
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: November 10, 2010

SUBJECT: 500/700 South Street Rehabilitation, Phase 2,
Special Assessment Area No. 102181,
from Surplus Canal (2800 W) to Gladiola Street (3400 West)
Notice of Intention and set protest
hearing date of January 11, 2011

AFFECTED COUNCIL DISTRICTS: 2

STAFF REPORT BY: Jan Aramaki, Council staff member

ADMINISTRATIVE DEPT.
AND CONTACT PERSON: Department of Community and Economic Development
Frank Gray, Director; John Naser, PE City Engineer;
and John Coyle, PE Project Manager

FILE LOCATIONS: Community and Economic Development
500/700 South Street Rehabilitation from
Surplus Canal (2800 W) to Gladiola Street (3400 W)
SAA No. 102181

POTENTIAL MOTIONS:

1. ["I move that the Council"] **Adopt a resolution and set a protest hearing date of January 11, 2011 at 7:00 pm for 500/700 South Street Rehabilitation, Phase 2, Special Assessment Area No. 102181, from Surplus Canal (2800 W) to Gladiola Street (3400 West):**
 - a) finance the cost of certain infrastructure improvements consisting of the construction or reconstruction of the roadway pavement, sidewalks, curbs, and street lighting system, together with all other miscellaneous work necessary to complete the improvements in a proper and workmanlike manner; b) pay a portion of the cost of said improvements by assessments to be levied against properties benefited by such improvements; 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; and related matters.
 2. ["I move that the Council"] Not adopt a resolution.
-

KEY ELEMENTS: (Resolution)

The Administration requests that the Council adopt a resolution to provide Notice of Intention to approximately 32 properties regarding the designation of Special Assessment Area No. 102181 for 500/700 South Street Rehabilitation, Phase 2, from the Surplus Canal (2800 W) to

Gladiola Street (3400 W) and sets a protest hearing date for Tuesday, January 11, 2011 at 7 pm. SAA No. 102181 is Phase 2 of an anticipated total six phases that appear to be needed to complete the entire 3.5 mile corridor project.¹ The proposed SAA No. 102181, Phase 2, along with the anticipated remaining phases will include financial participation of adjacent private property owners through created SAAs. In Phase 2, an estimated 50 percent of properties are developed that are commercial/industrial in nature.

According to the Administration, the City's Streets Division has spent considerable City time and resources to maintain 500 South. Roadway age, high volume of truck traffic generated from the commercial properties and winter weather conditions have contributed to considerable deterioration of the asphalt pavement. The existing street's width is a narrow 28 feet and lacks curb, gutter, sidewalks and adequate drainage.

The proposed SAA No. 102181, Phase 2, for the Council's consideration entails (a map is provided in the Administration's paperwork illustrating the properties included in the proposed SAA):

- New concrete roadway with two 11-foot travel lanes and 4-foot bike lane in each direction.
- 84 foot right of way
- Center turn lane
- Sidewalks, curb and gutter
- Upgrades to the street lighting system which involves installing lights at approximately 300 foot intervals on each side of the roadway.
- Installation of necessary storm drainage improvements and a new 12-inch water line by Public Utilities.²

The first phase is currently under construction and entails roadway construction under Bangerter Highway and canal culvert improvements along 700 South with an associated cost of \$476,000. In addition, the redesign of the Union Pacific Railroad (UPRR) crossing at approximately 5000 West has been proposed as its own project in past years. However, the Administration's transmittal provides the Council advance notice that the UPRR crossing will more than likely be included in either Phases 5 or 6 of the 3.5 mile corridor project because they anticipate coordination efforts with UPRR may take a few years to address safety improvements and access to Rocky Mountain Power's substation.

Following Council's approval of the attached resolution, a Notice of Intention informational letter and a preliminary estimate will be sent to property owners on December 13 within the boundary areas of the proposed SAA notifying property owners that the City is considering a proposed SAA for 500/700 South Street Rehabilitation from the surplus canal (2800 W) to Gladiola Street (3400 W).

It is projected that the project may begin in April 2011 with completion by November 2011.

¹ Entire 3.5 mile corridor project will run along 500/700 South Street from 2800 West to 5400 West.

² The same improvements will also apply to the upcoming phases needed to complete the entire 3.5 mile corridor. Completion of upcoming phases is dependent upon the availability of City funds.

