ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date:	9/17/12
Item No.:	13.a

Department Approval

City Manager Approval

Item Description: Assessment Policy Discussion

BACKGROUND

One of the items on the City Council's 2012 workplan was to review the City's Assessment Policy. Since the beginning of the year, Staff has been working with the Public Works, Environment and Transportation Commission (PWETC) to review the existing policy and make recommendations for updates. The policy was discussed at their February, March, April and June meetings. As part of the discussion, the PWETC reviewed the assessment policies from other cities and how they relate to Roseville. During the four meetings there was considerable discussion regarding the pros and cons of the different approaches to assessments. Summary of the PWETC discussions:

<u>Special Benefit Test:</u> One of the major changes in the policy is the Special Benefit Test. It is recommended that appraisals be completed to determine the influence of an improvement project on the value of the properties proposing to be assessed. This is done in order to ensure that the proposed assessment is equivalent or less than the anticipated increase in market value for properties being assessed. Many cities have included this extra step in their assessment process as a check and balance to protect the City and the property owners.

As a result, the assessment policy includes the language "up to" in front of the assessment rate for the different property zoning. This allows the City to take into account the property value increase when setting the rates and adjust if necessary.

<u>Zoning:</u> The Commission took a look at Residential vs. Commercial vs. Institutional land uses. In this context they discussed property value, traffic generation, and assessment rates, looking at both the previous city policy and how other cities treat different land uses. Higher intensity land uses have a higher property value and consequently receive a higher property value increase from public improvements. Also, they generate higher volumes of traffic on our street system. As a result, the commission is recommending that we have a higher assessment rate for land uses that are not zoned LDR-1 or LDR-2.

<u>Street Construction project type:</u> The Commission recommends that we assess for street reconstruction and the required storm water improvements associated with the street reconstruction project. They do not recommend that we assess mill and overlay or sealcoat mainly because of the Special Benefit Test.

<u>Utilities:</u> The Commission recommends that the City continue to fund major maintenance for City utilities using existing utility infrastructure funds. However, in the case where additional utility capacity is needed as a result of redevelopment or rezoning, then 100% of these costs would be assessed to property owners

<u>Pathway Construction:</u> The Commission believes that pathways included as priority segments in the Pathway Master Plan serve a regional benefit. As a result, they do not recommend that the costs to build

these pathways be assessed to the property owners abutting the project. However, they do recognize that pathways along other stretches of road may benefit the property owners along those streets. As a result, they recommend that projects requested by property owners be considered for assessments, based on the Special Benefit Test.

Streetlights: The Commission did not recommend any changes to the streetlight assessment policy.

POLICY OBJECTIVE

The purpose of this policy is to be used as a guide by the City of Roseville when preparing assessment rolls, so as to assure uniform and consistent treatment of affected properties. It is the general policy of the City of Roseville to assess all affected properties according to policy without regard to funding source.

Special assessments are a charge imposed on properties for a particular improvement that benefits the owners of those selected properties. The authority to use special assessments originates in the state constitution which allows the state legislature to give cities and other governmental units the authority "to levy and collect assessments for local improvements upon property benefited thereby." The legislature confers that authority to cities in Minnesota Statutes Chapter 429.

For the Council's reference we have attached the existing and previous City assessment policies.

STAFF RECOMMENDATION

Discuss attached Assessment Policy.

REQUESTED COUNCIL ACTION

None at this time.

Prepared by:	Debra Bloom, City Engineer
Attachments:	Attachment A: Draft Special Assessment Policy
	Attachment B: 2001 Special Assessment Policy Summary
	Attachment C: Pre-2001 Special Assessment Policy
	Attachment D: City Assessment Summary
	Attachment E: Special Assessment Survey

City of Roseville
SPECIAL ASSESSMENT POLICY

The purpose of this policy is to be used as a guide by the City of Roseville when preparing assessment rolls, so as to assure uniform and consistent treatment of affected properties. It is the general policy of the City of Roseville to assess all affected properties according to this policy without regard to funding source.

