

Exhibit A
Street Reconstruction / Maintenance Improvements
Assessable Cost Ratios

(2) Land Use	Functional Street Classification	TYPE OF IMPROVEMENT					
		(1) Upgrade To City Standards (Rural, Gravel, Widening, Curb & Gutter)	(1) Full Depth Pavement Removal & Replacement and Full Reconstruction	Resurface / Overlay	(6) Local Sidewalks/ Trails (Construction/ Reconstruction)	(6) Community Sidewalks/ Trails (Construction/ Reconstruction)	Sealcoat
Low & Medium Density Residential (R-1,2,3) Neighborhood Parks	Local	100%	75%	50%	100%	0%	0%
	Collector	100%	75%	50% (3)(4)	100%	0%	0%
High Density Residential (R-4) Public Facilities Community Parks	Local	100%	100%	75%	100%	0%	0%
	Collector	100%	100%	75% (3)(4)	100%	0%	0%
Commercial / Industrial	Local	100%	100%	100% (5)	100%	0%	0%
	Collector	100%	100%	100% (5)	100%	0%	0%

(1) Includes storm sewer installations / modifications, as necessary.

(2) Assessment based on highest & best use of property and ultimate land use designation. Undeveloped properties receive a credit for any previous assessment for pre-improvement condition.

(3) Pavement Width and/or Thickness Adjustment Factor equates work performed on wide roads and thicker overlays to a typical residential street (i.e., width: 32'/44', 32'/52'; pavement thickness: 1.5"/2", etc.)

(4) Early Deterioration Credit provided if overlay occurs before its 20 year life expectancy. Credit equals 5% per year (i.e. 18/20, etc.).

(5) Early Deterioration Credit provided if overlay occurs before its 15 year life expectancy. Credit equals 5% per year (i.e. 14/15, etc.).

(6) Routine maintenance and repairs of sidewalks/trails is funded 100% by the city