

SECTION IX POLICIES OF REASSESSMENT

The City of Shakopee in constructing or reconstructing any public improvement shall design such improvement to last for a definite period. The life expectancy or service life shall be as stated in the policy statement of this section, or if different, shall be as stated in the Resolution ordering improvement and preparation of plans. When such project needs renewing or replacement, the amount to be assessed against the property owner shall be limited to an amount determined by dividing the actual life of the original improvement by the expected service life of the original improvement.

Policy Statement

The following are hereby established as the “life expectancies” or “service lives” of public improvements unless otherwise stated in the resolution ordering improvement and preparation of plans, in which case, the life set forth in the resolution shall govern.

1. Sidewalks - 20 years
2. Street improvements, including surfacing and curb and gutter - 20 years
3. Ornamental street lighting - 20 years
4. Water Mains - 30 years
5. Sanitary Sewers - 30 years
6. Storm Sewers - 30 years

SECTION X ASSESSMENT COMPUTATIONS

A. STREET AND CURB & GUTTER IMPROVEMENTS

1. New Constructions

All new streets will be assessed 100% to the abutting benefitted properties. Street and curb and gutter improvements will normally be assessed by the adjusted front foot method, however other methods may be utilized if conditions warrant it.

Cost of construction of streets shall be assessed based on the minimum design of 36 feet wide, 7-ton axle load in residential areas and 9-ton axle load in commercial and industrial areas. Oversizing costs which are incurred in excess of the above may be paid by: (1) State Aid Funds, (2) larger assessment rates to properties, (3) general obligation funds, or (4)

any other method or combination of methods authorized by the City Council.

2. *Collector Streets*

Collector streets will be assessed to the equivalent local street costs. All street oversizing costs associated with collector streets will not be assessed.

3. *Reconstructions/Reclamations*

All street reconstructions and reclamations shall be 30% assessed.

4. *Gravel Streets*

a. *Urban Areas*

Upgrading an existing gravel street located in the Urban Service Area by adding pavement, curb and gutter shall be considered new construction and all costs assessed 100%.

b. *Rural Areas*

Only those items added to rural gravel roads by upgrading (i.e. pavement, curb and gutter, etc.) will be assessed 100%, but not the costs to replace the existing gravel roadbed. The City Council may elect to revise the assessable areas to establish additional assessment credits due to the large landowners abutting rural gravel roads or for rural collector roads that have little or no direct driveway accesses to it.

5. *Overlay, Seal Coats*

Bituminous overlay projects and bituminous sealcoats will not be assessed.

6. *Alleys*

Upgrading existing gravel alleys by adding pavement will be assessed 100% to the block in question. Reconstructing existing paved alleys will be 100% assessed also, except in the Central Business District (CBD).

For CBD alleys, the City Council will ~~determine the amount~~ assessed 30% of the alley improvement. ~~at the public hearing considering the improvements.~~