



West Fargo Special Assessment Committee Meeting  
West Fargo City Hall Commission Chamber  
2515 6th St E, West Fargo, ND 58078  
Tuesday, July 29, 2025 5:30 PM

### **Regular Agenda**

1. Call to Order (Chairman Eddie Sheeley)
2. Roll Call (Chairman Eddie Sheeley)
3. Approval of the last meeting's minutes from June 24, 2025
4. Brief Overview of Process

### **Hearing of Objections for any of the following Improvement Districts 1337, 1339, 2270, 2271**

1. State your name, your address, and the Improvement District number you are protesting

#### **Improvement District No. 1337 - New Water Supply, Sewerage, Street Systems, and Incidentals (Wilds 21st Addition)**

1. Confirm Special Assessment List and file in the office of the City Auditor.

#### **Improvement District No. 1337 - New Water Supply, Sewerage, Street Systems, and Incidentals (Wilds 21st Addition)**

1. Review and Approve the recommended Assessment List and Methodology for the Cass Rural Water Users District

#### **Improvement District No. 1339 - New Water Supply, Sewerage, and Incidentals (Stockyards 1st Addition)**

1. Confirm Special Assessment List and file in the office of the City Auditor

#### **Improvement District No. 2270 - Traffic Signal at 9th Street W and 32nd Avenue W**

1. Confirm Special Assessment List and file in the office of the City Auditor

#### **Improvement District No. 2271 - Concrete Paving, Street Lighting, Storm Sewer, and Incidentals (7th Avenue NW & 5th Street Ct NW)**

1. Confirm Special Assessment List and file in the office of the City Auditor

### **Adjourn**



West Fargo Special Assessment Committee Meeting  
West Fargo City Hall Commission Chamber  
2515 6<sup>th</sup> St E, West Fargo, ND 58078  
Tuesday, June 24, 2025, 5:30 PM

## Meeting Items

### A. Call to Order

The West Fargo Special Assessment Committee Meeting was held in the City of West Fargo Commission Chamber on Tuesday, June 24, 2025

### B. Roll Call

Chairman Eddie Sheeley confirmed that this meeting was in-person and Teams based. Both Chairman Eddie Sheeley and Special Assessment Commissioner Jim Brownlee were present in person and Special Assessment Commissioner Elliot Steinbrink was present virtually via Teams.

## Regular Agenda

### C. Dan Hanson, Senior Director of Community & Development Services Presented Project Information on six (6) Pre-Construction Districts

1. Improvement District No.1353 – Dakota Medical Foundation Development
  - No Action – Project Information Only
2. Improvement District No. 2265 – 9<sup>th</sup> Street NE / 7<sup>th</sup> Ave NE Reconstruction
  - No Action – Project Information Only
3. Improvement District No. 2290 – 2025 Public Works Mill & Overlay
  - No Action – Project Information Only
4. Improvement District No. 2294 – 6<sup>th</sup> St and 23<sup>rd</sup> Ave E – Intersection Improvements
  - No Action – Project Information Only
5. Improvement District No. 3006 – Westwood Addition Reconstruction
  - No Action – Project Information Only
6. Sidewalk Improvement District No. 6062
  - No Action – Project Information Only

### D. Jerry Wallace, City Engineer Presented information on four (4) current Assessment Districts

1. Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems; and Incidentals – Wilds 21<sup>st</sup> Addition

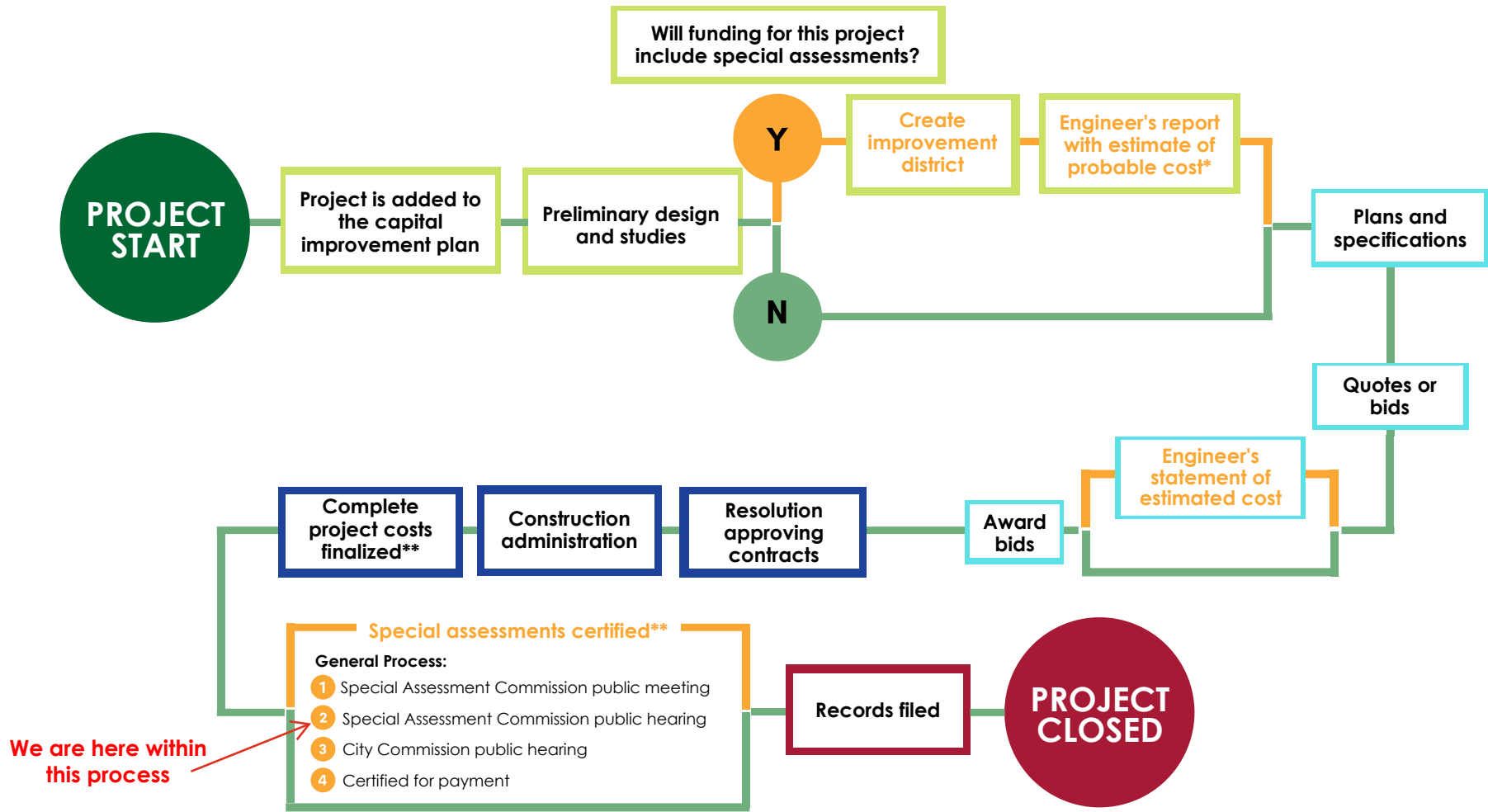
- **Staff Recommendation:** Approve Assessment List, Direct Publication of List and Notice of Hearing Objections
  - **Commission Action:** SA Commissioner Brownlee moved, and SA Commissioner Steinbrink seconded to approve. No opposition, motion carried
2. Improvement District No. 1339 - New Water Supply, Sewerage, Street Systems; and Incidentals – Stockyards 1<sup>st</sup> Addition
- **Staff Recommendation:** Approve Assessment List, Direct Publication of List and Notice of Hearing Objections
  - **Commission Action:** SA Commissioner Brownlee moved, and SA Commissioner Steinbrink seconded to approve. No opposition, motion carried
3. Improvement District No. 2270 – Traffic Signal at 9<sup>th</sup> St W and 32<sup>nd</sup> Ave W
- **Staff Recommendation:** Approve Assessment List, Direct Publication of List and Notice of Hearing Objections
  - **Commission Action:** SA Commissioner Steinbrink moved, and SA Commissioner Brownlee seconded to approve. No opposition, motion carried
4. Improvement District No. 2271 – Concrete Paving, Street Lighting, Storm Sewer; and Incidentals – 7<sup>th</sup> Ave NW and 5<sup>th</sup> St Ct NW
- **Staff Recommendation:** Approve Assessment List, Direct Publication of List and Notice of Hearing Objections
  - **Commission Action:** SA Commissioner Brownlee moved, and SA Commissioner Steinbrink seconded to approve. No opposition, motion carried

**E. Adjourn**

SA Commissioner Brownlee moved, and SA Commissioner Steinbrink seconded to adjourn. No SA Commissioners present voted nay, the motion to adjourn at 6:47 PM, was declared carried.

# Process for Contracts and Improvements

## Improvement Process Overview



\*The City of West Fargo creates an engineer's report and estimate of probable cost for most projects, but is legally required to do so for projects using special assessment funding.

\*\*The special assessment certification process allocates the cost of the project after the complete cost of the project is final. The Special Assessment Commission does not discuss project costs.



**To:** Special Assessment Commission  
**From:** Jerry Wallace, City Engineer  
**Date:** July 29, 2025  
**Subject:** Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems, and Incidentals – Wilds 21st Addition  
**Action:** Confirm Assessment List and file in the office of the City Auditor

**SPECIAL ASSESSMENT COMMISSION**

**Chairman:**  
Eddie Sheeley  
**Commissioner:**  
Jim Brownlee  
**Commissioner:**  
Elliot Steinbrink

**BOARD OF CITY COMMISSIONERS**

**President:**  
Bernie Dardis  
**Commissioner:**  
Brad Olson  
**Commissioner:**  
Roben Anderson  
**Commissioner:**  
Rory Jorgenson  
**Commissioner:**  
Amy Zundel

**City Administrator:**  
Dustin T. Scott

**Senior Director of Community and Development:**  
Dan Hanson

**ENGINEERING DEPARTMENT**

**City Engineer:**  
Jerry Wallace  
**Asst. City Engineer:**  
Kyle McCamy  
**Eng. Project Administrator:**  
Kayla Volness

**Summary and Recommendation:**

During the public meeting held on June 24, 2025, the Special Assessment Commission reviewed project information and approved the special assessment list as presented. The approved list and notice of this hearing was published in accordance with N.D.C.C. 40-23-10, and a letter was sent to property owners within the district.

**Attachments:**

1. Special Assessment List and Notice of Hearing of Objections.
2. Affidavit of Publication
3. Sample letter to property owners.
4. Assessment Allocation Map.

*NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>*

Staff Recommendation: Confirm Assessment List and file in the office of the City Auditor

**Policy Analysis:**

This improvement district was administered following North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

**Financial Summary:**

Total Project Cost:	\$ 13,486,811.53
Assessments	\$ 11,345,000
City Funds	\$ 0.00
Other Funds	\$ 2,141,811.53 (Cass Rural Water & Misc.)

**Previously Presented Information and Commission Actions:**

**July 11, 2025 –**

- Assessment letters mailed to property owners with the District.

**July 9 and 16, 2025 –**

- Published assessment list in the Forum.

**June 24, 2025 –**

- Special Assessment Commission (Public Meeting) to review benefits and levied assessments.

**May 19, 2025 –**

- **Staff Recommendation:** Adopt Resolution directing assessments to be levied.
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgenson seconded to approve as part of consent agenda. No opposition, motion carried.

**March 4, 2024 –**

- **Staff Recommendation:** Accept Bids and Direct Execution of Contract (Phase II Park Improvements).
- **Commission Action:** Commissioner Anderson moved, and Commissioner George seconded to approve. No opposition, motion carried.

**January 22, 2024 –**

- **Staff Recommendation:** Approve Plans and Specifications, and Direct Advertisement for Bids.
- **Commission Action:** Commission Olson moved, and Commission Anderson seconded to Approve. No opposition, motion carried.

**June 6, 2022 –**

- **Staff Recommendation:** Approve Resolution Approving Contract and Contractor's Bond and authorize Notice to Proceed.
- **City Commission Action:**

**May 16, 2022-**

- **Staff Recommendation:** Staff would like to note that the cost of improvements in this phase is significantly higher than in previous years, but is still under the threshold of N.D.C.C. rejection requirements. The Developer has been made aware of increased costs and has requested to move forward with the project. The Engineering Department would recommend Approving the Resolution Accepting Bids and Award of the Contract to Dakota Underground for their base bid only for the amount of \$ 5,985,127.52 (Phase II Improvements).
- **City Commission Action:** Commissioner Olson moved, and Commissioner Gjerdevig seconded to approve. Commissioner George and Dardis Opposed. Motion carried.

**April 18, 2022-**

- **Staff Recommendation:** Approve Plans and Specs and Authorize Bid Advertisement.
- **City Commission Action:** Commissioner Gjerdevig moved, and Commissioner Simmons seconded to approve. No opposition. Motion carried.

**March 21, 2022 –**

- **Staff Recommendation:** Approve the Amended Engineer's Report, Approve Task Order 50-1, and Authorize Engineer to prepare Plans and Specifications.
- **City Commission Action:** Commissioner Simmons moved, and Commissioner Gjerdevig seconded to approve. No opposition. Motion carried.

**February 22, 2022-**

- **Staff Recommendation:** Accept Resolution Declaring Petition for Improvements Received.
- **City Commission Action:** Commissioner Olson moved, and Commissioner George seconded to approve. Commissioner Gjerdevig was absent and not voting. No opposition, motion carried.

**February 7, 2022 -**

- **Staff Recommendation:** Accept the "Petition for Improvements" and direct engineering to prepare an amendment to the Engineer's Report.
- **City Commission Action:** Commissioner Olson moved, and Commissioner Gjerdevig seconded to approve. Commissioner Simmons was absent and not voting. No opposition, motion carried.

**August 2, 2021 –**

- **Staff Recommendation:** Approve resolution accepting bids and award contract to Dakota Underground for \$3,731,528.58 (Phase I Improvements).
- **City Commission Action:** Commissioner Gjerdevig moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

**June 21, 2021 –**

- **Staff Recommendation:** Approve task order No. 48, Approve Plans & Specs, Authorize Bid Advertisement.

- **City Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded. Commissioner George opposed. Motion carried on a 4:1 vote.

**May 17, 2021-**

- **Staff Recommendation:** Create Improvement District No. 1337.
- **Commission Action:** Commissioner Olson moved, and Commissioner Simons seconded to approve. Commissioner George opposed; motion carried on a 4:1 vote.

**April 19, 2021 –**

- **Staff Recommendation:** Approve task order No. 45 for Improvement District No. 1337.
- **City Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. Commissioner George opposed. Motion carried.

**February 1, 2021 –**

- **Staff Recommendation:** Accept "Petition for Improvements" and authorize preliminary engineering.
- **City Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to accept "Petition for Improvements" and authorize preliminary Engineering. Commissioner George opposed. Motion Carried.

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**Upcoming Items and Commission Actions:**

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9/15/2025 – City Commission hearing of written appeals and objections.

