

# 2021 Fargo Infrastructure Funding Policy

## Initial Installation

<b>SANITARY SEWER - 25 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Sewer Mains - Local	100%	None	None
Sewer Mains - Trunk/Interceptor	Assess equivalent of a local main; remaining balance assessed to the benefiting area	None	Sewer Utility
Lift Stations	100%	None	None

<b>WATER MAINS - 25 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Local Mains	100%	None	None
Oversized Mains (mains larger than 12")	Assess equivalent of a 12" main; remaining balance assessed to the benefiting area	None	None
Trunk Mains (12" on quarter lines; ½ mile spacing)	100%	None	None
Trunk Mains (16" on section lines; 1 mile spacing)	100%	None	None
Trunk Mains (larger than 16" on section lines)	Assess equivalent of a 16" main	None	Balance - Water Utility
Feeder Mains (no local connections)	None	None	Water Utility
Fire Flow Benefit (no domestic service)	60%	None	Balance - Water Utility
Mains on Jurisdictional Boundaries	50%	None	Balance - Water Utility
Water Towers	None	None	Water Utility

<b>STORM SEWER - 25 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Mains	100%	None	None
Outfalls	100%	None	None
Detention/Retension Basins	100%	None	None
Lift Stations	100%	None	None

<b>LOMR (Letter of Map Revision)</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
LOMR	LOMR to be completed prior to Improvement Project or as part of Improvement Project. All cost for LOMR shall be paid for by Developer. No LOMR costs will be special assessed.	None	None

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PAVING - 25 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
Local	100%	None	None
Local - Initial Wear Course & Seal Coat	100%	None	None
Collector	100%	None	None
Collector - Initial Wear Course & Seal Coat	100%	None	None
<b>Arterial Direct*</b>			
Single	\$204.00	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)	\$204.00	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)	\$280.50	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$357.00	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)	\$433.50	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional	\$510.00	None	Balance - Federal or Sales Tax
<b>Arterial Indirect*</b>			
Single	\$30.60	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$30.60	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$40.80	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$51.00	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$61.20	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$71.40	None	Balance - Federal or Sales Tax
<b>Alleys in Greenfield Developments</b>			
	100%	None	None
<b>Structures - Interchanges, Bridges, Over/Underpasses</b>			
Single Family**	\$0.0153 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$0.0153 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$0.0204 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$0.0306 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$0.0408 per SF	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$0.0510 per SF	None	Balance - Federal or Sales Tax
DMU	\$0.0714 per SF	None	Balance - Federal or Sales Tax

\*Costs include final paving , traffic signals, seal coat, & street lights

\*\*Square foot computation where applicable

Note - When it is necessary to utilize a square foot cost, the square foot cost is based on a typical lot which is 12,000 SF lot with 80' of frontage. Cost per SF = (Cost per FF x 80)/12,000

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## Initial Installation

<b>STREET LIGHTING - 10 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Street Lights	100%	None	None

  

<b>SIDEWALKS - 20 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Collector	100%	None	None
Local Streets - Front Yard	Private or 100% assessed	None	None
Local Streets - Side/Rear Yard	100%	None	None
All Others	100%	None	None

  

<b>ALTERNATIVE TRANSPORTATION FACILITIES - 15 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Shared Use Path	Direct assess equivalent to sidewalk - balance assessed to the area	None	None
Special Trails	Up to 100%	None	Balance - Federal or Sales Tax
On Street Bike Facilities	Up to 100%	None	Balance - Federal or Sales Tax

  

<b>TRAFFIC CONTROL DEVICES - 15 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Traffic Control Devices	None	None	Federal, Sales Tax, or Street Light Utility

  

<b>TREE PLANTING - 10 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Local Street	Privately installed & financed per ordinance	None	None
Collector Street	Privately installed & financed per ordinance	None	None
Arterial Street	None	None	Sales Tax

  

<b>STREET AMENTIES</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Vegatative Landscape Features	100%	None	Balance - Sales Tax
Trash Receptacles	100%	None	Balance - Sales Tax
Permanent Bike Racks	100%	None	Balance - Sales Tax
Material Upgrades	100%	None	None
Festoon Circuitry	100%	None	None
Non Vegetative Landscape Features	100%	None	None

Note - All caps shall be increased by 2% annually

# 2021 Fargo Infrastructure Funding Policy

## Rehabilitation/Replacement/Misc

<b>SANITARY SEWER - 25 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Sewer Mains - Applies to Local & Trunk Sewers	Capped at \$40.80 (\$61.20 for DMU)	None	Balance - Waste Water Utility
Lift Stations	None	None	Waste Water Utility
Lift Stations Expansion	Up to 100%	None	Balance - Waste Water Utility
Sewer Service - Replacement with Street Recon (to boulevard on the street recon projects)	None	None	Waste Water Utility
Sewer Service - Wye Connection with Street Recon	None	None	Waste Water Utility

