	Engineering
	Ballard Spahr Andrews & Ingersoll to the City and	
	First Security Bank.	
3-Mar-08	Publication of the Notice to Contractors calling	Engineering
	for bids.	
3-Mar-08	Legal documents prepared by Bond Counsel	Engineering &
	RE: Bid Opening Summary.	Bond Counsel
26-Mar-08	Bids opened, tabulated and reported.	Engineering
1-Apr-08	Council adopts a resolution creating the Special	Council
	Assessment Area.	
1-Apr-08	Award of construction contract and provisions for	Engineering
	interim financing transmitted from Bond Counsel	
	to the City and the Financial Advisor.	
1-Apr-08	File a copy of the Notice of intention and the	Recorders Office
	Resolution creating the Special Assessment Area	
	and proposed Assessment List with the County Recorder.	