IMPROVEMENT DISTRICT NO. 1337 - NEW WATER SUPPLY,  
SEWERAGE, STREET SYSTEMS, AND INCIDENTALS  
West Fargo, North Dakota

SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING  
OBJECTIONS TO LIST

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>
<b><u>GRANT ADDITION</u></b>		
1		\$ 144,639.00
<b><u>THE WILDS 7<sup>TH</sup> ADDITION</u></b>		
1	1	2,277.92
2	1	2,201.39
3	1	2,201.39
4	1	2,392.72
5	1	2,749.41
6	1	2,801.41
7	1	2,316.18
8	1	2,316.18
9	1	2,698.84
10	1	2,430.98
11	1	2,430.98
12	1	2,966.69
13	1	2,392.72
14	1	2,086.59
15	1	2,201.39
16	1	2,201.39
17	1	2,124.86
18	1	2,163.12
19	1	2,545.78

20	1	2,851.90
21	1	2,354.45
22	1	2,086.59
23	1	2,086.59
24	1	2,086.59
25	1	2,086.59
26	1	2,086.59
27	1	2,086.59
28	1	2,086.59
29	1	2,086.59
30	1	2,086.59
31	1	2,086.59
32	1	2,239.65
33	1	2,622.31
34	1	2,775.37
35	1	2,316.18
36	1	2,086.59
37	1	2,086.59
38	1	2,086.59
39	1	2,201.39
40	1	2,201.39
41	1	2,201.39
42	1	2,201.39
43	1	2,201.39
44	1	2,354.45
45	1	2,392.72
46	1	2,392.72
47	1	2,277.92
48	1	2,201.39
49	1	2,201.39
50	1	2,201.39
51	1	2,277.92
1	2	2,277.92
2	2	2,239.65
3	2	2,239.65
4	2	2,239.65
5	2	2,239.65
6	2	2,239.65
7	2	2,239.65

8	2	2,239.65
9	2	2,277.92
1	3	2,354.45
2	3	2,277.92
3	3	2,277.92
4	3	2,086.59
5	3	2,086.59
6	3	2,086.59
7	3	2,086.59
8	3	2,086.59
9	3	2,086.59
10	3	2,086.59
11	3	2,086.59
12	3	2,163.12
13	3	2,316.18
14	3	2,277.92
15	3	2,239.65
16	3	2,201.39
17	3	2,124.86
18	3	2,316.18
19	3	2,430.98
20	3	2,392.72
21	3	2,469.25
22	3	2,469.25
23	3	2,698.84
24	3	2,698.84
25	3	2,507.51
26	3	2,622.31

**THE WILDS 8<sup>TH</sup> ADDITION**

1	1	2,163.12
2	1	2,124.86
3	1	2,124.86
4	1	2,124.86
5	1	2,392.72
6	1	2,966.69
7	1	2,775.37
8	1	2,316.18
9	1	2,124.86
10	1	2,124.86

11	1	2,086.59
12	1	2,048.33
13	1	2,010.06
14	1	2,086.59
15	1	2,354.45
16	1	1,971.80
17	1	2,048.33
18	1	2,086.59
19	1	2,163.12
20	1	2,354.45
21	1	2,124.86
22	1	2,316.18
23	1	2,851.90
24	1	2,507.51
25	1	2,392.72
26	1	2,354.45
28	1	2,507.51
29	1	2,201.39
30	1	2,124.86
31	1	2,239.65
1	2	2,277.92
2	2	2,124.86
3	2	2,163.12
4	2	2,163.12
5	2	2,163.12
6	2	2,163.12
7	2	2,277.92
1	3	2,163.12
2	3	2,124.86
3	3	2,124.86
4	3	2,124.86
5	3	2,124.86
6	3	2,124.86
7	3	2,124.86
8	3	2,201.39
1	4	2,316.18
2	4	2,124.86
3	4	2,124.86
4	4	2,124.86

5	4	2,124.86
6	4	2,124.86
7	4	2,201.39
8	4	2,239.65
9	4	2,124.86
10	4	2,124.86
11	4	2,124.86
12	4	2,124.86
13	4	2,239.65
1	5	2,124.86
2	5	2,086.59
3	5	2,086.59
4	5	2,086.59
5	5	2,086.59
6	5	2,048.33
7	5	2,010.06
8	5	2,048.33
9	5	2,086.59
10	5	2,086.59
11	5	2,086.59
12	5	2,163.12
13	5	2,163.12
14	5	2,124.86
15	5	2,124.86
16	5	2,201.39
17	5	2,277.92
18	5	2,124.86
19	5	2,124.86
20	5	2,124.86
21	5	2,239.65

**THE WILDS 9<sup>TH</sup> ADDITION**

2	1	2,584.04
3	1	2,430.98
4	1	2,392.72
5	1	2,277.92
6	1	2,239.65
7	1	2,163.12
8	1	2,124.86
9	1	2,239.65

10	1	2,392.72
11	1	2,430.98
12	1	2,392.72
13	1	2,201.39
14	1	2,124.86
15	1	2,124.86
16	1	2,086.59
17	1	2,086.59
18	1	2,163.12
19	1	2,163.12
20	1	2,201.39
21	1	2,316.18
22	1	2,507.51
23	1	2,277.92
24	1	2,584.04
25	1	2,545.78
26	1	2,163.12
27	1	2,124.86
28	1	2,086.59
29	1	2,163.12
30	1	2,430.98
31	1	2,277.92
32	1	2,201.39
33	1	2,124.86
34	1	2,201.39
35	1	2,660.57
36	1	2,430.98
37	1	2,277.92
38	1	2,201.39
39	1	2,163.12
40	1	2,086.59
41	1	2,124.86
42	1	2,124.86
43	1	2,124.86
44	1	2,124.86
45	1	2,124.86
46	1	2,124.86
47	1	2,124.86
48	1	2,124.86

49	1	2,124.86
50	1	2,124.86
51	1	2,124.86
1	2	2,239.65
2	2	2,124.86
3	2	2,124.86
4	2	2,124.86
5	2	2,124.86
6	2	2,124.86
7	2	2,124.86
8	2	2,124.86
9	2	2,124.86
10	2	2,124.86
11	2	2,124.86
12	2	2,201.39
13	2	2,239.65
14	2	2,124.86
15	2	2,124.86
16	2	2,124.86
17	2	2,124.86
18	2	2,124.86
19	2	2,124.86
20	2	2,124.86
21	2	2,201.39
1	3	2,201.39
2	3	2,163.12
3	3	2,239.65
4	3	2,163.12
5	3	2,086.59
6	3	2,086.59
7	3	2,086.59
13	3	2,124.86
14	3	2,124.86
15	3	2,124.86
16	3	2,124.86
17	3	2,124.86
18	3	2,163.12
19	3	2,124.86
20	3	2,124.86

21	3	2,124.86
22	3	2,163.12
23	3	2,163.12
24	3	2,124.86
25	3	2,124.86
26	3	2,163.12
27	3	2,124.86
28	3	2,086.59
30	3	2,163.12
31	3	2,163.12
32	3	2,239.65
33	3	2,392.72
34	3	2,086.59
35	3	2,124.86
36	3	2,124.86
37	3	2,086.59
38	3	2,086.59
39	3	2,086.59
40	3	2,086.59
41	3	2,048.33
1	4	2,048.33
2	4	2,124.86
3	4	2,124.86
4	4	2,124.86
5	4	2,124.86
6	4	2,163.12
7	4	2,124.86
8	4	2,163.12
9	4	2,163.12
10	4	2,124.86
11	4	2,469.25
12	4	2,430.98
13	4	2,430.98
14	4	2,622.31
15	4	2,201.39
16	4	2,201.39
17	4	2,430.98
18	4	2,086.59
19	4	2,086.59

20	4	2,086.59
21	4	2,086.59
22	4	2,124.86
23	4	2,124.86
24	4	2,124.86
25	4	2,124.86
26	4	2,124.86
27	4	2,124.86
28	4	2,124.86
29	4	2,239.65
30	4	2,507.51
32	4	52,577.41

**THE WILDS 11<sup>TH</sup> ADDITION**

15	1	2,048.33
16	1	1,933.53
17	1	1,933.53
18	1	2,086.59
19	1	1,895.27
20	1	1,895.27
21	1	2,163.12
22	1	1,895.27
23	1	2,316.18
44	1	2,201.39
45	1	2,239.65
46	1	2,201.39
47	1	2,201.39
48	1	2,201.39
49	1	2,354.45
53	1	2,201.39
54	1	2,201.39
55	1	2,201.39
56	1	2,163.12
58	1	2,201.39
59	1	2,469.25
60	1	2,584.04
61	1	2,163.12
62	1	2,277.92
63	1	2,239.65
1	2	2,163.12

2	2	2,086.59
3	2	2,086.59
4	2	2,086.59
5	2	2,086.59
6	2	2,086.59
7	2	2,086.59
8	2	2,086.59
9	2	2,086.59
10	2	2,086.59
11	2	2,086.59
12	2	2,086.59
13	2	2,086.59
14	2	2,124.86
1	3	2,392.72
2	3	2,163.12
3	3	2,124.86
4	3	2,086.59
5	3	2,163.12
6	3	2,201.39
7	3	2,316.18
8	3	2,163.12
9	3	2,430.98
10	3	2,354.45
11	3	2,163.12
12	3	2,124.86
13	3	2,086.59
14	3	2,086.59
15	3	2,124.86
16	3	2,124.86
17	3	2,124.86
18	3	2,163.12
19	3	2,392.72
1	4	2,163.12
2	4	2,163.12
3	4	2,124.86
4	4	2,124.86
5	4	2,086.59
6	4	2,086.59
7	4	2,086.59

8	4	2,086.59
9	4	2,048.33
10	4	2,048.33
11	4	2,048.33
12	4	2,048.33
13	4	2,048.33
14	4	2,048.33
15	4	2,048.33
16	4	2,316.18
1	5	2,354.45
2	5	2,545.78
3	5	2,316.18
4	5	2,239.65
9	5	2,124.86
17	5	2,354.45
18	5	2,239.65
19	5	2,163.12
20	5	2,124.86
21	5	2,124.86
22	5	2,124.86
23	5	2,048.33
24	5	2,048.33
25	5	2,048.33
26	5	2,048.33
27	5	2,048.33
28	5	2,048.33
29	5	2,316.18
30	5	2,430.98
31	5	2,392.72
1	6	2,201.39
2	6	2,201.39
3	6	2,163.12
4	6	2,086.59
5	6	2,086.59
6	6	2,086.59
7	6	2,086.59
8	6	2,163.12
9	6	2,354.45
10	6	2,584.04

11	6	2,163.12
12	6	2,124.86
13	6	2,086.59
14	6	2,086.59
15	6	2,048.33
16	6	2,048.33
17	6	2,048.33
18	6	2,163.12
19	6	2,086.59
20	6	2,086.59
21	6	2,086.59
22	6	2,086.59
23	6	2,086.59
24	6	2,086.59
25	6	2,239.65
26	6	2,316.18
27	6	2,124.86
28	6	2,124.86
29	6	2,163.12
30	6	2,201.39
7	7	2,622.31
8	7	2,966.69
9	7	2,392.72
10	7	2,124.86
11	7	2,124.86
12	7	2,086.59
13	7	2,163.12

**THE WILDS 13<sup>TH</sup> ADDITION**

1	1	2,239.65
2	1	2,239.65
3	1	2,239.65
4	1	2,239.65

**THE WILDS 15<sup>TH</sup> ADDITION**

1	1	2,430.98
2	1	2,124.86
3	1	2,048.33
4	1	2,354.45
5	1	2,277.92
6	1	2,124.86

7	1	2,086.59
8	1	2,201.39
9	1	2,277.92
<b><u>THE WILDS 16<sup>TH</sup> ADDITION</u></b>		
1	1	2,124.86
2	1	2,048.33
3	1	2,201.39
4	1	2,201.39
5	1	2,163.12
6	1	2,277.92
<b><u>THE WILDS 17<sup>TH</sup> ADDITION</u></b>		
1	1	2,048.33
2	1	2,086.59
3	1	1,933.53
4	1	1,933.53
5	1	2,086.59
6	1	1,933.53
7	1	1,933.53
8	1	2,086.59
9	1	2,507.51
10	1	2,507.51
11	1	2,469.25
12	1	2,010.06
13	1	2,239.65
<b><u>THE WILDS 18<sup>TH</sup> ADDITION</u></b>		
1	1	2,392.72
2	1	2,545.78
3	1	2,239.65
4	1	2,010.06
5	1	40,650.97
6	1	2,048.33
7	1	2,277.92
8	1	2,010.06
9	1	2,048.33
10	1	1,895.27
11	1	1,971.80
12	1	1,895.27
14	1	1,971.80
15	1	1,895.27

16	1	2,124.86
17	1	1,933.53
18	1	1,933.53
19	1	2,124.86
20	1	2,010.06
21	1	2,430.98

**THE WILDS 20<sup>TH</sup> ADDITION**

1	1	2,124.86
2	1	2,010.06
3	1	2,048.33
4	1	2,048.33
5	1	2,086.59
6	1	2,086.59
7	1	2,201.39
8	1	2,545.78
9	1	2,430.98
10	1	2,430.98
11	1	2,124.86
12	1	2,086.59
13	1	2,201.39
14	1	2,163.12
15	1	2,163.12
16	1	2,239.65
17	1	2,239.65
18	1	2,239.65
1	2	2,277.92
2	2	2,201.39
3	2	2,201.39
4	2	2,201.39
5	2	2,354.45
6	2	2,430.98
7	2	2,163.12
8	2	2,124.86
9	2	2,124.86
10	2	2,124.86
11	2	2,124.86
12	2	2,124.86
13	2	2,124.86
14	2	2,201.39

15	2	2,163.12
16	2	2,048.33
17	2	2,048.33
18	2	2,048.33
19	2	2,048.33
20	2	2,048.33
21	2	2,048.33
22	2	2,048.33
23	2	2,048.33
24	2	2,048.33
25	2	2,124.86
26	2	49,235.57
1	3	2,124.86
2	3	1,895.27
3	3	2,048.33
4	3	1,933.53
5	3	2,086.59
6	3	1,895.27
7	3	2,086.59
8	3	1,933.53
9	3	1,895.27
10	3	2,163.12
11	3	2,124.86
12	3	1,895.27
13	3	1,933.53
14	3	2,086.59
15	3	1,895.27
16	3	1,933.53
17	3	2,086.59
18	3	2,048.33
19	3	1,895.27
20	3	2,124.86
1	4	2,010.06
2	4	1,895.27
3	4	1,933.53
4	4	2,048.33
5	4	1,895.27
6	4	1,895.27
7	4	2,086.59

8	4	1,933.53
9	4	1,933.53
10	4	1,895.27
11	4	2,048.33
12	4	2,048.33
13	4	1,895.27
14	4	1,933.53
15	4	1,933.53
16	4	2,086.59
17	4	1,895.27
18	4	1,895.27
19	4	2,048.33
20	4	1,933.53
21	4	1,895.27
22	4	2,010.06
1	5	2,201.39
2	5	2,124.86
3	5	2,124.86
4	5	2,124.86
5	5	2,124.86
6	5	2,124.86
7	5	2,124.86
8	5	2,124.86
9	5	2,124.86
10	5	2,124.86
11	5	2,201.39
12	5	2,201.39
13	5	2,201.39
14	5	2,316.18
15	5	2,737.10
16	5	2,737.10
17	5	2,239.65
18	5	2,048.33
19	5	2,048.33
20	5	2,048.33
21	5	2,048.33
22	5	2,048.33
23	5	2,048.33
24	5	2,048.33