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1. Special Benefit Test: The proposed assessment shall be equivalent or less than the anticipated increase in market value for properties being assessed. Appraisals shall be completed to determine the influence of an improvement project on the value of the properties proposing to be assessed.

2. Determining Assessable Frontage: Unless otherwise noted in this document, all assessments shall be calculated using property front footage on the segment of the infrastructure included in the improvement project. The assessment rate shall be determined by dividing the total project cost by the total assessable frontage. The following formulas shall apply for calculating the total assessable frontage for the improvement project.
   - (a) The assessable frontage shall be 100% of the short side of the lot.
   - (b) Corner and Multiple Frontage LDR1 and LDR2 lots: All corner and multiple frontage LDR1 and LDR2 parcels shall be considered as having 10% of the long side as being assessable footage unless such parcels could be split or subdivided. This is in addition to the short side frontage.
   - (c) Corner and Multiple Frontage Lots (other zoning): All corner and multiple frontage lots for other property zoning shall be calculated at 10% for the first 150 feet of the long side and then 100% for any additional footage. This is in addition to the short side frontage.
   - (d) Odd Lot Formula (all zoning): The odd lot formula shall apply for odd and irregularly shaped lots, which have rear widths that vary by more than 25% in comparison with the front width. The lot will be assumed to have a depth equal to one-half the sum of the two sides and said depth will be divided into the area of the lot to determine the assessable frontage.
   - (e) Lots with more than 4 sides: All lots of more than four sides will be geometrically converted to a four-sided lot of equal area, then the odd-lot formula as described in (d) will be used to determine the assessable frontage. Where this is not practical, the assessable frontage will be determined by assuming the lot to have an assessable frontage equal to those of the typical rectangular lots near it which are comparable in overall area and nature.
   - (f) Private Driveway: If a public improvement takes place along a roadway with a private driveway, all properties with access to the road will be assessed. The frontage of the private property or properties directly adjacent to the roadway will be used to determine the assessable frontage for all other properties accessing the private driveway.

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3. Roadway New Construction Projects: For all new public roadway construction, where no roadway exists, the properties abutting the new road shall be assessed for 100% of the cost.

4. Roadway Reconstruction Projects: The following is the assessment policy for all roadway reconstruction projects in the City of Roseville.
   (a) Property zoned LDR1 and LDR2 shall be assessed up to 25% of the project cost for a 7-ton, 32-foot wide pavement with concrete curb and gutter and required drainage.
   (b) All other property zoning shall be assessed up to 50% of the project cost.
   (c) Municipal State Aid Roadways:
      - Property zoned LDR1 and LDR2 shall be assessed up to 25% of the cost of a 7-ton, 32-foot wide pavement with concrete curb and gutter and required drainage, even if the width or strength is greater.
      - All other property zoning shall be assessed up to 50% of the project costs.
   (d) Ramsey County or Minnesota Department of Transportation Roadways: The amount of special assessments collected on a Ramsey County or MnDOT roadway projects will be equal to or less than the total City cost share of the improvement.
   (e) All property accessing a private driveway that serves as a leg of an intersection signal system shall be assessed 100% of the proportionate share of the signal system cost.

5. Sanitary Sewer Projects:
   (a) Properties currently connected to public sanitary sewer will not be assessed for reconstruction or major maintenance projects. Except in the case of subd. d. below.
   (b) New construction shall be assessed 100% of the project cost based on a front footage basis for all zoning.
   (c) Any sanitary sewer main in excess of 8 inches in diameter will normally be considered oversized. When oversizing is done to increase the capacity of the City's system, the added cost for oversizing shall be subtracted from the total cost of the improvement. The result of said subtraction will be the cost to be assessed.
   (d) New development property, or property which has altered its land use within the past three years, shall be assessed at 100% of the city's expense for the improvement.
   (e) Sewer services shall be assessed on a per service basis at 100% of the city's expense for such services.

6. Storm Sewer Projects:
   (a) There shall be no assessments for storm sewer projects not associated with roadway projects. Except in the case of petition or development projects.