<b>WATER MAINS - 25 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Local & Trunk Mains	Capped at \$40.80 (\$61.20 for DMU)	None	Balance - Water Utility
Water Service - Service Replacement - Main to stopbox - in Conjunction with a City Led Main Replacement Project	None	None	Water Utility
Water System Expansion - Towers, Treatment, Intake Structures	None	None	Water Utility

<b>STORM SEWER - 25 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Mains, Inlets, Structures	50%	None	Balance - Sales Tax or Storm Sewer Utility
Outfalls	50%	None	Balance - Sales Tax or Storm Sewer Utility
Detention/Retention Basins	50%	None	Balance - Sales Tax or Storm Sewer Utility
Lift Stations	50%	None	Balance - Sales Tax or Storm Sewer Utility
Floodwall/Levee	50%	None	Balance - Sales Tax or Storm Sewer Utility
Capacity Expansion - Relief Sewers, Detention/Retention Basins	Capped at \$0.102 per square foot	None	Balance - Sales Tax or Storm Sewer Utility
Capacity Expansion - Enhancements	Up to 100%	None	Balance - Sales Tax or Storm Sewer Utility
Flood Risk Reduction - Levees/Floodwalls, Etc.	Direct benefit capped at \$0.51 per square foot - secondary benefit capped at \$0.102 per square foot	None	Balance - Sales Tax
Flood Risk Reduction - Lift Stations	Capped at \$0.102 per square foot	None	Balance - Sales Tax
Flood Risk Reduction - Comprehensive Flood Risk Reduction Plan	None	None	Sales Tax & NDSWC

# 2021 Fargo Infrastructure Funding Policy

## Rehabilitation/Replacement/Misc

PAVING - 25 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
<b>Local &amp; Collector *</b>			
Single	\$86.70 (less Prairie Dog)	\$42.50	Balance - Sales Tax
Multi Family Tier 1 (1 to 3 units)	\$86.70 (less Prairie Dog)	\$42.50	Balance - Sales Tax
Multi Family Tier 2 (4 to 12 units)	\$132.60 (less Prairie Dog)	\$65	Balance - Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$173.40 (less Prairie Dog)	\$85	Balance - Sales Tax
Multi Family Tier 4 (37 units & above)	\$204.00 (less Prairie Dog)	\$50	Balance - Sales Tax
Commercial, Industrial, Institutional	\$234.60 (less Prairie Dog)	\$57.5	Balance - Sales Tax
DMU	\$357.00 (less Prairie Dog)	\$87.5	Balance - Sales Tax
<b>Arterial Direct*</b>			
Single	\$102.00 (less Prairie Dog)	\$57.50	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)***	\$102.00 (less Prairie Dog)	\$57.50	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)***	\$153.00 (less Prairie Dog)	\$85	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$198.90 (less Prairie Dog)	\$85	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)	\$234.60 (less Prairie Dog)	\$50	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional	\$280.50 (less Prairie Dog)	\$57.5	Balance - Federal or Sales Tax
DMU	\$418.20 (less Prairie Dog)	\$87.5	Balance - Federal or Sales Tax
<b>Arterial Indirect*</b>			
Single	\$15.30 (less Prairie Dog)	\$15	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$15.30 (less Prairie Dog)	\$15	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$20.40 (less Prairie Dog)	\$20	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$25.50	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$30.60	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$45.90	None	Balance - Federal or Sales Tax
DMU	\$61.20	None	Balance - Federal or Sales Tax

# 2021 Fargo Infrastructure Funding Policy

## Rehabilitation/Replacement/Misc

<b>Alleys - Replace or Initial Install in Established Areas</b>	100%	None	None
<b>Street Rehab &amp; Spot Repair (15 year Assessment)</b>			
Street Rehab - Mill & Overlay (w/ Curb Ramps)	50%	None	Balance - Sales Tax
Street Rehab - Seal Coat Only	None	None	Sales Tax
Concrete Spot Repair	None	None	Sales Tax
Concrete Spot Repair by Reach	50% (less Prairie Dog) of project cost and no more than 25% of the cap	Prairie Dog buys down 100% of indirect SR and MR Tier 1 & 2 only	Balance - Sales Tax
<b>Structures - Interchanges, Bridges, Over/Underpasses</b>			
Single Family**	\$0.0153 per SF	None	Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$0.0153 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$0.0204 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$0.0306 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$0.0408 per SF	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$0.0510 per SF	None	Balance - Federal or Sales Tax
DMU	\$0.0714 per SF	None	Balance - Federal or Sales Tax

