
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: November 5, 2009

SUBJECT: North Temple Viaduct Replacement
Special Assessment Area
Job No. 109014
Notice of Intention and set protest
hearing date of December 8, 2009

AFFECTED COUNCIL DISTRICTS: 1, 2, 3, and 4

STAFF REPORT BY: Jennifer Bruno, Deputy Director

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

POTENTIAL MOTIONS:

1. ["I move that the Council"] Adopt a resolution declaring the Notice of Intention and set the protest hearing date for December 8, 2009 for the North Temple Viaduct Replacement Special Assessment Area, job number 109014.
 2. ["I move that the Council"] Not adopt the resolution.
-

KEY ELEMENTS: (Resolution)

- A. 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 December 8, 2009. A map of the proposed assessment area is attached to this staff report, but generally includes properties fronting and adjacent to the interception of North Temple and 400 West. The Engineering Division has identified 13 parcels as part of the proposed SAA, however some property owners own more than one parcel.
- B. The Notice of Intention states that the purpose of the Assessment Area is to "finance the cost of certain infrastructure improvements consisting of the replacement of the existing north temple viaduct with an auto/light rail viaduct and related improvements...". The new viaduct will extend from the west side of the 400 West intersection to the east side of the 600 West intersection on North Temple and include four vehicle travel lanes, pedestrian walkways, light rail tracks and a

passenger transfer station from the light rail to the Front Runner commuter rail station located below the viaduct.

- C. The Viaduct replacement is proposed to coincide with construction of the light rail line to the airport.
- D. Assessments for the proposed improvements will be based upon taxable value of the property (as it appears on the most recent tax records of Salt Lake County). For properties which are exempt from the levy of a general property tax, the levy will be based on the "final value" of said properties (as it appears on the most recent tax records of Salt Lake County).
- E. Property owners have the option of paying their assessment over 20 years at a rate to be set by the City Council (*the City Treasurer can provide the Council with the interest rate to offset the upfront cost of borrowing*).
- F. The total amount levied in the assessment area is proposed to be **\$4,325,243**. The full amount will be paid by property owners, as it will be added to the overall North Temple Boulevard reconstruction (as opposed to some SAAs in which costs are shared equally by the City and property owners). Each property owner will receive information with the Notice of Intention of an estimated assessment calculation made by the City Engineer's Office.
- G. Following Council's approval of the attached resolution, a letter will be sent to property owners within the boundary areas of the proposed SAA notifying property owners that the City is considering a proposed SAA for this project.

KEY DATES:

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 Record on or before 5:00 pm on December 8, 2009, followed by a Council protest hearing on the same night at 7:00pm.

Upcoming action before the Council will include:

- December 8 - City Council protest hearing.
- January 12 - City Council adopts the resolution designating the SAA.
- January 12 - City Council award of the construction contract (may not be necessary as UTA is managing contracts) and approval of interim financing (if property owners choose to pay over time).

RICHARD GRAHAM
PUBLIC SERVICES DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF PUBLIC SERVICES
DIRECTORS OFFICE

RALPH BECKER
MAYOR

CITY COUNCIL TRANSMITTAL




David Everitt, Chief of Staff

Date Received: 10/22/09
Date sent to Council: 10/22/09

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE:

FROM: Rick Graham, Director 
Public Services Department

SUBJECT: Notice of Designation for North Temple Viaduct
Replacement Special Assessment Area Job Number
109014

STAFF CONTACT: Naser P.E., Deputy City Engineer – 801-535-6240

DOCUMENT TYPE: Resolution

RECOMMENDATION: It is recommended the City Council approve a resolution to adopt the Notice of Intent for the subject Special Assessment Area.

BUDGET IMPACT: Monies are provided from the Salt Lake City capital improvement budget, Utah State Legislature funds, Federal Highway Administration funds, and Utah Transit Authority funding and property owner assessments through the Special Assessment Area.

BACKGROUND/DISCUSSION: The North Temple Viaduct Replacement Special Assessment Area Job No. 109014 involves the replacement of the existing viaduct located between approximately 350 and 600 West with a combined auto/light rail track viaduct. The new viaduct will extend from the west side of the 400 West intersection to the east side of the 600 West intersection on North Temple and include four vehicle travel lanes, pedestrian walkways, light rail tracks and a passenger transfer station from the light rail to the Front Runner commuter rail station located below the viaduct. The viaduct replacement is proposed to coincide with the construction of the Airport light rail system being extended from downtown to the City's Airport.