7. Watermain Projects:
   (a) Properties currently connected to public watermain will not be assessed for reconstruction or major maintenance projects. Except in the case of subd. d. below.

(b) New construction shall be assessed 100% of the project cost based on a front footage basis for all zoning.

(c) Any watermains in excess of 8 inches in diameter will normally be considered oversized. When oversizing is done to increase the capacity of the City's system, the added cost for oversizing shall be subtracted from the total cost of the improvement.

(d) New development property, or property which has altered its land use within the past three years, shall be assessed at 100% of the city's expense for the improvement.

(e) Water services shall be assessed on a per service basis at 100% of the city's expense for such services.

8. Pathway Construction Projects:

(a) There shall be no assessments for the construction of off road pathways that are included as priority segments in the City's Pathway Master Plan. Except in the case of petition or development projects.

9. Streetlight Installation Projects:

(a) Shall be assessed on a front footage basis and as follows:

(b) All properties within 150 feet (<u>street frontage</u>) of each light shall be considered for assessment.

(c) City staff shall determine the number and locations of lights that could have been installed under the "standard street light" section of the City's Street light policy. The maintenance cost for these lights will be deducted from the overall project cost.

(d) 100% of the additional costs for an "enhanced street light" project shall be specially assessed. The additional costs for an "enhanced street light" project shall include; cost of installation of enhanced streetlights, cost of operation & maintenance (pro-rated for 25 years), administrative costs, minus "standard street light" maintenance cost (if applicable)

(e) At the end of 25 years, the City will evaluate the maintenance needs for the "enhanced street light" areas. A reconstruction project will be considered where the new operation and maintenance costs for the next 25 years will be proposed to be assessed to the benefiting properties.

(f) In new development and redevelopments, the operation and maintenance costs for an "enhanced street light" installation shall be paid for by the property owners in the new development in perpetuity. These costs shall either be paid for up front by the developer or assessed to the property owners. The total cost shall be the "enhanced street light" operation and maintenance cost minus the City's "standard street light" contribution. The City's basic contribution shall be determined based on the procedure outlined in section IV. B. of the City Street Light policy.

10. Definitions

(a) Assessable frontage: Property frontage on a segment of infrastructure scheduled for improvement. If a parcel is a corner lot or has multiple street frontages, the parcel frontage shall only be calculated for the side abutting the infrastructure scheduled for improvements.

(b) Enhanced Street Light: When the location, design, or spacing for requested lights does not meet the “Standard Street Light” qualifying conditions, property owners may request that the City undertake an “Enhanced Street Lighting” project.

(c) Long side: On a corner lot or multiple frontage lot, the frontage of a property that is longest.

(d) Private Driveway: A driveway or road that serves as a primary access for one or more property owners that is not maintained by the City of Roseville, MnDOT or Ramsey County.

(e) Required Drainage: Drainage improvements necessary because of an improvement project. This can be the result of meeting City, watershed or wetland requirements. Includes rate control, water quality treatment, infiltration, and wetland mitigation.

(f) Roadway Reconstruction Project: This type of project involves removing and replacing the existing roadway bituminous, more than 50% of the concrete curb, the base materials, and oftentimes performing utility work (water, sewer, etc.) at the same time.

(g) Roadway Maintenance Project: Performing a Reclaim and Overlay, Mill and Overlay, or sealcoating of city streets.

(h) Short side: On a corner lot or multiple frontage lot, the frontage of a property that is shortest.

(i) Standard Street Light: street light installation that meets the location, design and spacing of the City street light policy qualifying conditions described in section IV. B. of the City Street Light policy.

(j) Total Project Cost: Project costs include actual construction cost plus all associated overhead costs. The total cost of the associated overhead for a public improvement project would typically include city administration, engineering, fiscal, legal, capital interest, right of way acquisition and contingencies.

City of Roseville
SPECIAL ASSESSMENT POLICY
SUMMARY

1. The following assessment policies will be followed in the upgrading of temporary public roadways (not meeting standards set forth in City Code), under the City's jurisdiction, to permanent bituminous roadways with concrete curb and gutters.

