

2022 Fargo Infrastructure Funding Policy

Initial Installation

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

WATER MAINS - 25 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
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

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

LOMR (Letter of Map Revision)	Special Assessed	Prairie Dog Funds	Other City Funds
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
Arterial Direct*			
Single	\$208.08	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)	\$208.08	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)	\$286.11	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$364.14	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)	\$442.17	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional	\$520.20	None	Balance - Federal or Sales Tax
Arterial Indirect*			
Single	\$31.21	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$31.21	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$41.62	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$52.02	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$62.42	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$72.83	None	Balance - Federal or Sales Tax
Alleys in Greenfield Developments			
	100%	None	None
Structures - Interchanges, Bridges, Over/Underpasses			
Single Family**	\$0.01561 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$0.01561 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$0.02081 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$0.03121 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$0.04162 per SF	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$0.05202 per SF	None	Balance - Federal or Sales Tax
DMU	\$0.07283 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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STREET LIGHTING - 10 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
Street Lights	100%	None	None

SIDEWALKS - 20 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
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

ALTERNATIVE TRANSPORTATION FACILITIES - 15 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
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

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

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

STREET AMENTIES	Special Assessed	Prairie Dog Funds	Other City Funds
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

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Rehabilitation/Replacement/Misc

SANITARY SEWER - 25 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
Sewer Mains - Applies to Local & Trunk Sewers	Capped at \$41.62 (\$62.42 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

WATER MAINS - 25 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
Local & Trunk Mains	Capped at \$41.62 (\$62.42 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

STORM SEWER - 25 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
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 \$0.104 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 \$0.52 per square foot - secondary benefit capped at \$0.104 per square foot	None	Balance - Sales Tax
Flood Risk Reduction - Lift Stations	Capped at \$0.104 per square foot	None	Balance - Sales Tax
Flood Risk Reduction - Comprehensive Flood Risk Reduction Plan	None	None	Sales Tax & NDSWC

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Rehabilitation/Replacement/Misc

PAVING - 25 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
Local & Collector *			
Single	\$88.43 (less Prairie Dog)	\$42.50	Balance - Sales Tax
Multi Family Tier 1 (1 to 3 units)	\$88.43 (less Prairie Dog)	\$42.50	Balance - Sales Tax
Multi Family Tier 2 (4 to 12 units)	\$135.25 (less Prairie Dog)	\$65	Balance - Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$176.87 (less Prairie Dog)	\$85	Balance - Sales Tax
Multi Family Tier 4 (37 units & above)	\$208.08 (less Prairie Dog)	\$50	Balance - Sales Tax
Commercial, Industrial, Institutional	\$239.29 (less Prairie Dog)	\$57.5	Balance - Sales Tax
DMU	\$364.14 (less Prairie Dog)	\$87.5	Balance - Sales Tax
Arterial Direct*			
Single	\$104.04 (less Prairie Dog)	\$57.50	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)***	\$104.04 (less Prairie Dog)	\$57.50	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)***	\$156.06 (less Prairie Dog)	\$85	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)	\$202.88 (less Prairie Dog)	\$85	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)	\$239.29 (less Prairie Dog)	\$50	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional	\$286.11 (less Prairie Dog)	\$57.5	Balance - Federal or Sales Tax
DMU	\$426.56 (less Prairie Dog)	\$87.5	Balance - Federal or Sales Tax
Arterial Indirect*			
Single	\$15.61 (less Prairie Dog)	\$15	Balance - Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$15.61 (less Prairie Dog)	\$15	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$20.81 (less Prairie Dog)	\$20	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$26.01	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$31.21	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$46.82	None	Balance - Federal or Sales Tax
DMU	\$62.42	None	Balance - Federal or Sales Tax

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Rehabilitation/Replacement/Misc

Alleys - Replace or Initial Install in Established Areas	100%	None	None
Street Rehab & Spot Repair (15 year Assessment)			
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
Structures - Interchanges, Bridges, Over/Underpasses			
Single Family**	\$0.01561 per SF	None	Federal or Sales Tax
Multi Family Tier 1 (1 to 3 units)**	\$0.01561 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 2 (4 to 12 units)**	\$0.02081 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 3 (13 to 36 units)**	\$0.03121 per SF	None	Balance - Federal or Sales Tax
Multi Family Tier 4 (37 units & above)**	\$0.04162 per SF	None	Balance - Federal or Sales Tax
Commercial, Industrial, Institutional**	\$0.05202 per SF	None	Balance - Federal or Sales Tax
DMU	\$0.07283 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

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Rehabilitation/Replacement/Misc

STREET LIGHTING - 10 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
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

SIDEWALKS - 20 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
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

SHARED USE PATHS AND BIKE FACILITIES - 15 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
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

TRAFFIC CONTROL DEVICES - 15 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
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

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Rehabilitation/Replacement/Misc

RAILROAD CROSSING IMPROVEMENTS - 10 YR ASSESSMENT	Special Assessed	Prairie Dog Funds	Other City Funds
Main Line	None	None	Sales Tax
Spur Line	100%	None	None
Quiet Zones			
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

STREET AMENITIES	Special Assessed	Prairie Dog Funds	Other City Funds
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%