KEY DATES:

May 11, 2010: an informal meeting was held for property owners along the entire 3.5 proposed corridor. The City Engineer’s Office discussed the project scope to review the SAA process and project information.

November 4, 2010: an informal meeting was held for property owners included along the section of 500 South proposed in SAA No. 102181, Phase 2. The City Engineer’s Office discussed the project scope to review the SAA process and project information.

Wednesday, January 5, 2011: an additional informal public meeting for property owners is scheduled for the Administration to review the proposed SAA No. 102181, Phase 2, with interested abutting property owners.

Tuesday, January 11, 2011: Written protests against the proposed improvements, assessments or against the creation of the proposed SAA No. 102181, Phase 2, must be presented and filed in the Office of the City Recorder on or before 5:00 p.m. on Tuesday, January 11, 2011, followed by an opportunity for property owners to attend the Council protest hearing on Tuesday, January 11, 2011 at 7:00 p.m. A property owner who is “proposed to be assessed may withdraw his/her protest at any time before the conclusion of the hearing by filing a written withdrawal with the City Council.” The proposed SAA will be abandoned if protests represent at least one-half of the total front footage of all properties.

Upcoming action before the City Council will include:

- City Council protest hearing on Tuesday, January 11, 2011.
- 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 the sale of bonds.

BUDGET RELATED FACTS:

The City Engineer has estimated that the total cost of improvements in the proposed SAA is \$5,808,300. It is anticipated the City’s portion will be approximately \$4,145,800 (includes approximately \$1,402,900 in Class C funds, \$1,402,900 in Impact Fees, and \$1,340,000 in Public Utilities funds). The property owners’ assessment portion is estimated to be approximately \$1,662,500.

Estimated breakdown costs to property owners are as follows:

Estimated Unit Costs	Estimated Cost Assessed to Property Owners
\$220 per front foot	\$1,662,500

The majority of City funding sources have been appropriated from the Salt Lake City Capital Improvement budget Class “C” funds as follows:

- In FY 2009, the Council approved \$400,000 for design of SAA
- In FY 2010, the Council approved \$550,000
- In FY 2011, the Council approved \$400,000

Property owners have the option to pay a portion or the full assessment without interest within 25 days after the ordinance levying the assessment becomes effective or property owners may pay assessments in ten (10) annual principal installments with interest on the unpaid balance.

CC: Cindy Gust-Jenson, David Everitt, Frank Gray, Mary DeLaMare-Schaefer, Ed Rutan, Jeff Niermeyer, Karen Hales, Jennifer Bruno, Dan Mulé, Luann Clark, Tim Harpst, John Naser, John Coyle, Michael Barry, Boyd Ferguson, Susan Finlayson, Lehua Weaver, Karen Halladay, Sylvia Richards, Joyce Valdez, Garth Limburg, Marina Scott

FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

SCANNED TO: *mary*
SCANNED BY: *bafe*
DATE: *10/26/2010*
RALPH BECKER



Date Received: 10/25/2010
Date sent to Council: 10/27/2010

TO: Salt Lake City Council
JT Martin, Chair

DATE: October 22, 2010

THROUGH: Frank Gray, Director
Community and Economic Development



FROM: John J. Naser, P.E., City Engineer

SUBJECT: Designation of 500/700 South Rehabilitation, Phase 2 Special Assessment Area, No. 102181

STAFF CONTACT: John M. Coyle, P.E., Project Manager, 801-535-6241
john.coyle@slcgov.com

DOCUMENT TYPE: Designation Resolution

RECOMMENDATION:

It is recommended that the City Council approve a resolution designating the subject Special Assessment Area (SAA) and proceed with the 500/700 South street improvements from the Surplus Canal (2800 West) to Gladiola Street (3400 West).

BUDGET IMPACT:

Funds are provided from the Salt Lake City capital improvement budget, Class C Funds from budget years 2009/2010 and 2010/2011, Impact Fees, Public Utilities Funds and property owner assessments through a special assessment area (SAA).

The total estimated cost of the street improvements from the surplus canal to Gladiola Street is \$5,808,300. Approximately \$4,145,800 of the total will be paid by City funding sources, including approximately \$1,402,900 in Class C funds, \$1,402,900 in Impact Fees and \$1,340,000 in Public Utilities funds. The remaining estimated \$1,662,500 will be paid by the property owner assessments.

The project design is nearing completion and entering the final bidding and cost determination phase.