2. The following assessment formulas shall apply to any such upgrading of public roadways under the City's jurisdiction.
   (a) All property shall be assessed at least 25% of the actual cost for a 7-ton, 32-foot wide pavement with concrete curb and gutter and routine drainage.
   (b) Municipal State Aid Roadways:
      - All properties abutting Municipal State Aid roadways shall be assessed at least 25% of the cost for the project.
      - All property shall be assessed at a rate of a 7-ton, 32-foot wide pavement with concrete curb and gutter and routine drainage, even if the width or strength is greater.

   (c) In addition to the costs set forth in (a) through (b) above, all property may be assessed a proportionate share on a footage basis for expenses encountered for right-of-way and easement acquisition.
   (d) All corner and multiple frontage R1 and R2 parcels shall be considered as having 10% of the second side as being assessable footage unless such parcels could be split or subdivided. All other zoned properties will be calculated at 10% for the first 150 feet and then 100% for any additional footage.
   (e) On odd and irregularly shaped lots, which have rear widths that vary by more than 25% in comparison with the front width, the lot will be assumed to have a depth equal to one-half the sum of the two sides and said depth will be divided into the area of the lot to determine the assessable frontage.
   (f) All lots of more than four sides will be geometrically converted to a four-sided lot of equal area, then the odd-lot formula as stated in (e) will be used to determine the assessable frontage. Where this is not practical, the assessable frontage will be determined by assuming the lot to have an assessable frontage equal to those of the typical rectangular lots near it which are comparable in overall area and nature.
   (g) If a public improvement takes place along a roadway with a private drive, all properties with access to the drive will be assessed. The frontage of the private property or properties directly adjacent to the roadway will determine the assessable frontage for all other properties along the private drive.

3. All properties abutting existing usable temporary roadways under the jurisdiction of Ramsey County to be upgraded to permanent roadways with curb and gutter shall be specially assessed pursuant to the provisions of Paragraph 2 above. In the event that said special assessments should result in more funds being due the City from special assessments than the total cost to the City of the improvements to such road under the jurisdiction of Ramsey County, special assessments for such properties shall be reduced proportionately until the total special assessments equal the total City costs of the improvement.

4. On all new public roadways constructed where no usable temporary roadway existed, the special assessment procedure of Paragraphs 1, 2 and 3 need not be utilized. Such properties will be assessed at 100% of the cost.

5. There shall be no special assessments for storm drainage improvements.

6. Sanitary sewer mains shall be assessed on a front footage basis with all types land use and zoning being identically assessed.
   (a) For each presently utilized parcel there will be subtracted from the total cost of the improvement added costs for oversized sanitary sewer mains. Any sanitary sewer main in excess of 8" in diameter will normally be considered oversized. The result of said subtraction will be the cost to be assessed. This will be divided by the total number of assessable feet to establish the assessment rate for said presently utilized parcel
   (b) New development property or property which has altered its land use within the past three years shall be assessed at 100% of the city's expense for the improvement.
   (c) All side lots or double frontage parcels shall be determined to have 25 assessable feet for the first 150 feet of said side or second frontage of the parcel and shall conform to Paragraphs a) and b) above.
   (d) Sewer services shall be assessed on a per service basis at 100% of the city's expense for such services.
   (e) All odd and irregularly shaped lots of four sides or less, which have rear widths that vary by more than 25% in comparison with the front width, the lot will be assumed to have a depth equal to one-half the sum of the two sides and said depth will be divided into the area of the lot to determine the assessable frontage. All lots of more than four sides will be geometrically converted to a four sided lot of equal area, then the odd lot formula as stated above will be used to determine the assessable frontage. Where this is not practical, the assessable frontage will be determined by assuming the lot to have an assessable frontage equal to those of the typical rectangular lots near it which are comparable in overall area and nature.