25	5	2,048.33
26	5	2,048.33
27	5	2,010.06
28	5	2,048.33
29	5	40,816.72

**THE WILDS 21<sup>ST</sup> ADDITION**

1	1	40,090.41
2	1	38,252.90
3	1	29,865.18
4	1	29,346.40
5	1	29,348.37
6	1	25,222.39
7	1	25,222.39
8	1	29,348.37
9	1	32,781.51
10	1	38,742.13
11	1	35,918.85
12	1	29,312.91
13	1	31,097.21
14	1	23,727.84
15	1	31,327.35
16	1	24,915.53
17	1	24,915.53
18	1	28,988.84
19	1	28,988.84
20	1	23,726.52
21	1	23,727.84
22	1	28,989.50
23	1	24,916.19
24	1	33,665.87
25	1	35,858.96
26	1	34,081.37
27	1	34,081.37
28	1	34,081.37
29	1	34,081.37
30	1	34,081.37
31	1	34,081.37
32	1	34,081.37
33	1	34,081.37

34	1	37,681.43
35	1	44,422.68
36	1	41,425.80
37	1	34,081.14
38	1	31,123.99
39	1	31,123.99
40	1	31,123.33
41	1	31,150.33
42	1	42,933.22
44	1	30,742.72
45	1	30,742.72
46	1	30,742.72
47	1	30,742.72
48	1	30,743.38
49	1	30,744.04
50	1	30,744.04
51	1	30,744.04
52	1	30,744.04
53	1	35,421.07
54	1	35,400.10
55	1	31,319.56
56	1	31,251.08
57	1	31,182.59
58	1	31,114.11
59	1	31,045.63
60	1	30,976.49
61	1	30,907.35
62	1	30,838.86
63	1	30,770.38
64	1	32,316.95
65	1	31,122.67
66	1	31,122.01
67	1	31,122.01
68	1	31,122.01
69	1	31,122.01
70	1	31,122.01
71	1	31,122.01
72	1	31,121.35
73	1	31,121.35

74	1	32,816.19
75	1	41,456.99
76	1	55,882.03
77	1	41,797.86
78	1	30,743.38
79	1	30,742.07
80	1	30,742.07
81	1	30,742.07
82	1	30,741.41
83	1	30,741.41
84	1	30,741.41
85	1	30,741.41
86	1	30,741.41
87	1	35,417.78
1	2	52,192.25
2	2	25,226.34
3	2	31,689.52
4	2	25,211.20
5	2	25,211.20
6	2	32,236.61
7	2	25,231.61
8	2	29,948.80
1	3	33,384.03
2	3	24,723.26
3	3	24,734.45
4	3	31,113.34
5	3	24,760.13
6	3	24,771.33
7	3	31,159.44
8	3	24,796.35
9	3	24,807.54
10	3	31,206.19
11	3	24,829.27
12	3	28,978.96
13	3	28,686.59
14	3	24,829.27
15	3	31,206.19
16	3	24,807.54
17	3	24,796.35

18	3	31,156.80
19	3	24,771.33
20	3	24,760.13
21	3	31,113.34
22	3	24,734.45
23	3	24,723.26
24	3	33,384.03
1	4	35,640.34
2	4	32,013.39
3	4	32,012.73
4	4	31,616.43
5	4	32,012.07
6	4	31,616.43
7	4	31,616.43
8	4	32,012.07
9	4	31,616.43
10	4	40,071.10
11	4	40,071.10
12	4	31,616.43
13	4	32,012.07
14	4	31,616.43
15	4	31,616.43
16	4	32,012.07
17	4	32,012.73
18	4	32,013.39
19	4	32,013.39
20	4	35,640.34
1	5	36,437.01
2	5	32,013.39
3	5	32,013.39
4	5	32,013.39
5	5	32,013.39
6	5	32,013.39
7	5	32,013.39
8	5	32,013.39
9	5	32,703.37
10	5	38,209.22
11	5	35,849.74
12	5	32,704.03

13	5	32,013.39
14	5	32,013.39
15	5	32,013.39
16	5	32,013.39
17	5	32,013.39
18	5	32,013.39
19	5	32,013.39
20	5	39,504.25
1	6	35,639.69
2	6	32,013.39
3	6	32,013.39
4	6	32,012.73
5	6	32,013.39
6	6	32,013.39
7	6	32,013.39
8	6	32,013.39
9	6	32,189.20
10	6	39,619.48
11	6	36,278.97
12	6	32,189.20
13	6	32,012.73
14	6	32,013.39
15	6	32,013.39
16	6	32,012.73
17	6	32,012.73
18	6	32,012.73
19	6	32,012.73
20	6	35,639.69
1	7	35,420.41
2	7	30,743.38
3	7	30,743.38
4	7	30,743.38
5	7	30,743.38
6	7	30,743.38
7	7	30,743.38
8	7	30,743.38
9	7	30,743.38
10	7	30,743.38
11	7	35,420.41

12	7	35,858.30
13	7	31,120.70
14	7	31,120.70
15	7	31,120.70
16	7	31,120.70
17	7	31,120.70
18	7	31,120.70
19	7	31,120.70
20	7	31,121.35
21	7	31,121.35
22	7	35,858.96
1	8	337,931.79
3	8	37,621.52
4	8	37,468.09
5	8	37,314.66
6	8	37,161.23
7	8	37,597.70
8	8	38,026.93
9	8	42,540.65
10	8	42,435.95
11	8	37,758.92
12	8	37,174.95
13	8	36,590.33
14	8	35,366.08
15	8	39,883.74
16	8	38,155.32
17	8	37,103.95
18	8	36,445.46
19	8	36,445.46
20	8	36,445.46
21	8	36,445.46
22	8	36,445.46
23	8	50,276.44
1	9	35,336.99
2	9	35,711.90
3	9	35,762.61
4	9	36,064.19
5	9	36,616.01
6	9	35,322.95

7	9	40,580.44
8	9	38,364.52
9	9	42,153.25
10	9	37,529.99
11	9	38,763.01
12	9	42,774.41
13	9	42,774.41
14	9	38,540.44
15	9	39,578.54
16	9	41,385.98
17	9	39,066.57
18	9	35,638.15
19	9	35,503.82
20	9	35,164.04
21	9	39,557.58
2	10	40,746.06
3	10	30,797.38
4	10	30,743.38
5	10	30,743.38
6	10	30,743.38
7	10	30,742.72
8	10	30,742.72
9	10	30,742.72
10	10	35,419.75
1	11	37,741.80
2	11	31,325.38
3	11	31,324.72
4	11	31,324.72
5	11	31,324.72
6	11	31,324.72
7	11	31,324.72
8	11	31,324.06
9	11	31,324.06
10	11	31,324.06
11	11	31,324.06
12	11	31,324.06
13	11	31,323.40
14	11	31,323.40
15	11	31,323.40

16	11	31,323.40
17	11	31,323.40
18	11	31,322.74
19	11	39,996.69
<b><u>THE WILDS 24<sup>TH</sup> ADDITION</u></b>		
1	1	514,427.10

We hereby certify that the above and foregoing list is a true and correct assessment of the property in the foregoing list to the best of our judgment, and that several items included in such assessment are as follows, to-wit:

Total Construction	\$ 10,049,681.41
Engineering	1,360,861.64
Construction Interest	611,221.73
Capitalized Interest	484,494.44
Bond Discount	167,452.20
Testing and Consulting	112,682.25
Legal	7,922.40
Advertising	762.42
Sewer Hookup Fee	235,629.95
Engineering Administrative	401,987.00
Bond Counsel	12,779.10
Rating Agency Fee	19,168.65
Underwriting Fee	15,973.87
Contingencies	2,164.46
Rounding	3,675.04
Service Charge	<u>354.97</u>
<b>TOTAL:</b>	<b>\$ 13,486,811.53</b>
LESS: Reoffering Premium	337,560.40
LESS: Other Contributions	<u>1,804,251.13</u>
<b>TOTAL TO BE ASSESSED:</b>	<b>\$ 11,345,000.00</b>

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 29<sup>th</sup> day of July, 2025, at 5:30 p.m. at the Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 24<sup>th</sup> day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

James Brownlee

Eddie A. Sheeley

Elliot Steinbrink



Forum Communications Company

ND Affidavit No. QNcbzSrVI5Yt0yIm9Ma0

See Proof on Next Page

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Forum of Fargo-Moorhead (ND), a newspaper printed and published in the City of Fargo, County of Cass, State of North Dakota.

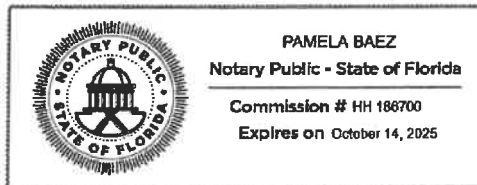
1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.
2. The newspaper listed on the exhibit published the advertisement of: **Display Ad Notice**; (2) time: *Wednesday, July 9, 2025, Wednesday, July 16, 2025*, as required by law or ordinance.
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

**Edmar Corachia**

(Signed)

**VERIFICATION**

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: 07/18/2025

Notary Public  
Notarized remotely online using communication technology via Proof.

LOT	BLOCK	AMOUNT ASSESSED	LOT	BLOCK	AMOUNT ASSESSED	LOT	BLOCK	AMOUNT ASSESSED	LOT	BLOCK	AMOUNT ASSESSED
IMPROVEMENT DISTRICT NO. 1337 - NEW WATER SUPPLY, SEWERAGE, STREET SYSTEMS, AND INCIDENTALS West Fargo, North Dakota SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING OBJECTIONS TO LIST The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 1337 - New Water Supply, Sewerage, Street Systems, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:											
<b>THE WILDS 19<sup>TH</sup> ADDITION</b>											
1	1	144,039.00	1	1	2,277.92	1	1	2,086.59	1	1	2,124.86
2	1		2	1	2,201.39	2	1	2,086.59	2	1	2,124.86
3	1		3	1	2,201.39	3	1	2,086.59	3	1	2,124.86
4	1		4	1	2,392.72	4	1	2,163.12	4	1	2,124.86
5	1		5	1	2,749.41	5	1	2,163.12	5	1	2,124.86
6	1		6	1	2,801.41	6	1	2,163.12	6	1	2,124.86
7	1		7	1	2,316.18	7	1	2,086.59	7	1	2,124.86
8	1		8	1	2,316.18	8	1	2,086.59	8	1	2,124.86
9	1		9	1	2,585.84	9	1	2,086.59	9	1	2,124.86
10	1		10	1	2,430.98	10	1	2,086.59	10	1	2,124.86
11	1		11	1	2,430.98	11	1	2,086.59	11	1	2,124.86
12	1		12	1	2,966.69	12	1	2,086.59	12	1	2,124.86
13	1		13	1	2,392.72	13	1	2,086.59	13	1	2,124.86
14	1		14	1	2,086.59	14	1	2,086.59	14	1	2,124.86
15	1		15	1	2,201.39	15	1	2,086.59	15	1	2,124.86
16	1		16	1	2,201.39	16	1	2,086.59	16	1	2,124.86
17	1		17	1	2,124.86	17	1	2,086.59	17	1	2,124.86
18	1		18	1	2,163.12	18	1	2,086.59	18	1	2,124.86
19	1		19	1	2,545.78	19	1	2,086.59	19	1	2,124.86
20	1		20	1	2,851.90	20	1	2,086.59	20	1	2,124.86
21	1		21	1	2,354.45	21	1	2,086.59	21	1	2,124.86
22	1		22	1	2,086.59	22	1	2,086.59	22	1	2,124.86
23	1		23	1	2,086.59	23	1	2,086.59	23	1	2,124.86
24	1		24	1	2,086.59	24	1	2,086.59	24	1	2,124.86
25	1		25	1	2,086.59	25	1	2,086.59	25	1	2,124.86
26	1		26	1	2,086.59	26	1	2,086.59	26	1	2,124.86
27	1		27	1	2,086.59	27	1	2,086.59	27	1	2,124.86
28	1		28	1	2,086.59	28	1	2,086.59	28	1	2,124.86
29	1		29	1	2,086.59	29	1	2,086.59	29	1	2,124.86
30	1		30	1	2,086.59	30	1	2,086.59	30	1	2,124.86
31	1		31	1	2,086.59	31	1	2,086.59	31	1	2,124.86
32	1		32	1	2,238.65	32	1	2,086.59	32	1	2,124.86
33	1		33	1	2,822.31	33	1	2,086.59	33	1	2,124.86
34	1		34	1	2,776.37	34	1	2,086.59	34	1	2,124.86
35	1		35	1	2,316.18	35	1	2,086.59	35	1	2,124.86
36	1		36	1	2,086.59	36	1	2,086.59	36	1	2,124.86
37	1		37	1	2,086.59	37	1	2,086.59	37	1	2,124.86
38	1		38	1	2,086.59	38	1	2,086.59	38	1	2,124.86
39	1		39	1	2,201.39	39	1	2,086.59	39	1	2,124.86
40	1		40	1	2,201.39	40	1	2,086.59	40	1	2,124.86
41	1		41	1	2,201.39	41	1	2,086.59	41	1	2,124.86
42	1		42	1	2,201.39	42	1	2,086.59	42	1	2,124.86
43	1		43	1	2,201.39	43	1	2,086.59	43	1	2,124.86
44	1		44	1	2,354.45	44	1	2,086.59	44	1	2,124.86
45	1		45	1	2,392.72	45	1	2,086.59	45	1	2,124.86
46	1		46	1	2,392.72	46	1	2,086.59	46	1	2,124.86
47	1		47	1	2,277.92	47	1	2,086.59	47	1	2,124.86
48	1		48	1	2,201.39	48	1	2,086.59	48	1	2,124.86
49	1		49	1	2,201.39	49	1	2,086.59	49	1	2,124.86
50	1		50	1	2,201.39	50	1	2,086.59	50	1	2,124.86
51	1		51	1	2,277.92	51	1	2,086.59	51	1	2,124.86
1	2		1	2	2,277.92	1	2	2,086.59	1	2	2,124.86
2	2		2	2	2,239.66	2	2	2,086.59	2	2	2,124.86
3	2		3	2	2,239.66	3	2	2,086.59	3	2	2,124.86
4	2		4	2	2,239.66	4	2	2,086.59	4	2	2,124.86
5	2		5	2	2,239.66	5	2	2,086.59	5	2	2,124.86
6	2		6	2	2,239.66	6	2	2,086.59	6	2	2,124.86
7	2		7	2	2,239.66	7	2	2,086.59	7	2	2,124.86
8	2		8	2	2,239.66	8	2	2,086.59	8	2	2,124.86
9	2		9	2	2,277.92	9	2	2,086.59	9	2	2,124.86
1	3		1	3	2,354.45	1	3	2,086.59	1	3	2,124.86
2	3		2	3	2,277.92	2	3	2,086.59	2	3	2,124.86
3	3		3	3	2,277.92	3	3	2,086.59	3	3	2,124.86
4	3		4	3	2,086.59	4	3	2,086.59	4	3	2,124.86
5	3		5	3	2,086.59	5	3	2,086.59	5	3	2,124.86
6	3		6	3	2,086.59	6	3	2,086.59	6	3	2,124.86
7	3		7	3	2,086.59	7	3	2,086.59	7	3	2,124.86
8	3		8	3	2,086.59	8	3	2,086.59	8	3	2,124.86
9	3		9	3	2,086.59	9	3	2,086.59	9	3	2,124.86
10	3		10	3	2,086.59	10	3	2,086.59	10	3	2,124.86
11	3		11	3	2,086.59	11	3	2,086.59	11	3	2,124.86
12	3		12	3	2,163.12	12	3	2,086.59	12	3	2,124.86
13	3		13	3	2,316.18	13	3	2,086.59	13	3	2,124.86
14	3		14	3	2,277.92	14	3	2,086.59	14	3	2,124.86
<b>THE WILDS 21<sup>ST</sup> ADDITION</b>											
1	1	40,090.41	1	1	2,163.12	1	1	2,086.59	1	1	2,124.86
2	1	38,252.90	2	1	2,392.72	2	1	2,086.59	2	1	2,124.86
3	1	28,865.18	3	1	2,163.12	3	1	2,086.59	3	1	2,124.86
4	1	28,348.40	4	1	2,163.12	4	1	2,086.59	4	1	2,124.86
5	1	28,348.40	5	1	2,163.12	5	1	2,086.59	5	1	2,124.86
6	1	26,222.30	6	1	2,163.12	6	1	2,086.59	6	1	2,124.86
7	1	26,222.30	7	1	2,163.12	7	1	2,086.59	7	1	2,124.86
8	1	26,222.30	8	1	2,163.12	8	1	2,086.59	8	1	2,124.86
9	1	26,222.30	9	1	2,163.12	9	1	2,086.59	9	1	2,124.86
10	1	26,222.30	10	1	2,163.12	10	1	2,086.59	10	1	2,124.86
11	1	26,222.30	11	1	2,163.12	11	1	2,086.59	11	1	2,124.86
12	1	26,222.30	12	1	2,163.12	12	1	2,086.59	12	1	2,124.86
13	1	26,222.30	13	1	2,163.12	13	1	2,086.59	13	1	2,124.86
14	1	26,222.30	14	1	2,163.12	14	1	2,086.59	14	1	2,124.86