451 SOUTH STATE STREET, ROOM 404
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486
TELEPHONE: 801-535-6230 FAX: 801-535-6005

WWW.SLCGOV.COM/CED



BACKGROUND/DISCUSSION:

The existing street is 28 feet wide and is lacking curb and gutter, sidewalks and adequate drainage. Due to the roadway age and the high volume of truck traffic generated by commercial properties in this area, considerable deterioration of the asphalt pavement has occurred. The City's Streets Division is expending considerable time and resources in an effort to keep 500 South serviceable, especially during winter weather conditions. This project is the second of several phases required to reconstruct and improve 500/700 South from 2800 West to 5600 West. It is estimated four additional construction phases will be needed to complete the project. Each of these phases would include the financial participation of adjacent private property owners through special assessment areas.

The proposed project will provide a new concrete roadway with two 11-foot travel lanes and a 4-foot bike lane in each direction, a center turn lane, sidewalks and upgrades to the street lighting system. Salt Lake City Public Utilities will be installing the necessary storm drainage improvements and a new 12-inch water line as the construction progresses. The Union Pacific Railroad crossing at approximately 5000 West is being redesigned and coordinated with UPRR to improve safety and access to Rocky Mountain Power's substation. The entire corridor is approximately 3.5 miles long and the overall estimated cost of construction is approximately \$16,000,000.

Through the SAA, property owners are being asked to participate in the cost of curb and gutter, sidewalks, 11 feet of concrete roadway pavement, and street lighting upgrades. It is anticipated that each of the four additional phases would include an assessment to the adjacent private property owners. Construction of the future phases is dependent on the availability of City funds.

PUBLIC PROCESS:

An informal public involvement meeting for all property owners along the corridor was held on May 11, 2010, at the City Engineer's Office to discuss the project scope and explain the City's intent to assess property owners for a portion of the improvements. A meeting with the property owners involved with this specific SAA (2800 West to 3400 West) to review the requirements before the SAA process begins is scheduled for November 4, 2010.

An additional informal information meeting for the property owners involved is scheduled for January 5, 2011. A formal public hearing before the City Council will be held on January 11, 2011.

Attached is a map showing the proposed assessment area, a schedule of events for the SAA and the resolution to designate SAA No. 102181.

Salt Lake City, Utah

November 16, 2010

A regular meeting of the City Council of Salt Lake City, Utah, was held on Tuesday, November 16, 2010, 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:

JT Martin	Chair
Jill Remington-Love	Vice Chair
Søren Dahl Simonsen	Councilmember
Stan Penfold	Councilmember
Van Blair Turner	Councilmember
Luke Garrott	Councilmember
Carlton Christensen	Councilmember

Also present:

Ralph Becker	Mayor
Edwin P. Rutan, II	City Attorney
	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 City Council a Certificate of Compliance with Open Meeting Law with respect to this November 16, 2010, 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 and recorded by the City Recorder in the official records of Salt Lake City, Utah. The resolution is as follows:

RESOLUTION NO. __of 2010

A Resolution to (a) finance the cost of certain infrastructure improvements consisting of the construction or reconstruction of the roadway pavement, sidewalks, curbs, and street lighting system, together with all other miscellaneous work necessary to complete the improvements in a proper and workmanlike manner; (b) pay a portion of the cost of said improvements by assessments to be levied against properties benefited by such improvements; (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; 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 construction or reconstruction of roadway pavement, sidewalks and curbs and street lighting systems, 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, by assessments to be levied against properties benefited by such 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 is 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 500/700 South Rehabilitation, Phase 2 Assessment Area No. 102181 (the "500/700 South, Phase 2 Assessment Area"). A description of the proposed 500/700 South, Phase 2 Assessment Area is more particularly described in the Notice of Intention to Designate Assessment Area hereinafter set forth.