7. Watermains shall be assessed on a front footage basis with all type of land use and zoning being identically assessed.
   (a) For each presently utilized parcel, there will be subtracted from the total cost of the improvement, added costs for oversized watermains. Any watermains in excess of 6" in diameter will normally be considered oversized. The result of said subtraction will be the cost to be assessed. This will be divided by the total number of assessable feet to establish the assessment rate for said presently utilized parcel.
   (b) New development property or property which has altered its land use within the past three years shall be assessed at 100% of the city's expense for the improvement.

(c) All side lot and double frontage parcels shall be determined to have 25 assessable feet for the first 200 feet of said side or second frontage of the parcel and shall conform to Paragraphs a. and b., above.

(d) Water services shall be assessed on a per service basis at 100% of the city's expense for such services.

(e) All odd and irregularly-shaped lots of four sides or less, which have rear widths that vary by more than 25% in comparison with the front width, the lot will be assumed to have a depth equal to one-half the sum of the two sides and said depth will be divided into the area of the lot to determine the assessable frontage. All lots of more than four sides will be geometrically converted to a four-sided lot of equal area, then the odd-lot formula as stated above, will be used to determine the assessable frontage. Where this is not practical, the assessable frontage will be determined by assuming the lot to have an assessable frontage equal to those of the typical rectangular lots near it which are comparable in overall area and nature.

8. There shall be no assessments for pathway improvements.

9. Streetlights shall be assessed on a front footage basis as described in the City street light assessment policy and as follows:

(a) All properties within 150 feet (<u>street frontage</u>) of each light shall be considered for assessment.

(b) City staff shall determine the number and locations of lights that could have been installed under the "standard street light" section of the City's Street light policy. The maintenance cost for these lights will be deducted from the overall project cost.

(c) 100% of the additional costs for an "enhanced street light" project shall be specially assessed. The additional costs for an "enhanced street light" project shall include; Cost of installation of enhanced streetlights, cost of operation & maintenance (pro-rated for 25 years), Administrative costs, minus <u>"standard street light" maintenance cost (if applicable)</u>

(d) At the end of 25 years, the City will evaluate the maintenance needs for the "enhanced street light" areas. A reconstruction project will be considered where the new operation and maintenance costs for the next 25 years will be proposed to be assessed to the benefiting properties.

(e) In new development and redevelopments, the operation and maintenance costs for an "enhanced street light" installation shall be paid for by the property owners in the new development in perpetuity. These costs shall either be paid for up front by the developer or assessed to the property owners. The total cost shall be the "enhanced street light" operation and maintenance cost minus the City's "standard street light" contribution. The City's basic contribution shall be determined based on the procedure outlined in section IV. B. of the City Street Light policy.

ASSESSMENT POLICY SUMMARY
1986- 2001

1. Consolidated Rate
   As part of PMP, street costs for all residential streets built that year will be combined to establish one uniform assessment rate.

2. City Policy—Residential Streets
   a. Assessment based on assessable footage.
   b. Taxable properties zoned R-1 and R-2 assessed 25% of street reconstruction costs, 75%—City as a whole.
   c. Properties zoned other than R-1 and R-2 and non-taxable property are assessed 100% of the cost per foot.
   d. Corner lots on local streets and M.S.A. streets or local streets and county roads will be assessed a minimum frontage equal to the short side frontage when the local street is reconstructed.

3. City Policy—M.S.A. Streets
   a. R-1 and R-2 properties not assessed for M.S.A. roadway improvements.
   b. R-3 and R-3A properties assessed 35% of street reconstruction cost.
   c. All others including tax exempt property assessed at 100% of project cost.

4. Utility Adjustment or Main Repairs
   Funded by appropriate utility fund. Cost not assessed.

5. Utility Services
   Private sewer or water services replaced as part of project (from main to property line). Cost paid by property owner. May be assessed with the street assessment.