15	3	2,239.65	23	3	2,163.12	THE WILDS 13 <sup>TH</sup> ADDITION	6	1	28,348.37	12	7	35,858.30						
16	8	2,201.39	24	3	2,124.86	1	1	2,239.65	9	1	32,781.51	13	7	31,120.70				
17	8	2,124.86	25	3	2,124.86	2	1	2,239.65	10	1	38,742.13	14	7	31,120.70				
18	3	2,316.18	26	3	2,163.12	3	1	2,239.65	11	1	35,818.86	15	7	31,120.70				
19	3	2,430.98	27	3	2,124.86	4	1	2,239.65	12	1	29,312.91	16	7	31,120.70				
20	3	2,392.72	28	3	2,086.59	THE WILDS 14 <sup>TH</sup> ADDITION	13	1	31,097.21	17	7	31,120.70						
21	3	2,469.25	30	3	2,163.12	1	1	2,430.98	14	1	23,727.84	18	7	31,120.70				
22	3	2,598.84	31	3	2,163.12	2	1	2,124.86	15	1	31,327.35	19	7	31,120.70				
23	3	2,598.84	32	3	2,239.65	3	1	2,049.33	16	1	24,916.53	20	7	31,121.35				
24	3	2,598.84	33	3	2,392.72	4	1	2,354.43	17	1	24,915.53	21	7	31,121.35				
25	3	2,507.51	34	3	2,086.59	5	1	2,277.92	18	1	20,968.04	22	7	85,868.96				
26	3	2,622.31	35	3	2,124.86	6	1	2,124.86	19	1	20,968.04	1	8	337,931.79				
<b>THE WILDS 6<sup>TH</sup> ADDITION</b>													20	1	23,727.84	2	8	37,621.52
1	1	2,163.12	37	3	2,086.59	7	1	2,201.39	21	1	23,980.50	3	8	37,468.09				
2	1	2,124.86	38	3	2,086.59	8	1	2,277.92	22	1	24,916.10	4	8	37,161.23				
3	1	2,124.86	39	3	2,086.59	9	1	2,124.86	23	1	33,665.07	5	8	37,597.70				
4	1	2,124.86	40	3	2,048.33	10	1	2,048.33	24	1	35,858.96	6	8	38,028.93				
5	1	2,392.72	41	3	2,048.33	11	1	2,201.39	25	1	34,081.37	7	8	42,540.85				
6	1	2,968.89	1	4	2,124.86	12	1	2,124.86	26	1	34,081.37	8	8	42,435.95				
7	1	2,775.37	2	4	2,124.86	13	1	2,163.12	27	1	34,081.37	9	8	37,768.92				
8	1	2,916.18	3	4	2,124.86	14	1	2,124.86	28	1	34,081.37	10	8	37,174.85				
9	1	2,124.86	4	4	2,124.86	15	1	2,124.86	29	1	34,081.37	11	8	35,580.33				
10	1	2,124.86	5	4	2,163.12	16	1	2,086.59	30	1	34,081.37	12	8	35,386.08				
11	1	2,086.59	6	4	2,124.86	17	1	2,086.59	31	1	34,081.37	13	8	39,883.74				
12	1	2,048.33	7	4	2,163.12	18	1	1,933.53	32	1	34,081.37	14	8	38,155.32				
13	1	2,010.06	8	4	2,163.12	19	1	1,933.53	33	1	37,681.43	15	8	37,103.06				
14	1	2,086.59	9	4	2,124.86	20	1	2,086.59	34	1	44,422.68	16	8	38,445.46				
15	1	2,354.45	10	4	2,124.86	21	1	1,933.53	35	1	41,426.80	17	8	38,445.46				
16	1	1,971.80	11	4	2,469.25	22	1	1,933.53	36	1	34,081.14	18	8	38,445.46				
17	1	2,048.33	12	4	2,430.98	23	1	2,086.59	37	1	31,123.99	19	8	38,445.46				
18	1	2,086.59	13	4	2,430.98	24	1	2,507.51	38	1	31,123.99	20	8	69,276.44				
19	1	2,163.12	14	4	2,822.31	25	1	2,507.51	39	1	31,150.33	21	8	35,336.89				
20	1	2,964.45	15	4	2,201.39	26	1	2,469.25	40	1	42,833.22	22	8	35,711.90				
21	1	2,124.86	16	4	2,430.98	27	1	2,010.06	41	1	30,742.72	23	8	35,762.61				
22	1	2,316.18	17	4	2,086.59	28	1	2,086.59	42	1	30,742.72	24	8	38,064.19				
23	1	2,851.90	18	4	2,086.59	29	1	2,392.72	43	1	30,742.72	25	8	38,616.01				
24	1	2,507.51	19	4	2,086.59	30	1	2,545.78	44	1	30,742.72	26	8	35,322.56				
25	1	2,392.72	20	4	2,086.59	31	1	2,239.65	45	1	30,743.38	27	8	40,580.44				
26	1	2,354.45	21	4	2,124.86	32	1	2,124.86	46	1	30,744.04	28	8	38,364.52				
27	1	2,507.51	22	4	2,124.86	33	1	2,010.06	47	1	30,744.04	29	8	42,163.25				
28	1	2,201.39	23	4	2,124.86	34	1	2,048.33	48	1	30,744.04	30	8	37,529.99				
29	1	2,124.86	24	4	2,124.86	35	1	2,277.92	49	1	30,744.04	31	8	38,763.01				
30	1	2,239.65	25	4	2,124.86	36	1	2,010.06	50	1	36,421.07	32	8	42,774.41				
31	1	2,277.92	26	4	2,124.86	37	1	2,048.33	51	1	35,400.10	33	8	42,774.41				
1	2	2,163.12	27	4	2,124.86	38	1	1,895.27	52	1	31,819.56	34	8	39,540.44				
2	2	2,163.12	28	4	2,124.86	39	1	1,971.80	53	1	31,251.08	35	8	39,578.54				
3	2	2,163.12	29	4	2,239.65	40	1	1,871.80	54	1	31,182.59	36	8	41,385.98				
4	2	2,163.12	30	4	2,507.51	41	1	1,895.27	55	1	31,114.11	37	8	39,066.57				
5	2	2,163.12	31	4	52,577.41	42	1	1,871.80	56	1	31,045.83	38	8	35,638.15				
6	2	2,163.12	32	4	2,048.33	43	1	1,895.27	57	1	30,976.49	39	8	35,603.82				
7	2	2,277.92	33	4	1,833.53	44	1	1,895.27	58	1	30,907.35	40	8	35,164.04				
1	3	2,163.12	16	1	1,833.53	45	1	1,895.27	59	1	30,838.88	21	9	39,557.58				
2	3	2,124.86	18	1	1,833.53	46	1	2,124.86	60	1	30,770.38	2	10	40,746.06				
3	3	2,124.86	17	1	1,833.53	47	1	2,124.86	61	1	32,316.95	3	10	30,797.38				
4	3	2,124.86	16	1	1,833.53	48	1	2,124.86	62	1	31,122.67	4	10	30,743.38				
5	3	2,124.86	19	1	1,895.27	49	1	2,124.86	63	1	31,122.01	5	10	30,743.38				
6	3	2,124.86	20	1	1,895.27	50	1	2,124.86	64	1	31,122.01	6	10	30,742.72				
7	3	2,124.86	21	1	2,163.12	51	1	2,430.98	65	1	31,122.01	7	10	30,742.72				
8	3	2,201.39	22	1	1,895.27	52	1	2,086.59	66	1	31,122.01	8	10	30,742.72				
1	4	2,316.18	23	1	2,163.12	53	1	2,086.59	67	1	31,122.01	9	10	30,742.72				
2	4	2,124.86	44	1	2,201.39	54	1	2,086.59	68	1	31,122.01	10	10	35,119.75				
3	4	2,124.86	45	1	2,239.65	55	1	2,086.59	69	1	31,122.01	11	11	37,741.80				
4	4	2,124.86	46	1	2,201.39	56	1	2,086.59	70	1	31,122.01	12	11	31,325.38				
5	4	2,124.86	47	1	2,201.39	57	1	2,086.59	71	1	31,122.01	13	11	31,325.38				
6	4	2,124.86	48	1	2,354.45	58	1	2,086.59	72	1	31,114.11	14	11	31,324.72				
7	4	2,201.39	49	1	2,201.39	59	1	2,545.78	73	1	32,916.19	2	11	31,324.72				
8	4	2,239.65	53	1	2,201.39	60	1	2,430.98	74	1	41,456.98	3	11	31,324.72				
9	4	2,124.86	54	1	2,201.39	61	1	2,430.98	75	1	55,882.03	4	11	31,324.72				
10	4	2,124.86	55	1	2,201.39	62	1	2,430.98	76	1	41,797.86	5	11	31,324.72				
11	4	2,124.86	56	1	2,163.12	63	1	2,124.86	77	1	55,882.03	6	11	31,324.72				
12	4	2,124.86	58	1	2,201.39	64	1	2,086.59	78	1	30,745.38	7	11	31,324.72				
13	4	2,239.65	59	1	2,489.25	65	1	2,201.39	79	1	30,742.07	8	11	31,324.08				
1	5	2,124.86	60	1	2,584.04	66	1	2,163.12	80	1	30,742.07	9	11	31,324.08				
2	5	2,086.59	61	1	2,163.12	67	1	2,163.12	81	1	30,742.07	10	11	31,324.08				
3	5	2,086.59	62	1	2,277.92	68	1	2,239.65	82	1	30,741.41	11	11	31,324.08				
4	5	2,086.59	63	1	2,239.65	69	1	2,239.65	83	1	30,741.41	12	11	31,324.08				
5	5	2,086.59	1	2	2,163.12	70	1	2,239.65	84	1	30,741.41	13	11	31,323.40				
6	5	2,048.33	2	2	2,086.59	71	1	2,277.92	85	1	30,741.41	14	11	31,323.40				
7	5	2,010.06	3	2	2,086.59	72	1	2,201.39	86	1	30,741.41	15	11	31,323.40				
8	5	2,086.59	4	2	2,086.59	73	1	2,201.39	87	1	35,417.78	16	11	31,323.40				
9	5	2,086.59	5	2	2,086.59	74	1	2,201.39	88	1	58,192.25	17	11	31,323.40				
10	5	2,086.59	6	2	2,086.59	75	1	2,354.45	1	2	25,228.34	18	11	31,322.74				
11	5	2,086.59	7	2	2,086.59	76	1	2,430.98	2	2	31,699.52	19	11	39,996.69				
12	5	2,163.12	8	2	2,086.59	77	1	2,163.12	3	2	25,211.20	<b>THE WILDS 24<sup>TH</sup> ADDITION</b>						
13	5	2,163.12	9	2	2,086.59	78	1	2,124.86	4	2	25,211.20	1	1	514,427.10				

We hereby certify that the above and foregoing list is a true and correct assessment of the property in the foregoing list to the best of our judgment, and that several items included in such assessment are as follows, to-wit:

Total Construction	\$	10,049,881.41
Engineering		1,360,891.84
Construction Interest		611,221.73
Capitalized Interest		484,494.44
Bond Discount		187,452.20
Testing and Consulting		112,882.25
Legal		7,922.40
Advertising		782.42

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 24<sup>th</sup> day of July, 2025, at 8:30 p.m. at the Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 24<sup>th</sup> day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

James Brownlee

Eddie A. Sheehy

Elliot Steinbrink

Newspaper page size: Width: 10.06 in., Height: 20.00 in.

sewer hookup fee	2,30,000.00
Engineering Administrative	401,967.00
Bond Counsel	12,778.10
Rating Agency Fee	19,168.65
Underwriting Fee	15,973.87
Contingencies	2,164.46
Rounding	3,673.04
Service Charge	354.97
TOTAL:	\$ 18,468,611.63
LESS: Roofing Premium	337,560.40
LESS: Other Contributions	1,804,251.13
TOTAL TO BE ASSESSED:	\$ 11,345,000.00



June 25, 2025

[Redacted]  
[Redacted]  
West Fargo, ND 58078

**NOTICE OF HEARING: Next Steps for Assessed Improvements Impacting Your Property**

Improvement District 1337 – The Wilds 21<sup>st</sup> Addition, Phases 1, 2, & 3

Parcel Number:	Address:	Allocated Amount*:	Payment Term
[Redacted]	[Redacted]	[Redacted]	25 years

\*Pending final approval by the West Fargo City Commission

**Why are you receiving this letter?**

The property above is included in Improvement District 1337, which used special assessments for all or part of the project's costs. The City of West Fargo is now completing the special assessment process to allocate these costs to properties based on the benefit received from the project.

**What steps have already been taken?**

Project construction has been completed. During a public meeting, held June 24, 2025, the Special Assessment Commission reviewed project information and approved a special assessment list representing the allocation of project benefits to properties within the Improvement District. Project information is included on the back of this letter.