RECEIVED
OCT 22 2009

DATE: 10/22/09
SCANNED BY: [Handwritten initials]
SCANNED TO: [Handwritten initials]

LOCATION: 451 SOUTH STATE STREET, ROOM 138, SALT LAKE CITY, UTAH 84111-3104
MAILING ADDRESS: PO BOX 145469, SALT LAKE CITY, UTAH 84114-5469
TELEPHONE: 801-535-7775 FAX: 801-535-7963

WWW.SLCGOV.COM



Attached are site map, draft of the Notice of Designation and a schedule of hearings and meetings.

PUBLIC PROCESS: An Informal information meeting is scheduled for Wednesday, November 25, 2009 at the City Engineering's Office and a protest hearing is scheduled before the City Council on December 8, 2009.

NOTICE OF SPECIAL MEETING

TO THE MEMBERS OF THE CITY COUNCIL OF SALT LAKE CITY, UTAH:

NOTICE IS HEREBY GIVEN that a special meeting of the City Council of Salt Lake City, Utah, will be held at the Council's special meeting place at 7:00 p.m. on November 5, 2009, for the purpose of authorizing the designation of an assessment area which shall be known as the "Salt Lake City, Utah Special Assessment Area (North Temple Viaduct) No. 109014, and the "Salt Lake City, Utah Central Business Improvement Assessment Area No. CBIA-10" and related matters, and for the transaction of such other business incidental to the foregoing as may come before said meeting.

City Recorder

ACKNOWLEDGMENT OF NOTICE
AND CONSENT TO SPECIAL MEETING

We, the Chair and members of the City Council of Salt Lake City, Utah, do hereby acknowledge receipt of the foregoing Notice of Special Meeting, and we hereby waive any and all irregularities, if any, in such notice and in the manner of service thereof upon us and consent and agree to the holding of such special meeting at the time and place specified in said notice, and to the transaction of any and all business which may come before said meeting.

Chair

Vice Chair

Councilmember

Councilmember

Councilmember

Councilmember

Councilmember

Salt Lake City, Utah

November 5, 2009

A special meeting of the City Council of Salt Lake City, Utah, was held on Thursday, November 5, 2009, 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:

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

Also present:

Ralph Becker	Mayor
Edwin P. Rutan, II	City Attorney
Beverly Jones	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 City Recorder presented to the Council a Certificate of Compliance with Open Meeting Law with respect to this November 5, 2009, 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 City Recorder in the official records of Salt Lake City, Utah. The resolution is as follows:

RESOLUTION NO _____ OF _____

A RESOLUTION TO (A) FINANCE THE COST OF CERTAIN INFRASTRUCTURE IMPROVEMENTS CONSISTING OF THE REPLACEMENT OF THE EXISTING NORTH TEMPLE VIADUCT WITH AN AUTO/LIGHT RAIL VIADUCT AND RELATED IMPROVEMENTS TOGETHER WITH ALL OTHER MISCELLANEOUS WORK NECESSARY TO COMPLETE THE IMPROVEMENTS IN A PROPER AND WORKMANLIKE MANNER; (B) DEFRAY THE COST AND EXPENSES OF A PORTION OF THE COST OF SAID IMPROVEMENTS BY ASSESSMENTS TO BE LEVIED AGAINST PROPERTIES BENEFITED BY SUCH IMPROVEMENTS; AND (C) PROVIDE NOTICE OF INTENTION TO DESIGNATE AN 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 THE CITY'S OFFICIAL INTENTION TO REIMBURSE ITSELF FOR EXPENDITURES PAID BY IT PRIOR TO THE ISSUANCE OF TAX-EXEMPT BONDS; [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 a portion of the costs of certain infrastructure improvements consisting of the replacement of the existing North Temple Viaduct with an auto/light rail viaduct and related improvements, together with all other miscellaneous work necessary to complete said 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 a portion of the cost of 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 Special Assessment Area (North Temple Viaduct) No. 109014 (the "Assessment 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 in part by assessments to be levied against the properties to be improved or that may be directly or indirectly benefited by any of the Improvements, such assessments to be paid in twenty (20) principal installments with interest on the unpaid balance until due and paid, the first annual assessment payment to be due and payable no earlier than December 1, 2011.