FINAL ASSESSMENT SURVEY
9/15/2008

City	Population	Assess MSA Routes	Resident Share of Reconstruction %	Resident Share of Mill & Overlay %	Separate Residential and Commercial Rates	FF or SF Unit	Capped	Overlay Rate	Comments
Two Harbors	3,613	Yes	50% Ave's only	50% Ave's only	No	FF	No	50%	City pays 100% for streets
St. Francis	4,910	Yes	40%	40%	Yes	Adjusted FF	Yes	based on bids	
Chisholm	4,960	No	30%	40%	No	FF	No	NA	Rates based on standard road width (28 feet). New streets paid 100% by owner.
Falcon Heights	5,572	Yes	40%	40%	Yes	FF	No	0%	100% rate for tax exempt
Hermantown	7,448	No	Not %	Don't assess	Yes	FF or Unit	No	NA	No uniformity of lots, methods vary by project/property
East Grand Forks	7,501	No		100%	No	FF	No	$30/FF	Concrete new@ $45/FF
Mahtomedi	7,563	Yes	50%	30%					Currently revising policy, getting appraisals to determine benefit amount
North Branch	8,032	Yes	Not %	Don't assess	Yes	Unit	Yes	NA	Cap= Special Benefit Analysis, Residents' share of recon determined by Special Benefit Review
Crookston	8,192	Yes	$25/FF	$25/FF	No	FF	Yes	$25/FF	
Thief River Falls	8,410	Yes	60%	6' Edge mill	No	FF	No	NA	Side streets included lots of reclaiming
St. Michael	9,099	Yes	40%	0%	Yes	Unit res, FF comm.	Yes	NA	Residential reconstruct $2,500 unit
Virginia	9,157	Yes	ADT>1000=50%, ADT<1000=75%	ADT>1000=50%, ADT<1000=75%	No	FF or SF	No	$18.959/FF or $0.3162/SF	Rates increased by Consumer Price Index
Arden Hills	9,652	Yes	50%	50%	Yes	Unit	No	50% Res, 70% comm/ind	Res. share of partial recon. @ 50%
Hugo	10360	Yes	Not %	Not %	Yes	Unit res, FF comm.	Yes	$1,800-3,400/Unit	$4,100 for partial recon, $5,200 for complete recon
Cloquet	11,201	Yes	About $20/ff	No	Yes	FF	Yes	NA	Residential equivalent, they assess for utilities approx. 25%
Mendota Heights	11,434	Yes	50%	50%		FF		$6-8/FF	
Bemidji	11,917	Yes	80-100%	Don't assess	No	Unit	No	0%	
Marshall	12,735	Yes	$5,200	Don't assess	Yes	FF	Yes	NA	Maint overlays, do sample appraisal
Mounds View	12,738	No	25%	Don't assess	Yes	Unit	Yes	NA	Res. Share of partial recon @ 25%
Vadnais Heights	13,069	Yes	50%	50%	Yes	Unit	Yes	$36/FF	Calculate rate & turn it into a per unit assessment
Hutchinson	13,080	Yes	Not %	Not %	Yes	FF	Yes	$20/FF	Res. Recon. $80/FF, Reclaim St. $42/FF with curb spot repair, $55/FF with full curb repair
Elk River	16,447	Yes	25%	100%	Yes	Unit	Yes	$1,950/unit	This is the residental rate
Hopkins	17,145	Yes	Res. 50%, Comm. 70%	Don't assess	Yes	FF	Yes	NA	On MSA Routes Res.= 50% and Comm.= 70 %, no cap on comm. rates, Res. partial recon.= 70%
Northfield	17,147	Yes	$2,500 now	Have not	No		Yes	NA	Currently revising policy, getting appraisals to det. FF cost
Columbia Heights	18,520	No	50%	85%	Yes	Unit	No	$2,034/unit	Res. Share of partial recon @ 70%, 100% of seal coat
New Brighton	22,206	Yes	100% curb, +25% rest	0%	No	Unit	No	NA	Res. Share of partial recon @ 25%,
White Bear Lake	24,723	Yes	33%	Don't assess	Yes	FF	Yes	$39/FF	.12 SF storm
Moorhead	32,786	Yes	30%	30%	No	SF	Yes	$18 FF	$40/FF for reconstruct
Richfield (2012)	35,000	No	Don't assess	Don't assess	Don't assess	Don't assess	Don't assess	Don't assess	
Roseville	33,105	Yes	25%	0%	No	FF	No	0%	Res. Share of partial recon. @ 25%
Mankato	33,925	Yes	25%	50%	No	FF	Yes	$18 FF	Reconstruct rates @ $78/FF
Maplewood (2012)	35,945	Yes	Not %	Not %	No	Unit	Yes	Not %	Complete before and after appraisals, averages out to be around 30% of project cost
Minnetonka	51,519	No	0	Don't have to assess	0	0	0	NA	Maint crews 3/4" overlays a year 13Mi, 4-6 miles, gen. fund
Blaine	54,927	Yes	25% of partial	no money for overlays on MSA routes	Yes	Unit	Yes	NA	Based on residential equivalent
Woodbury	55,395	Yes	33%	33%	Yes	Unit res, FF comm.	Yes		32' equivalent width
Coon Rapids	62,310	Yes	50%	NA	Yes	Unit	Yes	$30/FF	Res. Share of partial recon @ 50%, comm. overlay is double res. rate
Eagan	64,006	Yes	75%	50%	Yes, and high density res.	Unit	No	$600-1,000/Unit	
St. Cloud	64,711	Yes	50% of standard rate	Don't assess	Yes	FF	Yes	NA	Sometimes get an outside appraisal for assessment rate. Standard rate for 2008 (bituminous, 36' wide, with curb & gutter) is $108/assessable foot.
Rochester	98,649	Yes	50%	(not implemented but policy in place)	Yes, and Industrial	FF	Yes	NA	Policy and Rates are inconsistent. Actual Assmt. Rates (ENR CCI Annual Adjustment) cover about 25% of costs, but Policy requires 50% coverage. Policy provides for Overlay Assmt., but Rate not established by Council.
St. Paul	287,151	Yes	25%	No	Yes	FF	Yes	NA	Overlays done with maintenance assessment
Minneapolis	373,188	Yes	25%	60 to 75% (no Milling)	Yes	FF	Yes		FF x depth (influence area) back to alley