**What happens next?**

SPECIAL ASSESSMENT COMMISSION MEETING JULY 29, 2025, 5:30 p.m., West Fargo City Hall	CITY COMMISSION MEETING SEPTEMBER 15, 2025 (subject to change)
<ul style="list-style-type: none"> <li>Property owners who feel there are errors may object to pending assessments at this public hearing.</li> <li>Property owners may object to their allocation, but the Commission will not hear objections to the project itself, or the use of specials to fund the project</li> <li>After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.</li> </ul>	<ul style="list-style-type: none"> <li>Property owners must file a written notice of appeal before appealing at this public hearing.</li> <li>A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District</li> <li>The City Commission has final approval and certifies Special Assessments</li> </ul>

\*Legal Notice of these public meetings will be published in The Forum of Fargo-Moorhead.

**When will these special assessments appear on your tax statement?**

After approval by the City Commission, final specials will be included with your 2026 Property Tax Statement and allocated over number of years lists above with interest. Special Assessments can be paid off interest free if paid in full within 10 days of Final Approval by contacting the City of West Fargo Finance Department at 701-515-5000.

**More information, and the City of West Fargo's Special Assessment Policy can be found at [westfargond.gov/Special-Assessments](http://westfargond.gov/Special-Assessments).**

Thank you,

Jerry Wallace, PE  
City Engineer, City of West Fargo  
701-515-5100

engineering@westfargond.gov  
www.westfargond.gov  
2515 6<sup>th</sup> Street E., West Fargo, ND 58078

**PROJECT INFORMATION: Improvement District 1337 – The Wilds 21<sup>st</sup> Addition Phases 1, 2, & 3**

**Project Overview:**

The Developer, Westport Investments LLC, filed a petition with the City of West Fargo to have local and regional infrastructure improvements (i.e., City utilities and streets) extended to their Wilds 21st Addition plat.

The scope of Improvement District No. 1337 included local improvements consisting of sanitary sewer, storm sewer drains, streets, and applicable incidentals. Regional improvements included extensions of the transportation network such as multi-use paths, additions to the storm sewer system, diversion levee improvements, and US Army Corps of Engineers wetland permits and credits.

More information, and a summary of Commission Actions on this project, can be found at <https://www.westfargond.gov/1021/Special-Assessment-Projects>

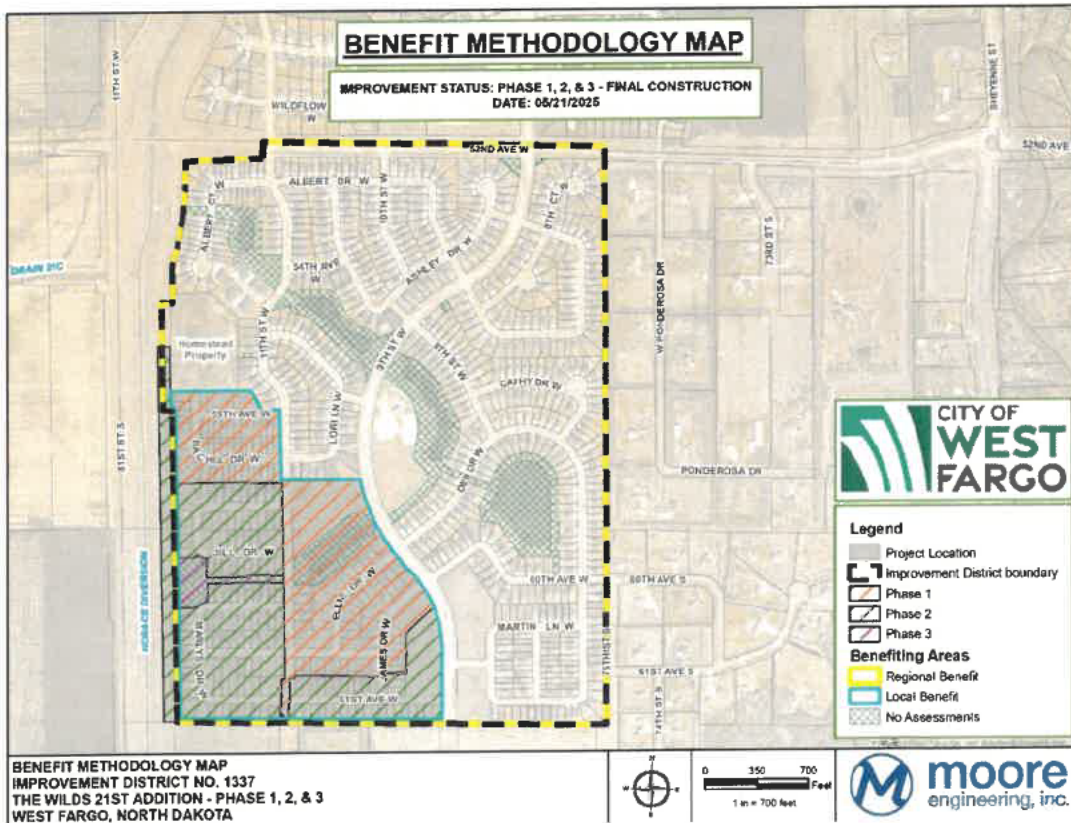
**Project Funding:**

City Funds:	\$0.00
Special Assessments:	\$11,345,000
Other Funds	\$2,141,811.53
<b>Total Project Cost:</b>	<b>\$13,486,811.53</b>

**Calculation of Allocation:**

This project has local and regional benefits and allocation was based on the benefit to each property using a combination of Equivalent Unit (EU), Front Foot, and Square Foot methodologies.

More information on this methodology and calculation can be found in the Special Assessment Commission Meeting Agenda and the City's Special Assessment Policy.





<b>Estimated Assessment (\$)</b>	<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ≤ 14,463.9	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ≤ 2,967	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Non-West Fargo Jurisdiction
	<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ≤ 55,882	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> 0	<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Improvement District
	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> ≤ 29,949	<span style="border: 2px solid black; display: inline-block; width: 15px; height: 10px;"></span> Boundary	<span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px;"></span> West Fargo City ROW & Non-tax Parcel

## Improvement District No. 1337 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 5/20/2025

Disclaimer: This map was created using preliminary data and is only intended as a visual aid for general (NOT exact) reviewing purposes.



HORACE



**To:** Special Assessment Commission  
**From:** Jerry Wallace, City Engineer  
**Date:** July 29, 2025  
**Subject:** Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems, and Incidentals – Wilds 21st Addition  
**Action:** Review and approve the recommended assessment list and methodology for the Cass Rural Water Users District.

**SPECIAL ASSESSMENT COMMISSION**

**Chairman:**  
Eddie Sheeley  
**Commissioner:**  
Jim Brownlee  
**Commissioner:**  
Elliot Steinbrink

**BOARD OF CITY COMMISSIONERS**

**President:**  
Bernie Dardis  
**Commissioner:**  
Brad Olson  
**Commissioner:**  
Roben Anderson  
**Commissioner:**  
Rory Jorgenson  
**Commissioner:**  
Amy Zundel

**City Administrator:**  
Dustin T. Scott

**Senior Director of Community and Development:**  
Dan Hanson

**ENGINEERING DEPARTMENT**

**City Engineer:**  
Jerry Wallace  
**Asst. City Engineer:**  
Kyle McCamy  
**Eng. Project Administrator:**  
Kayla Volness

**Summary and Recommendation:**

Westport Investments LLC submitted a petition to the City of West Fargo requesting the extension of local and regional infrastructure improvements to its Wilds 21st Addition plat. The scope of improvements within the proposed district includes the construction of streets, sanitary and storm sewer systems, and the installation of water mains and hydrants. Although the subject area lies within the municipal boundaries of the City of West Fargo, potable water service is provided by the Cass Rural Water Users District (CRWUD). Both the City and CRWUD employ comparable methodologies for determining special assessment benefits. Under the City's Water Service Cooperation Agreement with CRWUD, the West Fargo Special Assessment Commission is obligated to provide benefit recommendations to CRWUD for consideration in the preparation and approval of its final assessment list.

*Attachments:*

1. Special Assessment List and Notice of Hearing of Objections.
2. Sample letter to property owners.
3. Assessment Allocation Map.
4. Preliminary Assessment List – CRWUD infrastructure.

*NOTE: Additional project information is available on the city's website:*  
<https://www.westfargond.gov/1021/Special-Assessment-Projects>

*Staff Recommendation:* Review and approve the recommended assessment list and methodology for the Cass Rural Water Users District.

**Policy Analysis:**

This improvement district was administered following North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website. As the infrastructure falls under the jurisdiction of the Cass Rural Water Users District (CRWUD), the determination and finalization of associated costs will be handled by CRWUD and its governing body.

**Financial Summary:**

Total Project Cost:	\$ 13,486,811.53
Assessments	\$ 11,345,000
City Funds	\$ 0.00
Other Funds	\$ 2,141,811.53 (CRWUD & Misc.)

**Previously Presented Information and Commission Actions:**

**July 29, 2025 –**

- Special Assessment Commission (public meeting) to review benefits and recommend assessments.

**May 19, 2025 –**

- **Staff Recommendation:** Adopt Resolution directing assessments to be levied.

- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgenson seconded to approve as part of consent agenda. No opposition, motion carried.

**March 4, 2024 –**

- **Staff Recommendation:** Accept Bids and Direct Execution of Contract (Phase II Park Improvements).
- **Commission Action:** Commissioner Anderson moved, and Commissioner George seconded to approve. No opposition, motion carried.

**January 22, 2024 –**

- **Staff Recommendation:** Approve Plans and Specifications, and Direct Advertisement for Bids.
- **Commission Action:** Commissioner Olson moved, and Commissioner Anderson seconded to Approve. No opposition, motion carried.

**June 6, 2022 –**

- **Staff Recommendation:** Approve Resolution Approving Contract and Contractor's Bond and authorize Notice to Proceed.
- **City Commission Action:**

**May 16, 2022-**

- **Staff Recommendation:** Staff would like to note that the cost of improvements in this phase is significantly higher than in previous years, but is still under the threshold of N.D.C.C. rejection requirements. The Developer has been made aware of increased costs and has requested to move forward with the project. The Engineering Department would recommend Approving the Resolution Accepting Bids and Award of the Contract to Dakota Underground for their base bid only for the amount of \$ 5,985,127.52 (Phase II Improvements).
- **City Commission Action:** Commissioner Olson moved, and Commissioner Gjerdevig seconded to approve. Commissioner George and Dardis Opposed. Motion carried.

**April 18, 2022-**

- **Staff Recommendation:** Approve Plans and Specs and Authorize Bid Advertisement.
- **City Commission Action:** Commissioner Gjerdevig moved, and Commissioner Simmons seconded to approve. No opposition. Motion carried.

**March 21, 2022 –**

- **Staff Recommendation:** Approve the Amended Engineer's Report, Approve Task Order 50-1, and Authorize Engineer to prepare Plans and Specifications.
- **City Commission Action:** Commissioner Simmons moved, and Commissioner Gjerdevig seconded to approve. No opposition. Motion carried.

**February 22, 2022-**

- **Staff Recommendation:** Accept Resolution Declaring Petition for Improvements Received.
- **City Commission Action:** Commissioner Olson moved, and Commissioner George seconded to approve. Commissioner Gjerdevig was absent and not voting. No opposition, motion carried.

**February 7, 2022 -**

- **Staff Recommendation:** Accept the "Petition for Improvements" and direct engineering to prepare an amendment to the Engineer's Report.
- **City Commission Action:** Commissioner Olson moved, and Commissioner Gjerdevig seconded to approve. Commissioner Simmons was absent and not voting. No opposition, motion carried.

**August 2, 2021 –**

- **Staff Recommendation:** Approve resolution accepting bids and award contract to Dakota Underground for \$3,731,528.58 (Phase I Improvements).

- 
- **City Commission Action:** Commissioner Gjerdevig moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

**June 21, 2021 –**

- **Staff Recommendation:** Approve task order No. 48, Approve Plans & Specs, Authorize Bid Advertisement.
- **City Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded. Commissioner George opposed. Motion carried on a 4:1 vote.

**May 17, 2021-**

- **Staff Recommendation:** Create Improvement District No. 1337.
- **Commission Action:** Commissioner Olson moved, and Commissioner Simons seconded to approve. Commissioner George opposed; motion carried on a 4:1 vote.

**April 19, 2021 –**

- **Staff Recommendation:** Approve task order No. 45 for Improvement District No. 1337.
- **City Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. Commissioner George opposed. Motion carried.

**February 1, 2021 –**

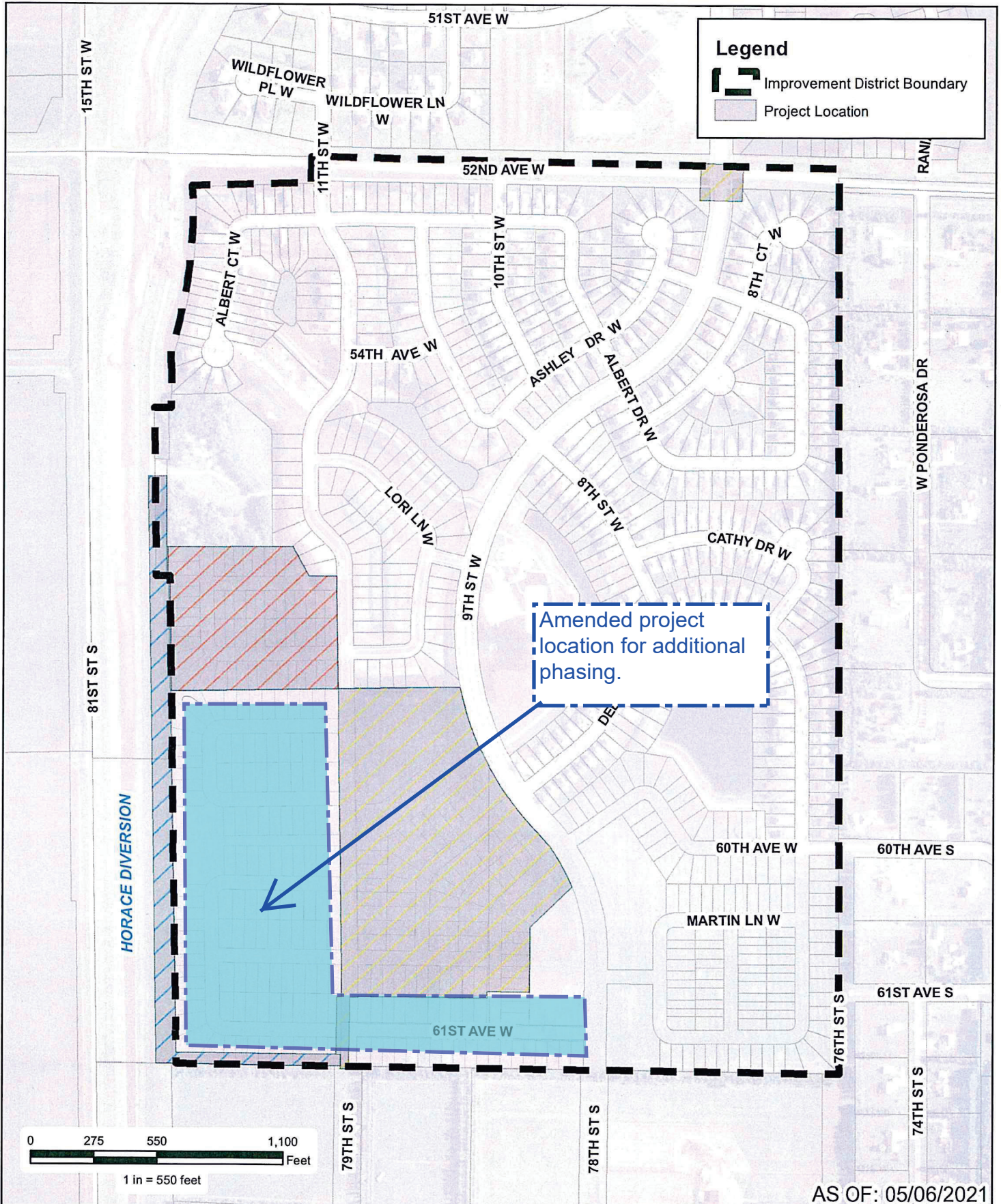
- **Staff Recommendation:** Accept "Petition for Improvements" and authorize preliminary engineering.
- **City Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to accept "Petition for Improvements" and authorize preliminary Engineering. Commissioner George opposed. Motion Carried.