Section 4. Written protests against the proposed Improvements or against the designation of the Assessment Area must be presented and filed in the Office of the City Recorder on or before Tuesday, December 8, 2009, at the hour of 5:00 p.m. Thereafter at 7:00 p.m. on Tuesday, December 8, 2009, 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 Assessment Area, to make the proposed Improvements and to assess a portion of 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 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 Assessment 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 Thursday, November 5, 2009, 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 Special Assessment Area (North Temple Viaduct) No. 109014 (the "Assessment Area"). It is the proposal of the Council to provide Improvements herein described to property within the proposed Assessment Area and to finance a portion of the cost of the proposed Improvements within the Assessment Area and to levy assessments as provided in Title 11, Chapter 42, Utah Code Annotated 1953, as amended, (the "Act") on the properties lying within the Assessment Area for the benefit of which such assessments are to be expended in the making of such Improvements.

DESCRIPTION OF AREA

The proposed Assessment Area shall include the following properties described by tax identification number:

The boundaries of the proposed Assessment Area are set forth in the map attached hereto as Attachment 1.

PROPOSED IMPROVEMENTS AND LOCATION

The proposed Improvements consist of the replacement of the existing North Temple Viaduct with an auto/light rail viaduct and related improvements together with all other miscellaneous work necessary to complete said improvements in a proper and workmanlike manner (the "Improvements"). The Improvements are generally located on North Temple Street between 300 West Street and 500 West Street.

ESTIMATED COST OF IMPROVEMENTS AND METHOD OF ASSESSMENT

Assessments for the proposed Improvements will be levied based upon the taxable value (as it appears on the most recent tax records of Salt Lake County) of the properties to be assessed within the proposed Assessment Area. For those properties which are exempt from the levy of a property tax, the levy will be based on the "final value" of said properties as it appears on the most recent tax records of Salt Lake County.

The total cost of the Improvements including overhead costs is estimated to be \$71,000,000, approximately \$66,674,757 of which will be paid by the City and by other funding sources. The remaining \$4,325,243 will be paid by assessments to be levied against the properties that may be directly or indirectly benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed. In no event will the City assess more than the total aggregate amount of \$4,325,243 against the properties benefited within the proposed Assessment Area.

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

Proposed Improvements	Assessment Rate	Unit of Assessment
Replacement of existing North Temple Viaduct with an auto/light rail viaduct and related improvements	.051*	Taxable or final value of property as set forth in tax rolls of Salt Lake County

* The assessment rate will not exceed .051.

The proposed assessment will be equal and uniform based on benefits received. 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 within the proposed Assessment Area. The purpose of the assessment and levy is to pay a portion of the costs of the proposed Improvements. The method of assessment shall be by taxable or final value of the properties proposed to be assessed as described above.

The assessments may be paid by property owners in twenty (20) annual principal installments with interest on the unpaid balance at a rate or rates of not to exceed ____% per annum as 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 first annual assessment payment will be due and payable no earlier than December 1, 2011. The assessments shall be levied according to the benefits to be derived by each property within the Assessment Area. Other payment provisions and enforcement remedies shall be in accordance with the Act.

A map of the proposed Assessment Area and a more detailed description 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 Assessment 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, December 8, 2009, 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, December 8, 2009, 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 Assessment Area, the proposed assessments, and the proposed Improvements. After such consideration and determination, the Council shall adopt a resolution either abandoning the Assessment Area or creating the Assessment 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 Assessment 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 Assessment 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 aggregate taxable and final value (as applicable) of all properties to be assessed where an assessment is proposed to be made according to taxable or final value of all properties.

ADOPTED BY THE CITY COUNCIL OF SALT LAKE CITY, UTAH

By: _____
City Recorder

Published in the Deseret News on November 9, 16, 23, and 30, 2009.

ATTACHMENT 1

MAP OF PROPOSED ASSESSMENT AREA

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 tax-exempt bonds for the cost of the proposed Improvements paid by the City.

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 \$4,325,243.

Section 9. This declaration of official intent is consistent with the City’s budgetary and financial circumstances. No funds from sources other than the tax-exempt 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 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 November 5, 2009.

(SEAL)

By: _____
Chair

ATTEST:

By: _____
City Recorder

PRESENTATION TO THE MAYOR

The foregoing ordinance was presented to the Mayor for his approval or disapproval this November 5, 2009.

By: _____
Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing ordinance is hereby approved this _____, 2009.