Section 3. Written protests against the proposed Improvements or against the designation of the 500/700 South, Phase 2 Assessment Area must be presented and filed in the Office of the City Recorder on or before Tuesday, January 11, 2011, at the hour of 5:00 p.m. Thereafter at 7:00 p.m. on Tuesday, January 11, 2011, at the Salt Lake City Council office, 451 South State Street, Salt Lake City, Utah, any protests shall be heard and considered by the Council. The owner of a property proposed to be assessed may withdraw his/her protest at any time before the conclusion of the hearing by filing a written withdrawal with the City Council. The City Recorder is hereby directed to give notice of intention to designate the 500/700 South, Phase 2 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 500/700 South, Phase 2 Assessment Area may be filed and the date when such protests will be heard and considered. The notice shall be given 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 500/700 South, Phase 2 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 Tuesday, November 16, 2010, the City Council (the "Council") of Salt Lake City, Utah (the "City"), adopted a resolution declaring its intention to designate an assessment area to be known as the Salt Lake City, Utah 500/700 South, Phase 2 Assessment Area No. 102181 (the "500/700 South, Phase 2 Assessment Area"). It is the proposal of the Council to provide Improvements herein described to property within the proposed 500/700 South, Phase 2 Assessment Area, to finance a portion of the cost of the proposed Improvements within the 500/700 South, Phase 2 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 500/700 South, Phase 2 Assessment Area for the benefit of which such assessments are to be expended to pay for such Improvements.

DESCRIPTION OF ASSESSMENT AREA

The proposed 500/700 South, Phase 2 Assessment Area shall include the following properties fronting 500 South Street, from the Surplus Canal to Gladiola Street, as follows:

North Side:

Beginning at the west property line of the Surplus Canal thence west to approximately 267 feet west of the west property line of Gladiola Street.

South Side:

Beginning at the west property line of the Surplus Canal thence west to approximately 235.5 feet west of the west property line of Gladiola Street.

A map of the proposed 500/700 South, Phase 2 Assessment Area is attached hereto as Attachment A.

PROPOSED IMPROVEMENTS AND LOCATION

The proposed Improvements consist of the construction or reconstruction of the roadway pavement, curbs, sidewalks and street lighting system, and related improvements together with all other miscellaneous work necessary to complete said improvements in a proper and workmanlike manner (collectively, the "Improvements"). The Improvements are generally located on 500 South Street from the Surplus Canal to Gladiola Street.

PROPOSED ASSESSMENTS, ESTIMATED COST OF IMPROVEMENTS,
AND METHOD OF ASSESSMENT

Pursuant to the Act, the Council has determined to levy assessments to pay a portion of the cost of the Improvements (the "Assessments").

The total cost of the Improvements including overhead costs is estimated to be \$5,808,300, approximately \$4,145,800 of which will be paid by the City and the remaining estimated \$1,662,500 will be paid by the Assessments to be levied against the properties that are directly or indirectly benefited by such Improvements, which benefits need not actually increase the fair market value of the properties to be assessed.

All properties fronting 500 South Street from the Surplus Canal to Gladiola Street will be assessed an Assessment as follows:

ASSESSMENTS		
<u>Improvements</u>	<u>Estimated Assessment</u>	<u>Method of Assessment</u>
All above described Improvements	\$220	Per front foot

The proposed Assessments will be equal and uniform based on benefits received. The City Engineer's office 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

The Council proposes to levy the Assessments as provided in the Act on all parcels and lots of real property fronting 500 South Street from the Surplus Canal to Gladiola Street as described herein. The purpose of the Assessments is to pay a portion of the costs of the proposed Improvements. The method of assessment will be by front footage as described above. 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 an Assessment may be paid without interest within twenty-five (25) days after the ordinance levying the assessment becomes effective.

A map of the proposed 500/700 South, Phase 2 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.

If an assessed property is subdivided into smaller parcels after the City has adopted an assessment ordinance levying the assessments in the 500/700 South, Phase 2 Assessment 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 500 South Street, the owner of the originally assessed property, as a condition to the City approving said subdivision, must either (a) prepay that portion of the original assessment attributable to the property that does not front on 500 South Street based upon an area allocation or (b) 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 500 South Street 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.

TIME FOR FILING PROTESTS

Any person who is the owner of record of property to be included within the 500/700 South, Phase 2 Assessment Area shall have the right to file in writing a protest against the designation of the 500/700 South, Phase 2 Assessment 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, January 11, 2011, 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, January 11, 2011, 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 500/700 South, Phase 2 Assessment Area, the proposed assessments, and the proposed Improvements. The owner of a property proposed to be assessed may withdraw his/her protest at any time before the conclusion of the hearing by filing a written withdrawal with the City Council. After such consideration and determination, the Council shall adopt a resolution either abandoning the 500/700 South, Phase 2 Assessment Area or designating the 500/700 South, Phase 2 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 500/700 South, Phase 2 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: (a) protests relating to property or relating to a type of Improvement that has been deleted from the 500/700 South, Phase 2 Assessment Area, and (b) 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 at least one-half of the total front footage of all properties 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: _____
City Recorder

Published in the Deseret News on December 6, 13, 20 and 27, 2010.

