

IX. NEW SUBDIVISIONS
A. General Information

NEW SUBDIVISION DEVELOPMENT		Subdivisions Platted prior to 1/1/04	Subdivisions Platted after 1/1/04
	Funding Mechanisms	Private Contracts / City Funds (Assessable)	Private Contracts / Standby Lines of Credit
	Development Agreement	No	Yes
	Assessed at (%)	100%	100%
	Assessment Rates	Actual Costs Incurred.	Actual Costs Incurred.
Construction Items		(Y=City Funded/Escrow Draws D=Developer Financed)	
City Administrative Fees	Y	Y	
Area Assessment - Sanitary	Y	Y	
Park Fees	Y	D	
Regional Stormwater Facilities	Y	Y	
Sewer Televising	Y	Y	
Temporary Asphalt Pavement	Y	Y	
Concrete Pavement	Y	D	
Sidewalks	Y	D	
Boulevard Trees	Y	D	
Street Name Signs	Y	Y	
Traffic Control Signs	Y	Y	
Sanitary Sewer	D	D	
Sanitary Overbuild	D	D	
Storm Sewer	D	D	
Storm Overbuild	D	D	
Water Main	D	D	
Water Main Overbuild	D	D	
Sanitary Laterals	D	D	
Storm Laterals	D	D	
Water Services	D	D	
Rear-yard Drains	D	D	
Grading & Graveling (Right-of-way)	D	D	
Lot Grading	D	D	
Private Utilities (Gas, Electric, Telephone, Cable TV)	D	D	
Seed & Mulch (Right-of-way)	D	D	
Seed & Mulch (Lot areas)	D	D	
Street Lights	D	D	
Erosion Control	D	D	

B. Calculation Guidelines – New subdivisions

1. New Subdivision Development assessments must be paid as a lump sum payment at due date.
2. The City does not provide funding for New Subdivisions platted after January 1, 2004 except as indicated in the chart above. Escrow accounts or irrevocable lines of credit will be required of developers for all items administered or installed by the City.
3. Engineering fees for new subdivision developments shall be included in assessments. Included shall be preparation of plans and specifications, consultant fees, material testing fees, field survey, inspection and assessment preparation.
4. Individual lots within but not part of a new development when funded by the city shall be assessed at the current city interest rate.
5. Extraordinary sanitary sewer construction costs not to be assessed include pipes larger than 12" and depths greater than 16' when project funded by the city.
6. Typical residential street lighting will consist of 100-watt sodium vapor lamps on a wooden pole, mounted 30 feet high, spaced 250 to 300 feet apart.
7. The effective date for interest to begin accumulating on new subdivision developments will be the date of invoice. This includes all city utilities and street work.
8. Storm sewer area assessment for regional facilities built prior to 3-1-2006 shall be based on the cost of storm sewer needed to serve the subdivision and the share of downstream trunk main.

X. SPECIAL CHARGES

A. General definition

1. Special charges shall accrue interest starting 30 days following the invoice date. Interest shall accrue at the same rate as for special assessments. (Board of Public Works, June 6, 1990).

XI. METHOD OF PAYMENT

A. General Definition

1. Lump sum payment to be paid at due date.
2. One installment if the assessment is \$1000 or less.
3. Five equal annual installments if the assessment is greater than \$1000.
4. Deferred payments will bear an interest at the rate of **9% prime plus 3%** per annum on the unpaid balance.
5. Separate current year special assessment bills may be combined to establish eligibility for the \$1000 limit for installment payment options. Finance Department must be notified prior to November 1.