By: _____
Ralph Becker, Mayor

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

I, Beverly Jones, the duly appointed, qualified, and acting 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 Thursday, November 5, 2009, insofar as the same relates to or concerns Salt Lake City, Utah Special Assessment Area (North Temple Viaduct) No. 109014 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 November 5, 2009.

(SEAL)

By: _____
 City Recorder

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

AFFIDAVIT OF MAILING
NOTICE OF INTENTION

I, Beverly Jones, the duly chosen, qualified, and acting 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 November 5, 2009.

I further certify that on _____, 2009 (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 Special Assessment Area (North Temple Viaduct) No. 109014 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 _____, 2009.

(SEAL)

By: _____
City Recorder

PROOF OF PUBLICATION

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, Beverly Jones, the undersigned 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 November 5, 2009, 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 _____, 2009, 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 News on _____, 2009, at least twenty-four (24) hours prior to the convening of the meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this _____, 2009.

(SEAL)

By: _____
City Recorder

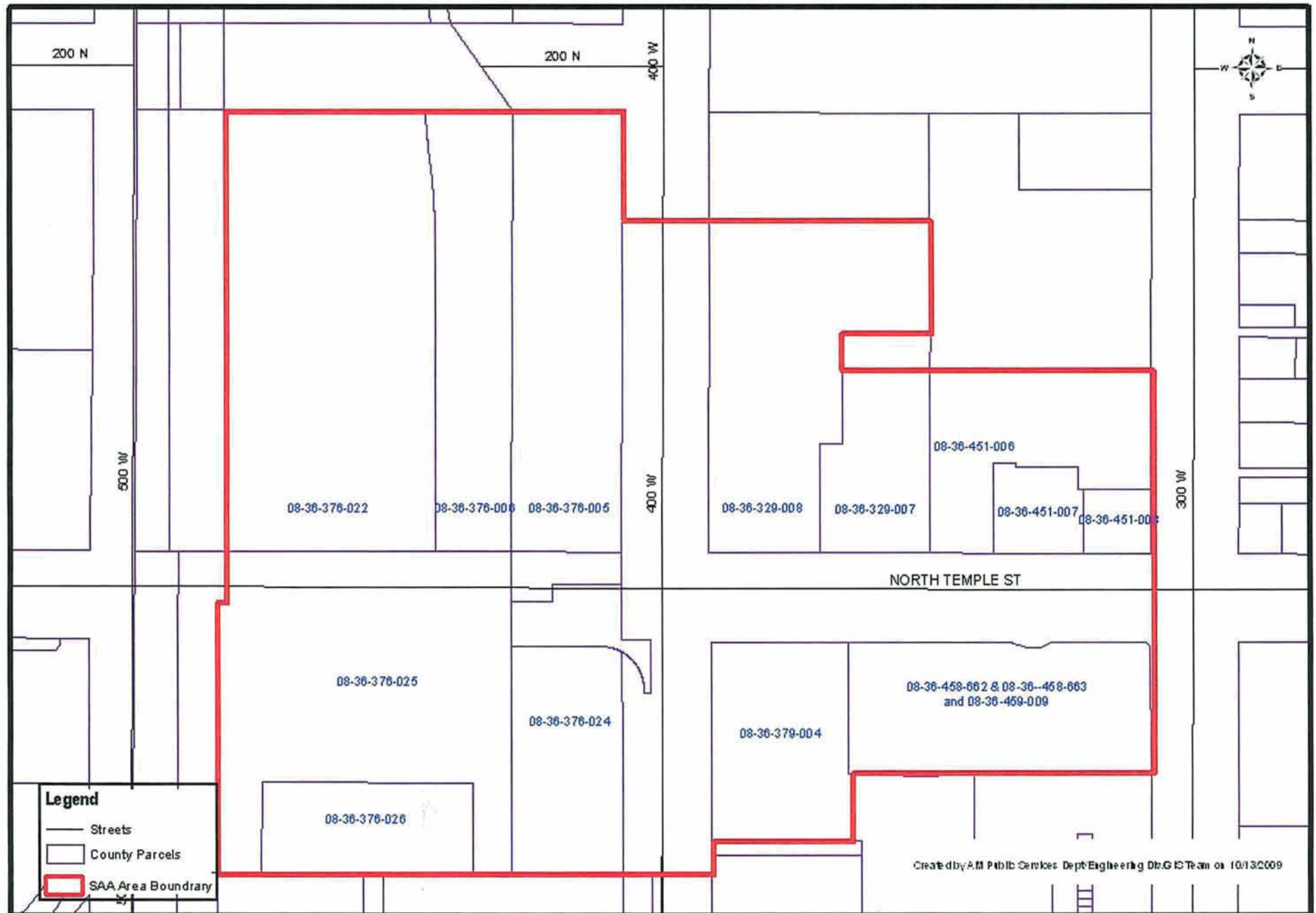
SCHEDULE A

NOTICE OF MEETING

EXHIBIT B

CERTIFICATE OF PROJECT ENGINEER

NORTH TEMPLE VIADUCT SPECIAL ASSESSMENT AREA 109014



CALENDAR OF EVENTS
SALT LAKE CITY
SPECIAL ASSESSMENT AREA (SAA)
North Temple Viaduct Replace; Project Number 109014

Date	Event	Distribution Date 10/22/09	Responsibility
13-Oct-09	Description of improvements and areas to be improved furnished by City Engineer to Ballard Spahr ("Bond Counsel").		Engineering
13-Oct-09	Bond Counsel transmits draft of Notice of Designation to the City.		Bond Counsel
15-Oct-09	Legal documents transmitted from Bond Counsel to Salt Lake City (the "City"). RE: Notice of Designation.		Engineering & Bond Counsel
15-Oct-09	City Council transmittal letter and the Notice of Designation delivered to Public Services for review.		Engineering
22-Oct-09	City Council transmittal letter and the Notice of Designation delivered to Mayor's Office for review.		Public Services
29-Oct-09	The Notice of Designation paperwork is due to the City Council office.		Mayor's Office
5-Nov-09	City Council briefing from Engineering		Engineering
5-Nov-09	City Council adopts Notice of Designation to create the Area and sets protest hearing date for Dec 8, 2009.		City Council
9-Nov-09	First publication of Notice of Designation.		Recorders Office
