

RESOLUTION NO. 04-2023  
LAGRAND TOWNSHIP

Resolution Adopting Amended Cost Share and Assessment Guidelines for Paving Projects

WHEREAS, the LaGrand Town Board has reviewed their Preliminary Cost Share and Assessment Guidelines for Paving Projects, has completed a number of projects since such guidelines were originally adopted and last amended, and has become aware of additional situations to be addressed or clarified in the written Preliminary Cost Share and Assessment Guidelines for Paving Projects; and

WHEREAS, the LaGrand Town Board has determined that it would be beneficial to amend the Preliminary Cost Share and Assessment Guidelines for Paving Projects.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOWN OF LAGRAND, DOUGLAS COUNTY, MINNESOTA:

The attached Cost Share and Assessment Guidelines for Paving Projects is hereby adopted for use as guidelines in determining equitable assessments for current and future paving projects.

Adopted by the LaGrand Town Board of Supervisors this 5<sup>th</sup> day of June 2023.

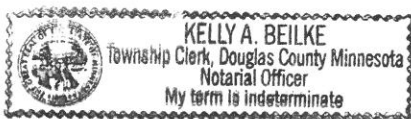
By the following vote:

Greg Bowen yes  
Dick Miller yes  
Ben Johnson yes

  
Ben Johnson, Chairperson

ATTEST:

  
Kelly A. Beilke, Town Clerk



**COST SHARE AND ASSESSMENT GUIDELINES FOR PAVING PROJECTS  
LAGRAND TOWNSHIP**

**Cost share between township and landowners**

**Costs Paid by Township:**

**100% upgrading of road area prior to improvement**

**20% construction costs of improvement project**

**0% engineering and contingencies**

**0% legal and administrative costs**

**Costs Paid by Landowner:**

**0% upgrading of road area prior to improvement**

**80% construction costs of improvement project**

**100% engineering and contingencies**

**100% legal and administrative costs**

**Standards for proper assessment:**

- 1. The property benefits from the improvement;**
- 2. The assessment does not exceed the increase in value of the property due to the improvement; and**
- 3. The assessment is uniform.**

**Benefits from an improvement are calculated based on the highest and best use of the land. Present use of the land is not the controlling factor in determining whether the land presently could be used for purposes which would benefit from the improvement.**

**Allocation of assessments between landowners.**

**Each buildable platted lot or parcel being paved on one side of the lot or parcel which does not already have abutting pavement at a point of access. One full assessment.**

**Each buildable platted lot or parcel being paved along multiple sides of the property. One full assessment for the first side being paved and a one-half assessment for each additional side being paved, to be adjusted on a case-by-case basis in an equitable manner depending upon the extent of paving on each additional side.**

**Each buildable platted lot or parcel which already has abutting paved road, but is receiving paving along some other side or sides of the property. One-half assessment for each other side of the property being paved, to be adjusted on a case-by-case basis in an equitable manner depending upon the extent of paving on each additional side.**

**Each buildable non-abutting parcel receiving significant benefit from tarring project accessing their property. One full assessment.**

**Each buildable non-conforming lot adjacent to a lot or parcel already receiving a full assessment. One-half assessment.**

**Adjoining buildable lots or parcels with a significant building structure over the boundary line making the remaining property inseparable for marketability purposes. One full assessment.**

**Each parcel that is divided into separate marketable portions due to division of the lot or parcel by the newly paved road(s). To be determined based on benefit on a case-by-case basis.**

**Resort, business or other properties or parcels receiving proportionately more benefit from the paving project than individual regularly sized platted lots. To be determined based on benefit on a case-by-case basis.**

**Preliminary plats. Platted lots which are vacated or parcels which are combined prior to the assessment proceedings in anticipation of the improvement project. To be determined base on benefit on a case-by-case basis.**

**The Town Board may make exceptions to these assessment guidelines on a case-by-case basis upon making specific findings in the Town Board minutes that such exception is necessary, is equitable and within the requirements for assessments outlined under Standards for proper assessment.**