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**Upcoming Items and Commission Actions:**

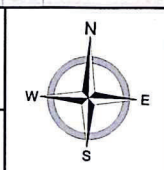
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N/A



**IMPROVEMENT DISTRICT MAP**  
**IMPROVEMENT DISTRICT 1337**  
**THE WILDS 21ST ADDITION**  
**WEST FARGO, NORTH DAKOTA**

Created By: TJS Date Created: 03/26/21 Date Saved: 05/06/21 Date Plotted: NEVER Date Exported: 05/06/21  
 Plotted By: Tanner.Schmidt Parcel Date: N/A Aerial Image: 2020 County NAIP SIDS Elevation Data: Lidar  
 Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988  
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FILE LOCATION: R:\Projects\21700021700021728\CIVIL\PRODUCTION\21728P1-COVER.dwg

# IMPROVEMENT DISTRICT NO. 1337



## NEW WATER SUPPLY, SEWERAGE AND STREET SYSTEMS; AND INCIDENTALS



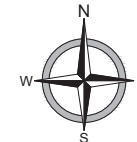
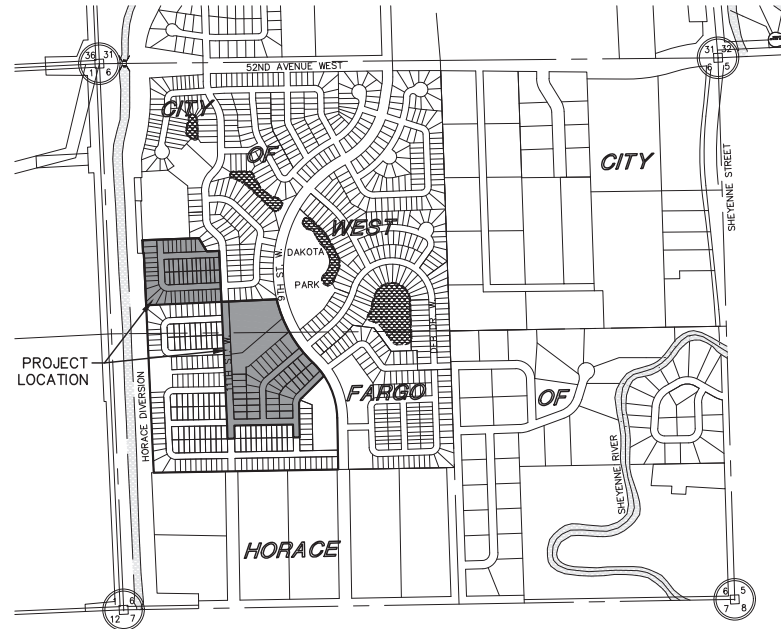
Consulting Engineering • Land Surveying  
925 10th Avenue East, Suite 1 • West Fargo, North Dakota  
www.mooreengineeringinc.com

## THE WILDS 21ST ADDITION WEST FARGO, NORTH DAKOTA

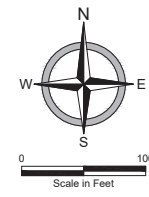
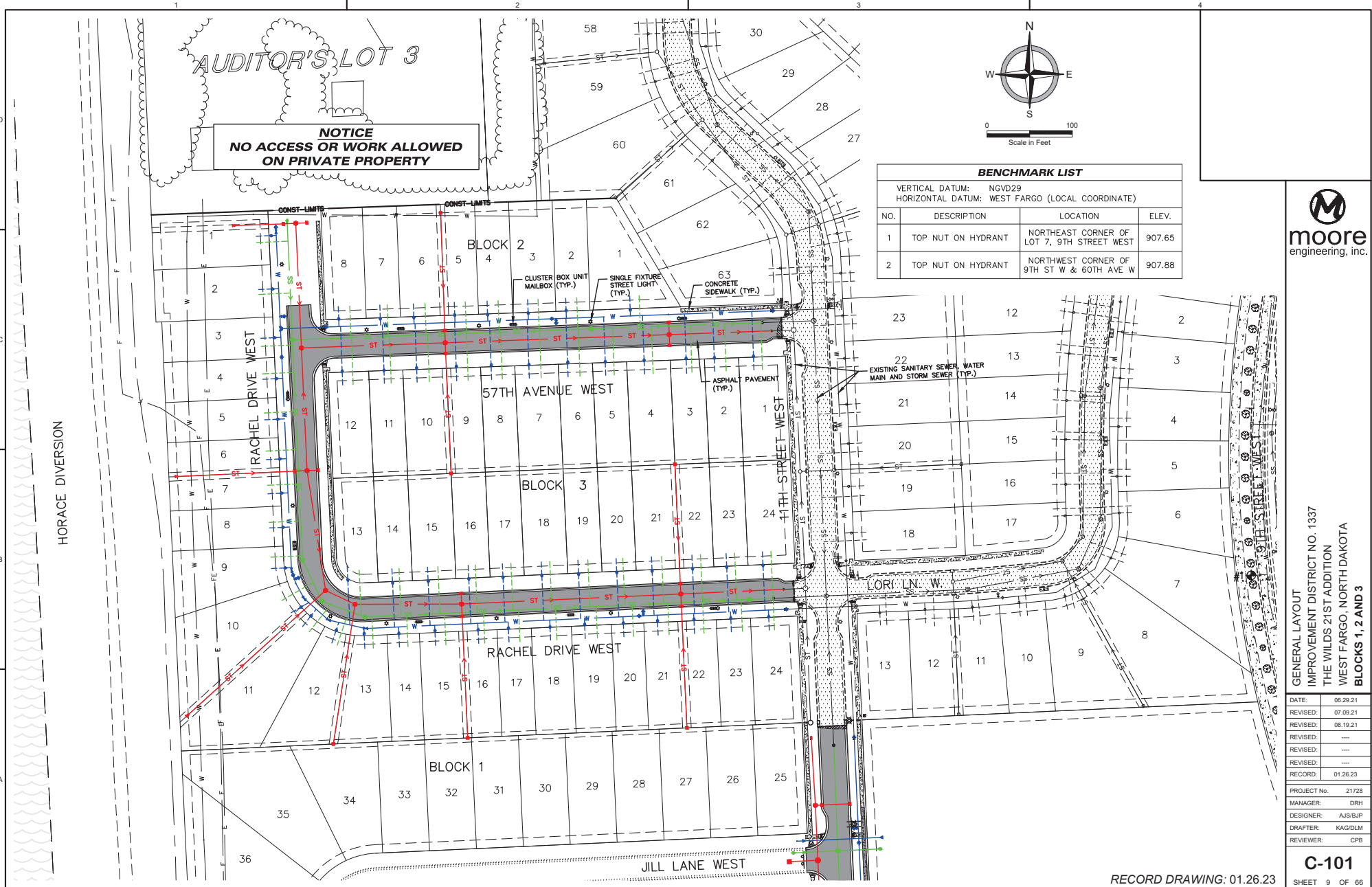
### PROJECT INFORMATION

PROJECT MANAGER:	Dan Hanson, PE.....
PROJECT ENGINEER:	Anthony Sommerfeld, PE.....
PROJECT DESIGNER:	Ben Prochniak.....
RESIDENT PROJECT REP.:	Kevin Gunderson/Lynn Leslie.....
SURVEY BY:	Moore Engineering, Inc.....
YEAR OF CONSTRUCTION:	2021/2022.....
GENERAL CONTRACTOR:	Dakota Underground.....
ASPHALT PAVING:	Border States Paving.....
CONCRETE SIDEWALKS:	Dakota Underground.....
TRAFFIC CONTROL:	3D Specialties.....
SIGNING AND STRIPING:	3D Spec. & Northstar Safety.....
TURF ESTABLISHMENT:	K&S Brady Construction.....
MATERIAL TESTING:	Braun Intertec.....
ELECTRICAL WORK:	
DESIGN:	Kevin Kroke, PE (LKA).....
CONTRACTOR:	Scott's Electric.....

### VICINITY MAP



RECORD DRAWING: 01.26.23  
PROJECT No. 21728



**BENCHMARK LIST**

VERTICAL DATUM: NGVD29  
 HORIZONTAL DATUM: WEST FARGO (LOCAL COORDINATE)

NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	NORTHEAST CORNER OF LOT 7, 9TH STREET WEST	907.65
2	TOP NUT ON HYDRANT	NORTHWEST CORNER OF 9TH ST W & 60TH AVE W	907.88



GENERAL LAYOUT  
 IMPROVEMENT DISTRICT NO. 1337  
 THE WILDS 21ST ADDITION  
 WEST FARGO, NORTH DAKOTA  
 BLOCKS 1, 2 AND 3

DATE:	06.29.21
REVISED:	07.09.21
REVISED:	08.19.21
REVISED:	---
REVISED:	---
REVISED:	---
RECORD:	01.26.23
PROJECT No.	21728
MANAGER:	DRH
DESIGNER:	AJS/BJP
DRAFTER:	KAG/DLM
REVIEWER:	CPB

**C-101**  
 SHEET 9 OF 66

RECORD DRAWING: 01.26.23

# IMPROVEMENT DISTRICT NO. 1337



## NEW WATER SUPPLY, SEWERAGE, STREET SYSTEMS AND INCIDENTALS



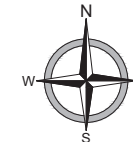
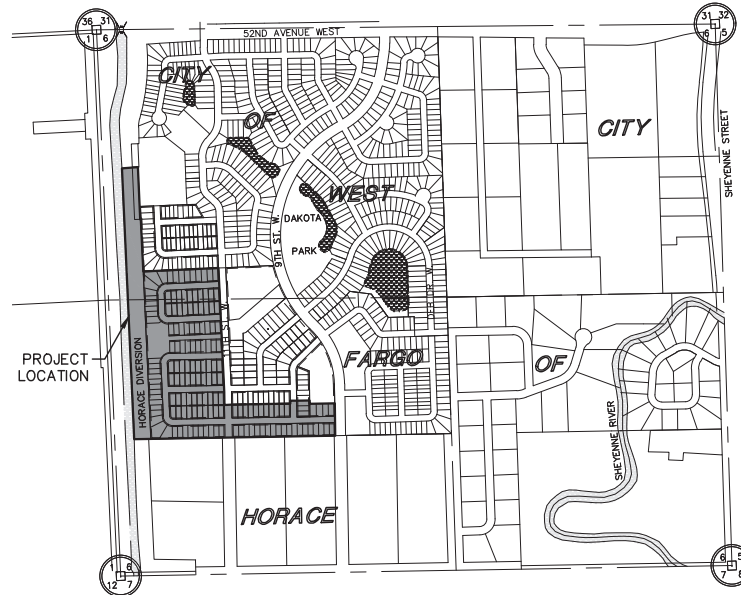
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### THE WILDS 21ST ADDITION - PHASE 2 WEST FARGO, NORTH DAKOTA

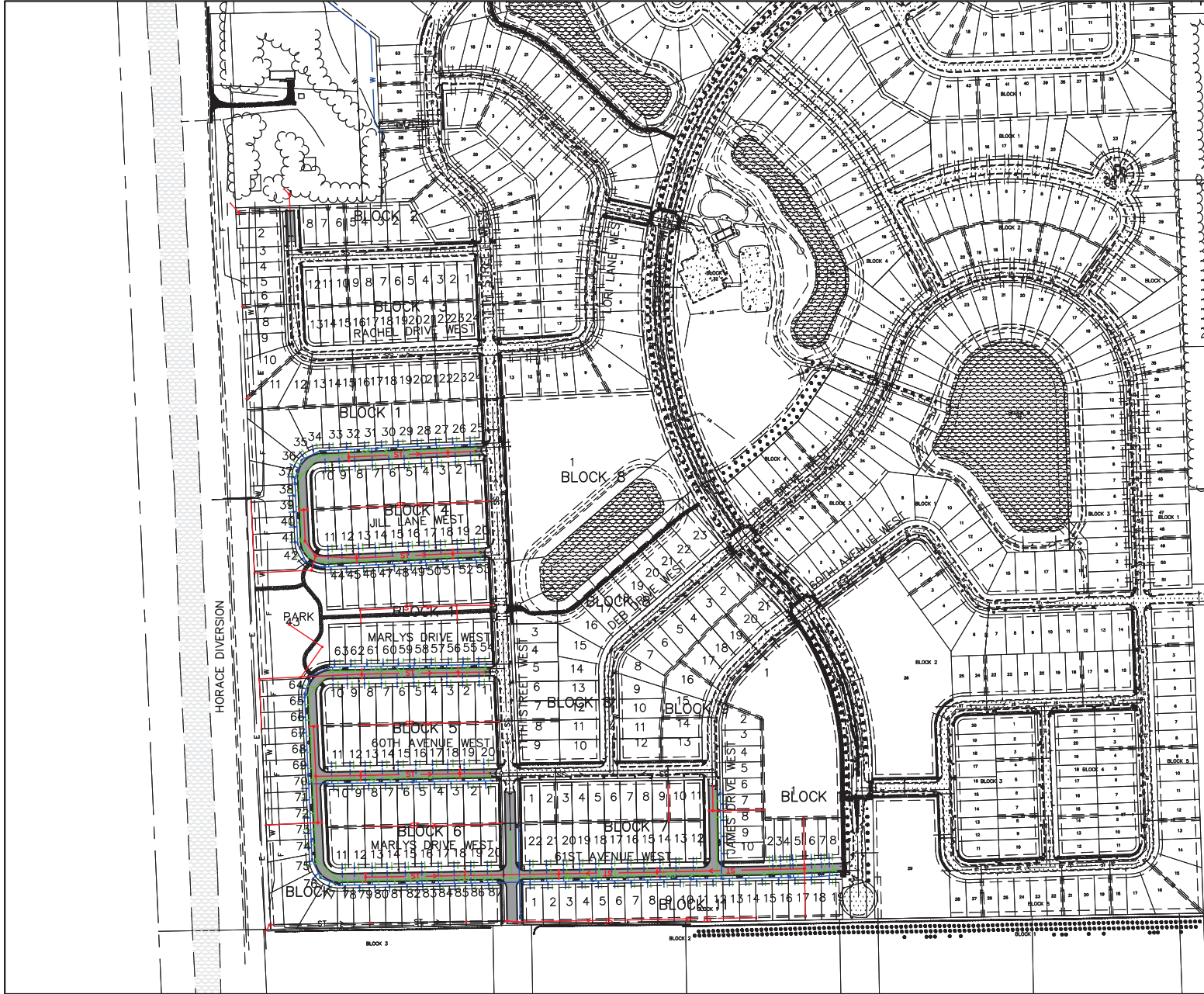
#### PROJECT INFORMATION

PROJECT MANAGER:	.Dan Hanson, PE / Matt Welle, PE
PROJECT ENGINEER:	.Anthony Sommerfeld, PE.....
PROJECT DESIGNER:	.Ben Prochniak.....
RESIDENT PROJECT REP.:	.Lynn Leslie/Conner Wilson/Seth Welder
SURVEY BY:	.Moore Engineering, Inc.....
YEAR OF CONSTRUCTION:	.2022/2023.....
GENERAL CONTRACTOR:	.Dakota Underground.....
ASPHALT PAVING:	.Border States Paving.....
CONCRETE SIDEWALKS:	.Dakota Underground/Superior Contracting
TRAFFIC CONTROL:	.3D Specialties.....
SIGNING AND STRIPING:	.3D Spec. & Northstar Safety.....
TURF ESTABLISHMENT:	.Pro Landscaping.....
MATERIAL TESTING:	.Braun Intertec.....
ELECTRICAL WORK:	
DESIGN:	.Kevin Kroke, PE (LKA).....
CONTRACTOR:	.Fargo Electric.....