16-Nov-09	Second Publication of Notice of Designation.		Recorders Office
16-Nov-09	Mailing (within 10 days from the first publication) of the Notice of Designation to (1) each property within the Special Assessment Area and (2) each street address, post office box, rural route or other mailing address to "Owner".		Engineering
23-Nov-09	Third publication of Notice of Designation.		Recorders Office
25-Nov-09	Informal information meeting. (This may be scheduled earlier; it is not a statutory requirement.)		Engineering
30-Nov-09	Fourth publication of Notice of Designation.		Recorders Office

Date	Event	Distribution Date 10/22/09	Responsibility
8-Dec-09	The protest tabulation paperwork is due to the City Council office.		Engineering
8-Dec-09	Deadline for filing written protests.		
8-Dec-09	Protest Hearing.		City Council
9-Dec-09	Tabulation of protests for this SAA furnished to Ballard Spahr.		Engineering
11-Dec-09	Protests and creation of the SAA transmitted from Ballard Spahr to the City.		Engineering
30-Nov-09	Bond Counsel transmits draft of resolution designating the SAA .		Bond Counsel
30-Nov-09	Bond Counsel transmits draft of resolution awarding the construction contract.		Bond Counsel
3-Dec-09	Legal documents transmitted from Bond Counsel to City for the adoption of the resolution designating the SAA.		Engineering
8-Dec-09	Legal documents transmitted from Bond Counsel to City for the award of the construction contract and approval of interim financing.		Engineering
8-Dec-09	City Council transmittal letter and adoption of the resolution designating the SAA delivered to Public Services for review and approval.		Engineering
8-Dec-09	City Council transmittal letter and the award of the construction contract and approval of interim financing delivered to Public Services for review and approval.		Engineering
15-Dec-09	City Council transmittal letter and adoption of the resolution designating the SAA delivered to Mayor's Office for review and approval.		Public Services
22-Dec-09	City Council transmittal letter and the award of the construction contract and approval of interim financing delivered to Mayor's Office for review and approval.		Public Services
29-Dec-09	The resolution paperwork is due to the City Council office.		Mayor's Office

Date	Event	Distribution Date 10/22/09	Responsibility
29-Dec-09	The award paperwork is due to the City Council office.		Mayor's Office
5-Jan-10	City Council adopts the resolution designating the SAA.		City Council
5-Jan-10	City Council award of the construction contract and approval of interim financing.		City Council
5-Jan-10	File a copy of the Notice of Designation and the resolution designating the SAA and proposed Assessment List with the County Recorder.		Recorder's Office