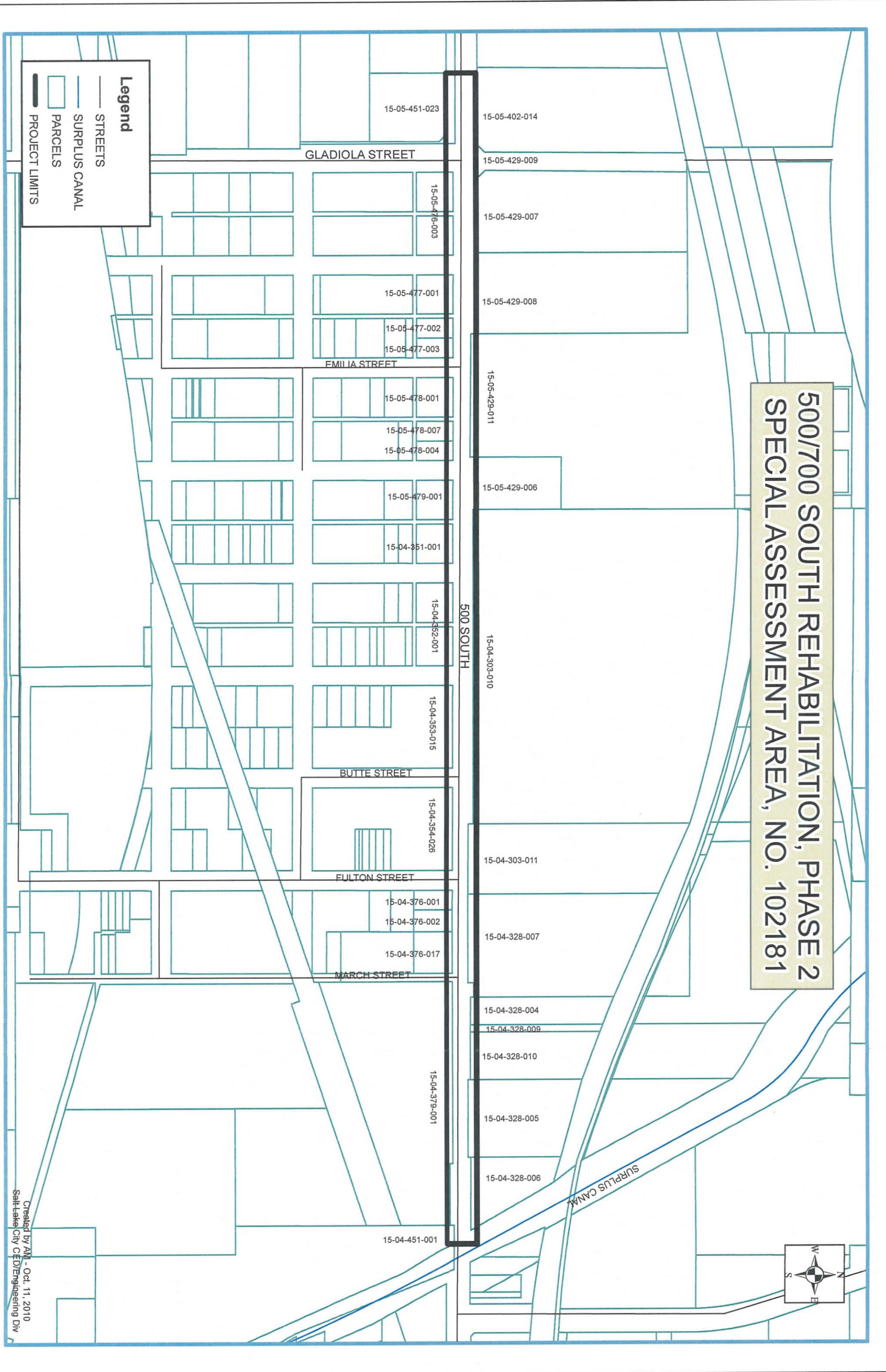
ATTACHMENT A

MAP OF PROPOSED 500/700 SOUTH, PHASE 2 ASSESSMENT AREA

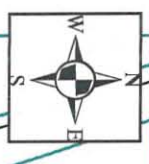
500/700 SOUTH REHABILITATION, PHASE 2 SPECIAL ASSESSMENT AREA, NO. 102181

Legend

- STREETS
- SURPLUS CANAL
- ▭ PARCELS
- ▬ PROJECT LIMITS



Created by AMI, Oct. 11, 2010
Salt Lake City CED/Engineering Div.