#### VICINITY MAP



RECORD DRAWING: 01.16.24  
PROJECT No. 217288



moore  
engineering, inc.

PROJECT LAYOUTS  
IMPROVEMENT DISTRICT NO. 1337  
THE WILDS 21ST ADDITION - PHASE 2  
WEST FARGO, NORTH DAKOTA  
AREA PLAN

DATE:	04.26.22
REVISED:	---
REVISED:	---
REVISED:	---
REVISED:	---
REVISED:	---
RECORD:	01.16.24
PROJECT No.:	217288
MANAGER:	MWW
DESIGNER:	BJPI/JS
DRAFTER:	JJB
REVIEWER:	---

RECORD DRAWING: 01.16.24

C-101

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# DURING CONSTRUCTION PHOTOS – DISTRICT NO. 1337



## **Benefit Methodology**

### **Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems, and Incidentals**

Wilds 21<sup>st</sup> Addition

#### Summary of Location for Improvements

- Local benefitting area of the Wilds 21<sup>st</sup> Addition

#### Assessment Methodology

- Water mains, hydrants, valves, etc.
  - Front Foot Basis

# BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: PHASE 1, 2, & 3 - FINAL CONSTRUCTION  
DATE: 05/21/2025

DRAIN 21C

15TH ST W

WILDFLOW W

SHEYENNE ST

52ND AVE E

81ST ST S

Homestead Property

55TH AVE W

RA CHEL DR W

HORACE DIVERSION

JILL DR W

MARLYS DR W

61ST AVE W

ELLIS DR W

JAMES DR W

52ND AVE W

ALBERT DR W

10TH ST W

54TH AVE W

ASHLEY DR W

8TH CT W

9TH ST W

8TH ST W

CATHY DR W

DEB DR W

60TH AVE W

MARTIN LN W

W PONDEROSA DR

PONDEROSA DR

60TH AVE S

61ST AVE S

74TH ST S

75TH ST S



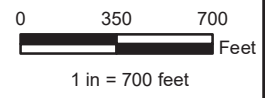
**Legend**

- Project Location
- Improvement District boundary
- Phase 1
- Phase 2
- Phase 3

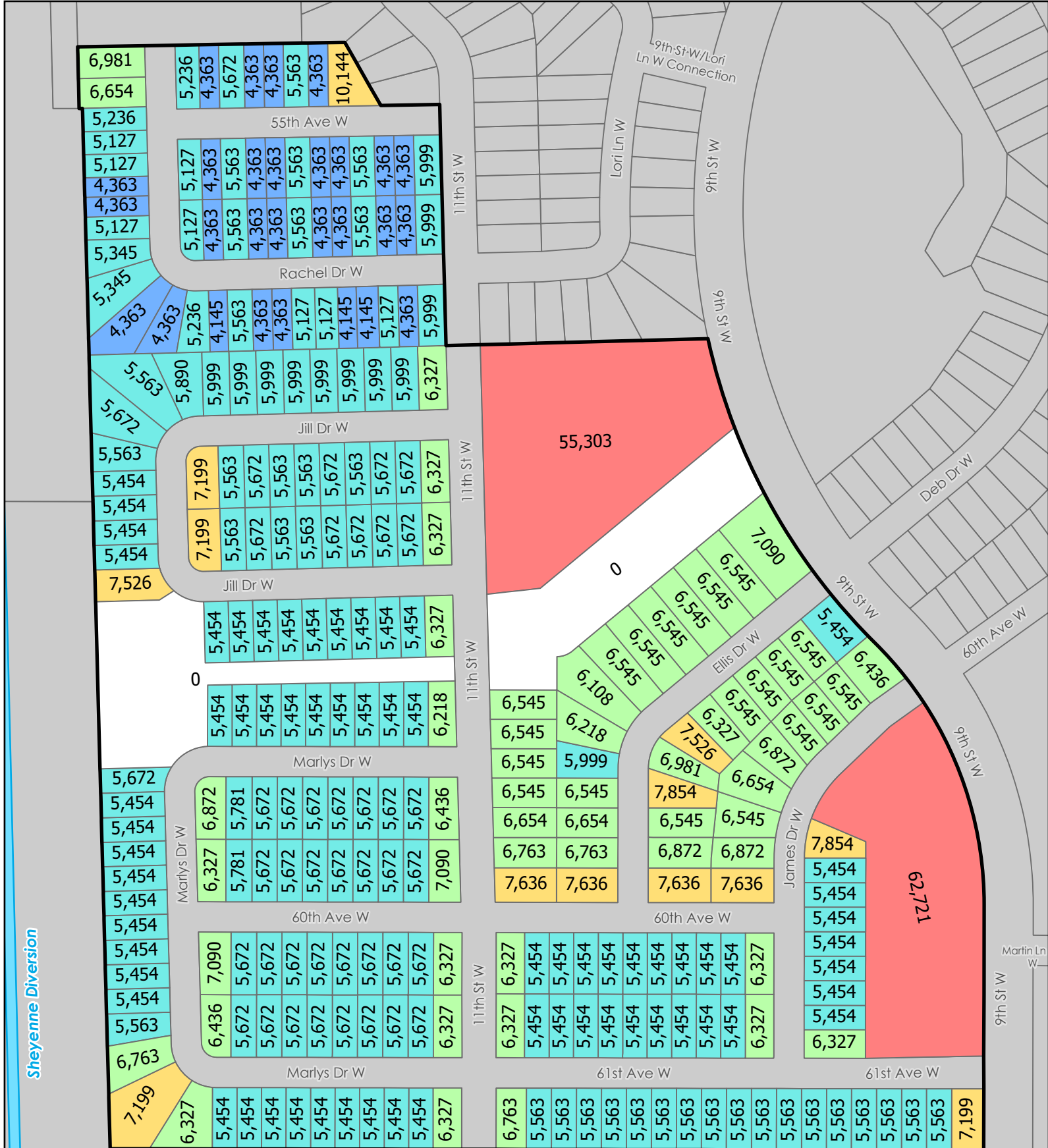
**Benefiting Areas**

- Regional Benefit
- Local Benefit
- No Assessments

BENEFIT METHODOLOGY MAP  
IMPROVEMENT DISTRICT NO. 1337  
THE WILDS 21ST ADDITION - PHASE 1, 2, & 3  
WEST FARGO, NORTH DAKOTA



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Sheyenne Diversion

**HORACE**

Cass Rural Water Rates (\$)	≤ 10,144	≤ 4,363	West Fargo City ROW & Non-tax Parcel
	≤ 7,090	0	Improvement District Boundary
	≤ 5,999	Non-West Fargo Jurisdiction	



**Improvement District No. 1337 - Cass Rural Water Assessment Allocation Map**

Prepared by West Fargo Engineering and GIS on 7/28/2025

Disclaimer: This map was created using preliminary data and is only intended as a visual-aid for general (NOT exact) reviewing purposes.



Wilds 21st Addition - Phases 1, 2, & 3 (Park)

# PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Cass Rural Water	Benefit	Total Assessment
The Wilds 21st Addition	1	1	02584500010000	1.00	64	0.20	0.20	0.20	1	1	\$6,981.11	\$624,871.95	\$47,071.52
The Wilds 21st Addition	1	2	02584500020000	1.00	61	0.19	0.19	0.19	1	1	\$6,653.87	\$595,980.28	\$44,906.76
The Wilds 21st Addition	1	3	02584500030000	1.00	48	0.14	0.14	0.14	1	1	\$5,235.83	\$461,595.50	\$35,101.01
The Wilds 21st Addition	1	4	02584500040000	1.00	47	0.14	0.14	0.14	1	1	\$5,126.75	\$453,990.29	\$34,473.15
The Wilds 21st Addition	1	5	02584500050000	1.00	47	0.14	0.14	0.14	1	1	\$5,126.75	\$454,032.98	\$34,475.12
The Wilds 21st Addition	1	6	02584500060000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$390,110.09	\$29,585.58
The Wilds 21st Addition	1	7	02584500070000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$390,110.09	\$29,585.58
The Wilds 21st Addition	1	8	02584500080000	1.00	47	0.14	0.14	0.14	1	1	\$5,126.75	\$454,032.98	\$34,475.12
The Wilds 21st Addition	1	9	02584500090000	1.00	49	0.18	0.18	0.18	1	1	\$5,344.91	\$521,010.68	\$38,126.42
The Wilds 21st Addition	1	10	02584500100000	1.00	49	0.27	0.27	0.27	1	1	\$5,344.91	\$649,817.02	\$44,087.04
The Wilds 21st Addition	1	11	02584500110000	1.00	40	0.28	0.28	0.28	1	1	\$4,363.19	\$621,255.72	\$40,282.04
The Wilds 21st Addition	1	12	02584500120000	1.00	40	0.18	0.18	0.18	1	1	\$4,363.19	\$478,504.37	\$33,676.10
The Wilds 21st Addition	1	13	02584500130000	1.00	48	0.16	0.16	0.16	1	1	\$5,235.83	\$488,219.08	\$36,333.03
The Wilds 21st Addition	1	14	02584500140000	1.00	38	0.11	0.11	0.11	1	1	\$4,145.03	\$365,024.34	\$27,872.87
The Wilds 21st Addition	1	15	02584500150000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,376.29	\$36,890.42
The Wilds 21st Addition	1	16	02584500160000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$383,479.10	\$29,278.73
The Wilds 21st Addition	1	17	02584500170000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$383,479.10	\$29,278.73
The Wilds 21st Addition	1	18	02584500180000	1.00	47	0.13	0.13	0.13	1	1	\$5,126.75	\$446,263.62	\$34,115.59
The Wilds 21st Addition	1	19	02584500190000	1.00	47	0.13	0.13	0.13	1	1	\$5,126.75	\$446,263.62	\$34,115.59
The Wilds 21st Addition	1	20	02584500200000	1.00	38	0.11	0.11	0.11	1	1	\$4,145.03	\$364,995.88	\$27,871.55
The Wilds 21st Addition	1	21	02584500210000	1.00	38	0.11	0.11	0.11	1	1	\$4,145.03	\$365,024.34	\$27,872.87
The Wilds 21st Addition	1	22	02584500220000	1.00	47	0.13	0.13	0.13	1	1	\$5,126.75	\$446,277.85	\$34,116.25
The Wilds 21st Addition	1	23	02584500230000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$383,493.33	\$29,279.38
The Wilds 21st Addition	1	24	02584500240000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$518,488.96	\$39,665.25
The Wilds 21st Addition	1	25	02584500250000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$555,064.61	\$42,185.59
The Wilds 21st Addition	1	26	02584500260000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$527,467.84	\$40,080.76
The Wilds 21st Addition	1	27	02584500270000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$527,467.84	\$40,080.76
The Wilds 21st Addition	1	28	02584500280000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$527,467.84	\$40,080.76
The Wilds 21st Addition	1	29	02584500290000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$527,467.84	\$40,080.76
The Wilds 21st Addition	1	30	02584500300000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$527,467.84	\$40,080.76
The Wilds 21st Addition	1	31	02584500310000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$527,467.84	\$40,080.76
The Wilds 21st Addition	1	32	02584500320000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$527,467.84	\$40,080.76
The Wilds 21st Addition	1	33	02584500330000	1.00	55	0.16	0.16	0.16	1	1	\$5,999.39	\$527,467.84	\$40,080.76
The Wilds 21st Addition	1	34	02584500340000	1.00	54	0.22	0.22	0.22	1	1	\$5,890.31	\$608,868.78	\$43,571.74
The Wilds 21st Addition	1	35	02584500350000	1.00	51	0.35	0.35	0.35	1	1	\$5,563.07	\$765,360.34	\$49,985.75
The Wilds 21st Addition	1	36	02584500360000	1.00	52	0.29	0.29	0.29	1	1	\$5,672.15	\$696,993.72	\$47,097.95
The Wilds 21st Addition	1	37	02584500370000	1.00	51	0.19	0.19	0.19	1	1	\$5,563.07	\$541,884.48	\$39,644.21
The Wilds 21st Addition	1	38	02584500380000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,587.06	\$36,577.98
The Wilds 21st Addition	1	39	02584500390000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,587.06	\$36,577.98
The Wilds 21st Addition	1	40	02584500400000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,572.83	\$36,577.32
The Wilds 21st Addition	1	41	02584500410000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$482,156.24	\$36,604.32
The Wilds 21st Addition	1	42	02584500420000	1.00	69	0.21	0.21	0.21	1	1	\$7,526.60	\$668,276.77	\$50,459.72
The Wilds 21st Addition	1	43	02584500430000	0.00	0.00	0.00	0.00	0.00	0	0	\$0.00	\$0.00	\$0.00
The Wilds 21st Addition	1	44	02584500440000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,348.12	\$36,196.71
The Wilds 21st Addition	1	45	02584500450000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,348.12	\$36,196.71
The Wilds 21st Addition	1	46	02584500460000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,348.12	\$36,196.71
The Wilds 21st Addition	1	47	02584500470000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,348.12	\$36,196.71
The Wilds 21st Addition	1	48	02584500480000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	1	49	02584500490000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,376.58	\$36,198.03
The Wilds 21st Addition	1	50	02584500500000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,376.58	\$36,198.03
The Wilds 21st Addition	1	51	02584500510000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,376.58	\$36,198.03
The Wilds 21st Addition	1	52	02584500520000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,376.58	\$36,198.03
The Wilds 21st Addition	1	53	02584500530000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$545,601.92	\$41,747.70
The Wilds 21st Addition	1	54	02584500540000	1.00	57	0.17	0.17	0.17	1	1	\$6,217.55	\$548,754.29	\$41,617.65
The Wilds 21st Addition	1	55	02584500550000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$485,813.25	\$36,773.55
The Wilds 21st Addition	1	56	02584500560000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$484,333.37	\$36,705.06
The Wilds 21st Addition	1	57	02584500570000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$482,853.49	\$36,636.58
The Wilds 21st Addition	1	58	02584500580000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,373.62	\$36,568.10
The Wilds 21st Addition	1	59	02584500590000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$479,893.74	\$36,499.62
The Wilds 21st Addition	1	60	02584500600000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$478,399.63	\$36,430.48
The Wilds 21st Addition	1	61	02584500610000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$476,905.52	\$36,361.33
The Wilds 21st Addition	1	62	02584500620000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$475,425.64	\$36,292.85
The Wilds 21st Addition	1	63	02584500630000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,945.76	\$36,224.37
The Wilds 21st Addition	1	64	02584500640000	1.00	52	0.16	0.16	0.16	1	1	\$5,672.15	\$500,155.66	\$37,989.10
The Wilds 21st Addition	1	65	02584500650000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,558.80	\$36,576.66
The Wilds 21st Addition	1	66	02584500660000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,544.37	\$36,576.00
The Wilds 21st Addition	1	67	02584500670000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,544.37	\$36,576.00
The Wilds 21st Addition	1	68	02584500680000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,544.37	\$36,576.00

