charges shall be a lien on the property, collectible in the same manner as city taxes.

ARTICLE X

Special Assessment Procedure

POWER:

96.   The City of Frostburg shall have the power to levy and collect taxes in the form of special assessments upon property in a limited and determinable area for special benefits conferred upon such property by the construction or installation of water mains, sewer mains, public ways, sidewalks, curbs, gutters, and storm water sewers, and to provide for the payment of all or any part of the above projects out of the proceeds of such special assessment.

PROCEDURE:

97.   The procedure for special assessments, wherever authorized in this charter, shall be as follows:

(a)   The cost of the work being charged for shall be assessed according to the front foot rule of apportionment or some other equitable basis determined by the council. THE COST OF PAVING ANY PUBLIC WAY SHALL BE BORNE BY THE ABUTTING PROPERTY OWNERS TO AN AMOUNT OF NOT LESS THAN TWO-THIRDS OF THE COST THEREOF.

(b)   The amount assessed against any property for any project or improvement shall not exceed the value of the benefits accruing to the property therefrom, nor shall any special assessment be levied which shall cause the total amount of special assessments levied by the city and outstanding against any property at any time, exclusive of delinquent installments, to exceed twenty-five per cent (25%) of the fair cash market value of the property after giving effect to the benefit accruing thereto from the project or improvement for which assessed.

(c)   When desirable, the affected property may be divided into different classes to be charged different rates, but, except for this, any rate shall be uniform.

(d)   Before any charge is levied, it shall be ratified by the council.   The clerk shall cause notice to be given stating the nature of the proposed project or improvement and the place and time at which all persons interested, or their agents or attorneys, may appear before the council and be