Section 4. 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 5. 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 6. This declaration is intended to be a declaration of official intent under Treasury Regulation § 1.103-18(1).

Section 7. The maximum principal amount of debt expected to be issued for reimbursement purposes is \$1,662,500.

Section 8. 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 9. 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 16, 2010.

(SEAL)

By: _____
Chair

ATTEST:

By: _____
City Recorder

PRESENTATION TO THE MAYOR

The foregoing resolution was presented to the Mayor for his approval or disapproval this November 16, 2010.

By: _____
Chair

MAYOR'S APPROVAL OR DISAPPROVAL

The foregoing resolution is hereby approved this _____, 2010.

By: _____
Ralph Becker, Mayor

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

I, _____, the duly appointed, qualified, and acting City Recorder of Salt Lake City, 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, November 16, 2010, insofar as the same relates to or concerns Salt Lake City, Utah 500/700 South Rehabilitation, Phase 2 Assessment Area No. 102181 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, Utah, this November 16, 2010.

(SEAL)

By: _____
City Recorder

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

AFFIDAVIT OF MAILING
NOTICE OF INTENTION

I, _____, the duly chosen, qualified, and acting City Recorder of Salt Lake City, Utah, do hereby certify that the attached Notice of Intention to Designate Assessment Area was approved and adopted in the proceedings of the City Council on November 16, 2010.

I further certify that on _____, 2010 (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 500/700 South Rehabilitation, Phase 2 Assessment Area No. 102181 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 County. 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 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 _____, 2010.

(SEAL)

By: _____
City Recorder

PROOF OF PUBLICATION

EXHIBIT A

CERTIFICATE OF COMPLIANCE WITH OPEN MEETING LAW

I, _____, the undersigned City Recorder of Salt Lake City, 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 16, 2010, public meeting held by the City Council of the City as follows:

(a) By causing a Notice, in the form attached hereto as Schedule 1, to be posted at the City Council's principal offices at 451 South State Street, Salt Lake City, Utah, on November 12, 2010, 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 1, to be delivered to the Deseret News on November 12, 2010, at least twenty-four (24) hours prior to the convening of the meeting; and

(c) By causing a copy of such Notice to be posted on the Utah Public Notice Website (<http://pmn.utah.gov>) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2010 Annual Meeting Schedule (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the City Council to be held during the year, by causing said Notice to be (a) posted on January 5, 2010, at the principal office of the City Council, (b) provided to at least one newspaper of general circulation within the City on January 9, 2010, and (c) published on the Utah Public Notice Website (<http://pmn.utah.gov>) during the current calendar year.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature this November 16, 2010.

(SEAL)

By: _____
City Recorder

SCHEDULE 1
NOTICE OF MEETING

SCHEDULE 2

NOTICE OF 2010 ANNUAL MEETING SCHEDULE

EXHIBIT B

CERTIFICATE OF PROJECT ENGINEER

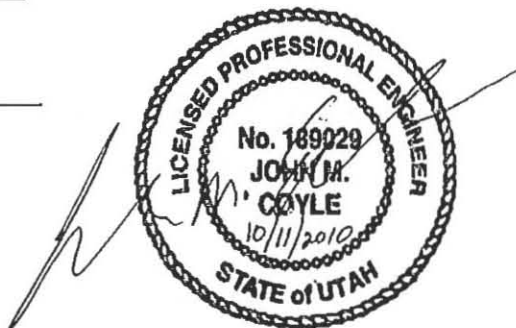
The undersigned project engineer for the Salt Lake City, Utah 500/700 South Rehabilitation, Phase 2 Assessment Area, No. 102181 ("500/700 South Rehabilitation, Phase 2 Assessment Area"), hereby certifies as follows:

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: JOHN M. COYLE

Date: 10/11/2010



**CALENDAR OF EVENTS
SALT LAKE CITY
SPECIAL ASSESSMENT AREA (SAA)
500/700 South Rehabilitation Phase 2: Surplus Canal to Gladiola St.;
Project Number 102181
Construction Phase**