Market City (Metro Population between 50,000 and 100,000)
Special Assessment Survey Spreadsheet - 2010

Street Reconstruction

	Zoning - Residential		Zoning - Business	
Community	Methodology - (Footage/Lot)	2010 Rate per Foot/Lot	Methodology (Footage/Lot)	2010 Rate per Foot/Lot
Blaine		25% of cost		50% of cost
Bloomington	Footage	$28.94/Foot	Footage	$57.88/Foot
Burnsville	Footage	$25.03/Foot	Footage	$52.36/Foot
Coon Rapids	Footage	$18.88/Foot	Footage	$37.75/Foot
Eden Prairie	None if road is standard		None if road is standard	
Lakeville	Lot	40% of cost	Lot	1.5 x res. Cost
Maple Grove	Per Lot	$5,315	Footage	$66.50
Minnetonka	None	N/A	None	N/A
Plymouth	Lot	40% of cost	Footage	40% of cost
Woodbury	1/3 Cost	$2,500/lot avg.	Varies	90% of cost

Street Rehabilitation

	Zoning - Residential		Zoning - Business	
Community	Methodology - (Footage/Lot)	2010 Rate per Foot/Lot	Methodology (Footage/Lot)	2010 Rate per Foot/Lot
Blaine	Lot	$500.00/Lot	Footage	$10.00/Foot
Bloomington	N/A	$0	N/A	$0
Burnsville	Footage	$10.01/Foot	Footage	$16.58/Foot
Eden Prairie	None if road is standard		None if road is standard	
Lakeville	None	N/A	None	N/A
Maple Grove	Per Lot	$4,040	Footage	$51.60
Minnetonka	None	N/A	None	N/A
Plymouth	Lot	40% of cost	Footage	40% of cost
Woodbury	1/3 Cost	$1,500/Lot	90% of cost	Varies