\*Costs include final paving , traffic signals, seal coat, & street lights

\*\*Square foot computation where applicable

\*\*\*Spread by front foot only (narrow side of the lot)

Note - The amount special assessed will not be less than the cap minus the Prairie Dog "buy down"

Note - Actual assessment may be based on use, not zoning

# 2021 Fargo Infrastructure Funding Policy

## Rehabilitation/Replacement/Misc

<b>STREET LIGHTING - 10 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Street Lights with Street Recon	None	None	Sales Tax or Street Light Utility
Street Light Replacement Only	Up to 100%	None	Balance - Street Light Utility

<b>SIDEWALKS - 20 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Single Family - Front Yards	100%	None	None
Single Family - Rear & Side Yard	None	None	Sales Tax
All Other Zones - Front, Rear, and Side	100%	None	None
Curb Ramps at Public Cross Walks	None	None	Sales Tax

<b>SHARED USE PATHS AND BIKE FACILITIES - 15 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Reconstruction or Rehabilitation	Up to 100%	None	Balance - Federal or State Tax
Structures, Bridges, Underpass, Etc. - River Crossings and Non-River Crossings	Up to 100%	None	Balance - Federal or Sales Tax

<b>TRAFFIC CONTROL DEVICES - 15 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Traffic Control Devices with Street Recon	None	None	Sales Tax
Traffic Control Devices as an Independent Project	None	None	Sales Tax
Pedestrian Cross Walk & Other Safety Improvements	Up to 100%	None	Balance - Federal or Sales Tax
Traffic Calming	100%	None	None
Maintenance/Operational Modifications	None	None	Sales Tax or Street Light Utility

# 2021 Fargo Infrastructure Funding Policy

## Rehabilitation/Replacement/Misc

<b>RAILROAD CROSSING IMPROVEMENTS - 10 YR ASSESSMENT</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Main Line	None	None	Sales Tax
Spur Line	100%	None	None
<b>Quiet Zones</b>			
Single Family	100%	None	None
Multi Family Tier 1 (1 to 3 units)	100%	None	None
Multi Family Tier 2 (4 to 24 units)	100%	None	None
Multi Family Tier 3 (25 to 36 units)	100% (2x SR)	None	None
Multi Family Tier 4 (37 units & above)	100% (3x SR)	None	None
Commercial, Industrial, Institutional	100% (4x SR)	None	None
DMU	100% (5x SR)	None	None

<b>STREET AMENITIES</b>	<b>Special Assessed</b>	<b>Prairie Dog Funds</b>	<b>Other City Funds</b>
Vegatative Landscape Features	75%	None	Balance - Sales Tax
Trash Receptacles	75%	None	Balance - Sales Tax
Permanent Bike Racks	75%	None	Balance - Sales Tax
Material Upgrades	100%	None	None
Festoon Circuitry	100%	None	None
Non Vegetative Landscape Features	100%	None	None

Note - Prairie Dogs funds may be used to supplement funding of all City Funds (with the exception of Fiber Optic) for any category

Note - All caps shall be increased by 2% annually

The City of Fargo will apply all appropriated funds from the North Dakota Prairie Dog Bill (2019 Session HB 1066) to the Infrastructure Funding Policy for the benefit of property owners for reconstruction and rehabilitation of aging infrastructure. In the event that state funds are discontinued, the policy remains intact and new calculations without state funding will occur.

Publicly Bid Projects (Initial Installation and Rehab/Reconstruction)				
	Engineering	Administration	Interest	Legal/Misc.
Design: City Survey and Inspect: City	10%	4%	4%	3%
Design: City Survey and Inspect: Consultant	City Design 4%, plus Actual Consultant Cost. Total engineering to be special assessed not to exceed 10%	4%	4%	3%
Design: Consultant Survey and Inspect: City	Actual Consultant Cost, plus 6% City Survey and Inspect. Total engineering to be special assessed not to exceed 10%	4%	4%	3%
Design: Consultant Survey and Inspect: Consultant	Actual Consultant Cost, plus 4% City oversight. Total engineering to be special assessed not to exceed 10%	4%	4%	3%

Publicly Bid Projects with Design Paid for by Developer				
	Engineering	Administration	Interest	Legal/Misc.
Design: Consultant (paid by Developer) Survey and Inspect: City	7%	4%	4%	3%
Design: Consultant (paid by Developer) Survey and Inspect: Consultant	Actual Consultant Cost or 7%, whichever is greater	4%	4%	3%

Developer Bid Projects with No Special Assessments (City Oversight Only)				
	Engineering	Administration	Interest	Legal/Misc.
Design: Consultant (paid by Developer) Survey and Inspect: Consultant (paid by Developer)	4%	0%	0%	0%