Date	Event	Distribution Date 10/20/10	Responsibility
21-Sep-10	Description of improvements and areas to be improved furnished by City Engineer to Bond Counsel.		Engineering
28-Sep-10	Bond Counsel transmits draft of Notice of Intention to Designate Assessment Area to the City.		Bond Counsel
5-Oct-10	Legal documents transmitted from Bond Counsel to Salt Lake City (the "City"). RE: Notice of Intention to Designate Assessment Area.		Engineering & Bond Counsel
4-Nov-10	Public Meeting with Council Member of the SAA Area.		Engineering (w/City Council's Help)
12-Oct-10	Verification that all documents are in order.		Engineering
19-Oct-10	City Council transmittal letter and the Notice of Intention to Designate Assessment Area delivered to CED for review.		Engineering
26-Oct-10	City Council transmittal letter and the Notice of Intention to Designate Assessment Area delivered by CED to Mayor's Office for review.		CED
2-Nov-10	The Notice of Intention paperwork is due to the City Council office.		Mayors Office
9-Nov-10	City Council briefing from Engineering		Engineering
16-Nov-10	City Council adopts Notice of Intention to Designate Assessment Area and sets public protest hearing date for January 11, 2011.		City Council
30-Nov-10	Date mailing will arrive to the Records Office for verification of Property Owner and Property.		Engineering
6-Dec-10	Publication on website for Public Hearing on 11-Jan-11.		Recorder's Office
6-Dec-10	First publication of Notice of Intention to Designate Assessment Area .		Bond Counsel

Date	Event	Distribution Date 10/20/10	Responsibility
13-Dec-10	Second publication of Notice of Intention to Designate Assessment Area .		Bond Counsel
13-Dec-10	Mailing (within 10 days from the first publication) of the Notice of Intention to Designate Assessment Area to each owner of property within the Special Assessment Area at (1) the last known address as shown on the county's assessment roll and (2) the street number, or if there is no street number, at the post office box, rural route or other mailing address to "Owner".		Engineering & Recorder's Office
20-Dec-10	Third publication of Notice of Intention to Designate Assessment Area .		Bond Counsel
27-Dec-10	Fourth publication of Notice of Intention to Designate Assessment Area .		Bond Counsel
5-Jan-11	Informal information meeting. (This may be scheduled earlier; it is not a statutory requirement.)		Engineering
11-Jan-11	Deadline for filing written protests.		Recorder's Office
11-Jan-11	Public Hearing to hear protests.		City Council
To be Determined	Publication of the Notice to Contractors calling for bids.		Engineering
14-Jan-11	Tabulation of protests for this SAA furnished to Bond Counsel.		Engineering
18-Jan-11	Draft of the adoption of the designation resolution transmitted from Bond Counsel to Engineering.		Bond Counsel
To be Determined	Bids opened, tabulated and reported.		Engineering
18-Jan-11	Bond Counsel transmits draft of resolution awarding the construction contract.		Bond Counsel
25-Jan-11	Legal documents transmitted from Bond Counsel to City for the adoption of the designation resolution.		Bond Counsel
25-Jan-11	Legal documents transmitted from Bond Counsel to City for the resolution awarding the construction contract.		Bond Counsel

Date	Event	Distribution Date 10/20/10	Responsibility
1-Feb-11	Verification that all Documents are in order .		Engineering
8-Feb-11	City Council transmittal letter and designation		Engineering
	resolution delivered to CED for review and approval.		
8-Feb-11	City Council transmittal letter and awarding the		Engineering
	construction contract delivered to CED		
	for review and approval.		
15-Feb-11	City Council transmittal letter and designation		CED
	resolution delivered to Mayor's Office for review and approval.		
15-Feb-11	City Council transmittal letter and awarding the		CED
	construction contract delivered to Mayor's Office		
	for review and approval.		
1-Mar-11	The designation resolution paperwork is due to the		Mayors Office
	City Council office.		
1-Mar-11	The resolution awarding the construction contract		Mayors Office
	paperwork is due to the City Council office.		
15-Mar-11	City Council adopts the designation resolution.		City Council
15-Mar-11	City Council adopts a resolution to accept the bid for		City Council
	construction.		
15-Mar-11	File a copy of the designation resolution (including the Notice		Recorders Office/
	of Intention) and Notice of Encumbrance and Assessment		Treasurer's Office
	Area Designation with the County Recorder.		