

PART V: FINANCING OF IMPROVEMENTS

A. Roadway Improvements and Repairs Not to be Assessed

1. Collector roads are deemed to benefit the community as a whole and the property owners equally and will be assessed against the General Fund of the City.

B. Roadway Improvement and Repairs Special Assessments

1. All road surface improvement projects that replace any portion of the road surface shall utilize a benefit appraisal to determine a benefit range to any property. Said appraisal will be used to determine the assessment levied against said property.
- ~~4. Properties included in this section of the assessment policy include but are not limited to; overlays, mill and inlays, reclamation, and full surface rehabilitation projects. Project exempt from this assessment policy include, but are not limited to; seal coating, crack sealing, spot curb repair, or any other normal road surface maintenance.~~
2. Special Assessments shall be levied using guidance from Minnesota State Statute Chapter 429 which allows City Council Control over the final levied assessments.
3. In cases where public utility oversize is required to meet broader system needs, the City shall bear the cost of the oversizing component.

C. New Roadway and Utility Construction Special Assessments: All new roadway and utility construction projects that result in the creation of new public infrastructure shall be 100% assessable to the abutting property owners. Special assessments shall be levied in accordance with Minnesota State Statute Chapter 429, which provides the City Council with authority over the determination and final approval of assessments.

~~A. Local Roads are deemed to benefit specific property owners and will be assessed to the owners per Minnesota Statute 429. Local Roads that will be upgraded from bituminous to bituminous will be assessed 50% to property owners and 50% by the city if the improvement is accomplished within 15 years of construction. These improvements would include reconstruction and overlays. Major rehabilitation projects for roads in excess of 15 years old will be assessed entirely to the benefited property owners however some consideration will be given to cost sharing for overlay types of projects.~~

- ~~2.i.~~ The term of the assessments and interest rate shall be set by the city council.
- ~~3.ii.~~ Assessments will be determined on a per building site basis according to current zoning ordinances and will include all properties that benefit from the improvement.

~~a.1.~~ Properties abutting more than one road (i.e. corner lot,