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

# PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Cass Rural Water	Benefit	Total Assessment
The Wilds 21st Addition	1	69	02584500690000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,544.37	\$36,576.00
The Wilds 21st Addition	1	70	02584500700000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,544.37	\$36,576.00
The Wilds 21st Addition	1	71	02584500710000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,544.37	\$36,576.00
The Wilds 21st Addition	1	72	02584500720000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,530.14	\$36,575.34
The Wilds 21st Addition	1	73	02584500730000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,530.14	\$36,575.34
The Wilds 21st Addition	1	74	02584500740000	1.00	51	0.17	0.17	0.17	1	1	\$5,563.07	\$514,549.41	\$38,379.26
The Wilds 21st Addition	1	75	02584500750000	1.00	62	0.23	0.23	0.23	1	1	\$6,762.95	\$661,613.80	\$48,219.93
The Wilds 21st Addition	1	76	02584500760000	1.00	66	0.43	0.43	0.43	1	1	\$7,199.27	\$958,910.78	\$63,081.29
The Wilds 21st Addition	1	77	02584500770000	1.00	58	0.26	0.26	0.26	1	1	\$6,326.63	\$683,401.37	\$48,124.48
The Wilds 21st Addition	1	78	02584500780000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	1	79	02584500790000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,333.89	\$36,196.05
The Wilds 21st Addition	1	80	02584500800000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,333.89	\$36,196.05
The Wilds 21st Addition	1	81	02584500810000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,333.89	\$36,196.05
The Wilds 21st Addition	1	82	02584500820000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,319.66	\$36,195.40
The Wilds 21st Addition	1	83	02584500830000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,319.66	\$36,195.40
The Wilds 21st Addition	1	84	02584500840000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,319.66	\$36,195.40
The Wilds 21st Addition	1	85	02584500850000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,319.66	\$36,195.40
The Wilds 21st Addition	1	86	02584500860000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,319.66	\$36,195.40
The Wilds 21st Addition	1	87	02584500870000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$545,530.78	\$41,744.40
The Wilds 21st Addition	2	1	02584500880000	1.00	93	0.21	0.21	0.21	1	1	\$10,144.42	\$781,830.89	\$62,336.67
The Wilds 21st Addition	2	2	02584500890000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$390,195.47	\$29,589.53
The Wilds 21st Addition	2	3	02584500900000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$490,202.57	\$37,252.59
The Wilds 21st Addition	2	4	02584500910000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$389,868.19	\$29,574.39
The Wilds 21st Addition	2	5	02584500920000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$389,868.19	\$29,574.39
The Wilds 21st Addition	2	6	02584500930000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$498,419.65	\$37,908.76
The Wilds 21st Addition	2	7	02584500940000	1.00	40	0.12	0.12	0.12	1	1	\$4,363.19	\$390,309.31	\$29,594.80
The Wilds 21st Addition	2	8	02584500950000	1.00	48	0.14	0.14	0.14	1	1	\$5,235.83	\$463,402.66	\$35,184.63
The Wilds 21st Addition	3	1	02584500960000	1.00	55	0.15	0.15	0.15	1	1	\$5,999.39	\$512,398.69	\$39,383.42
The Wilds 21st Addition	3	2	02584500970000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$379,324.06	\$29,086.45
The Wilds 21st Addition	3	3	02584500980000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$379,565.96	\$29,097.64
The Wilds 21st Addition	3	4	02584500990000	1.00	51	0.14	0.14	0.14	1	1	\$5,563.07	\$477,751.67	\$36,676.41
The Wilds 21st Addition	3	5	02584501000000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$380,120.91	\$29,123.32
The Wilds 21st Addition	3	6	02584501010000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$380,362.82	\$29,134.52
The Wilds 21st Addition	3	7	02584501020000	1.00	51	0.14	0.14	0.14	1	1	\$5,563.07	\$478,747.74	\$36,722.51
The Wilds 21st Addition	3	8	02584501030000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$380,903.54	\$29,159.54
The Wilds 21st Addition	3	9	02584501040000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$381,145.45	\$29,170.73
The Wilds 21st Addition	3	10	02584501050000	1.00	51	0.14	0.14	0.14	1	1	\$5,563.07	\$479,758.04	\$36,769.26
The Wilds 21st Addition	3	11	02584501060000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$381,615.02	\$29,192.46
The Wilds 21st Addition	3	12	02584501070000	1.00	47	0.13	0.13	0.13	1	1	\$5,126.75	\$446,050.17	\$34,105.71
The Wilds 21st Addition	3	13	02584501080000	1.00	47	0.13	0.13	0.13	1	1	\$5,126.75	\$439,732.23	\$33,813.34
The Wilds 21st Addition	3	14	02584501090000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$381,615.02	\$29,192.46
The Wilds 21st Addition	3	15	02584501100000	1.00	51	0.14	0.14	0.14	1	1	\$5,563.07	\$479,758.04	\$36,769.26
The Wilds 21st Addition	3	16	02584501110000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$381,145.45	\$29,170.73
The Wilds 21st Addition	3	17	02584501120000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$380,903.54	\$29,159.54
The Wilds 21st Addition	3	18	02584501130000	1.00	51	0.14	0.14	0.14	1	1	\$5,563.07	\$478,690.82	\$36,719.87
The Wilds 21st Addition	3	19	02584501140000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$380,362.82	\$29,134.52
The Wilds 21st Addition	3	20	02584501150000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$380,120.91	\$29,123.32
The Wilds 21st Addition	3	21	02584501160000	1.00	51	0.14	0.14	0.14	1	1	\$5,563.07	\$477,751.67	\$36,676.41
The Wilds 21st Addition	3	22	02584501170000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$379,565.96	\$29,097.64
The Wilds 21st Addition	3	23	02584501180000	1.00	40	0.11	0.11	0.11	1	1	\$4,363.19	\$379,324.06	\$29,086.45
The Wilds 21st Addition	3	24	02584501190000	1.00	55	0.15	0.15	0.15	1	1	\$5,999.39	\$512,398.69	\$39,383.42
The Wilds 21st Addition	4	1	02584501200000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$550,340.38	\$41,966.97
The Wilds 21st Addition	4	2	02584501210000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	4	3	02584501220000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,581.59	\$37,684.88
The Wilds 21st Addition	4	4	02584501230000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$488,623.08	\$37,179.50
The Wilds 21st Addition	4	5	02584501240000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,567.36	\$37,684.22
The Wilds 21st Addition	4	6	02584501250000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$488,623.08	\$37,179.50
The Wilds 21st Addition	4	7	02584501260000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$488,623.08	\$37,179.50
The Wilds 21st Addition	4	8	02584501270000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,567.36	\$37,684.22
The Wilds 21st Addition	4	9	02584501280000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$488,623.08	\$37,179.50
The Wilds 21st Addition	4	10	02584501290000	1.00	66	0.19	0.19	0.19	1	1	\$7,199.27	\$617,243.85	\$47,270.36
The Wilds 21st Addition	4	11	02584501300000	1.00	66	0.19	0.19	0.19	1	1	\$7,199.27	\$617,243.85	\$47,270.36
The Wilds 21st Addition	4	12	02584501310000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$488,623.08	\$37,179.50
The Wilds 21st Addition	4	13	02584501320000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,567.36	\$37,684.22
The Wilds 21st Addition	4	14	02584501330000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$488,623.08	\$37,179.50
The Wilds 21st Addition	4	15	02584501340000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$488,623.08	\$37,179.50
The Wilds 21st Addition	4	16	02584501350000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,567.36	\$37,684.22
The Wilds 21st Addition	4	17	02584501360000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,581.59	\$37,684.88

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

# PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Cass Rural Water	Benefit	Total Assessment
The Wilds 21st Addition	4	18	02584501370000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	4	19	02584501380000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	4	20	02584501390000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$550,340.38	\$41,966.97
The Wilds 21st Addition	5	1	02584501400000	1.00	59	0.18	0.18	0.18	1	1	\$6,435.71	\$563,950.48	\$42,872.71
The Wilds 21st Addition	5	2	02584501410000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	3	02584501420000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	4	02584501430000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	5	02584501440000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	6	02584501450000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	7	02584501460000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	8	02584501470000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	9	02584501480000	1.00	53	0.16	0.16	0.16	1	1	\$5,781.23	\$504,900.72	\$38,484.60
The Wilds 21st Addition	5	10	02584501490000	1.00	63	0.18	0.18	0.18	1	1	\$6,872.03	\$587,825.70	\$45,081.25
The Wilds 21st Addition	5	11	02584501500000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$554,865.39	\$42,176.37
The Wilds 21st Addition	5	12	02584501510000	1.00	53	0.16	0.16	0.16	1	1	\$5,781.23	\$504,914.95	\$38,485.26
The Wilds 21st Addition	5	13	02584501520000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	14	02584501530000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	15	02584501540000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	16	02584501550000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	17	02584501560000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	18	02584501570000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	19	02584501580000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	5	20	02584501590000	1.00	65	0.19	0.19	0.19	1	1	\$7,090.19	\$608,599.88	\$46,594.43
The Wilds 21st Addition	6	1	02584501600000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$550,326.15	\$41,966.31
The Wilds 21st Addition	6	2	02584501610000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	6	3	02584501620000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	6	4	02584501630000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,581.59	\$37,684.88
The Wilds 21st Addition	6	5	02584501640000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	6	6	02584501650000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	6	7	02584501660000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	6	8	02584501670000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	6	9	02584501680000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$497,395.12	\$37,861.35
The Wilds 21st Addition	6	10	02584501690000	1.00	65	0.19	0.19	0.19	1	1	\$7,090.19	\$611,090.06	\$46,709.67
The Wilds 21st Addition	6	11	02584501700000	1.00	59	0.17	0.17	0.17	1	1	\$6,435.71	\$560,535.38	\$42,714.68
The Wilds 21st Addition	6	12	02584501710000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$497,395.12	\$37,861.35
The Wilds 21st Addition	6	13	02584501720000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,581.59	\$37,684.88
The Wilds 21st Addition	6	14	02584501730000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	6	15	02584501740000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,595.82	\$37,685.54
The Wilds 21st Addition	6	16	02584501750000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,581.59	\$37,684.88
The Wilds 21st Addition	6	17	02584501760000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,581.59	\$37,684.88
The Wilds 21st Addition	6	18	02584501770000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,581.59	\$37,684.88
The Wilds 21st Addition	6	19	02584501780000	1.00	52	0.15	0.15	0.15	1	1	\$5,672.15	\$493,581.59	\$37,684.88
The Wilds 21st Addition	6	20	02584501790000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$550,326.15	\$41,966.31
The Wilds 21st Addition	7	1	02584501800000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$545,587.69	\$41,747.04
The Wilds 21st Addition	7	2	02584501810000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	3	02584501820000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	4	02584501830000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	5	02584501840000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	6	02584501850000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	7	02584501860000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	8	02584501870000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	9	02584501880000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	10	02584501890000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	7	11	02584501900000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$545,587.69	\$41,747.04
The Wilds 21st Addition	7	12	02584501910000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$555,050.38	\$42,184.93
The Wilds 21st Addition	7	13	02584501920000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,515.91	\$36,574.68
The Wilds 21st Addition	7	14	02584501930000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,515.91	\$36,574.68
The Wilds 21st Addition	7	15	02584501940000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,515.91	\$36,574.68
The Wilds 21st Addition	7	16	02584501950000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,515.91	\$36,574.68
The Wilds 21st Addition	7	17	02584501960000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,515.91	\$36,574.68
The Wilds 21st Addition	7	18	02584501970000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,515.91	\$36,574.68
The Wilds 21st Addition	7	19	02584501980000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,515.91	\$36,574.68
The Wilds 21st Addition	7	20	02584501990000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,530.14	\$36,575.34
The Wilds 21st Addition	7	21	02584502000000	1.00	50	0.15	0.15	0.15	1	1	\$5,453.99	\$481,530.14	\$36,575.34
The Wilds 21st Addition	7	22	02584502010000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$555,064.61	\$42,185.59
The Wilds 21st Addition	8	1	02584502020000	1.00	507	3.85	3.85	0.61	17	48.5	\$55,303.45	\$8,411,200.86	\$393,235.24
The Wilds 21st Addition	8	2	02584502030000	0.00	0.00	0.00	0.00	0.00	0	0	\$0.00	\$0.00	\$0.00
The Wilds 21st Addition	8	3	02584502040000	1.00	60	0.19	0.19	0.19	1	1	\$6,544.79	\$585,941.81	\$44,166.30

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Cass Rural Water	Benefit	Total Assessment
The Wilds 21st Addition	8	4	02584502050000	1.00	60	0.19	0.19	0.19	1	1	\$6,544.79	\$582,626.32	\$44,012.88
The Wilds 21st Addition	8	5	02584502060000	1.00	60	0.18	0.18	0.18	1	1	\$6,544.79	\$579,310.82	\$43,859.45
The Wilds 21st Addition	8	6	02584502070000	1.00	60	0.18	0.18	0.18	1	1	\$6,544.79	\$575,995.32	\$43,706.02
The Wilds 21st Addition	8	7	02584502080000	1.00	61	0.18	0.18	0.18	1	1	\$6,653.87	\$581,821.83	\$44,251.57
The Wilds 21st Addition	8	8	02584502090000	1.00	62	0.18	0.18	0.18	1	1	\$6,762.95	\$587,491.81	\$44,789.87
The Wilds 21st Addition	8	9	02584502100000	1.00	70	0.20	0.20	0.20	1	1	\$7,635.58	\$656,188.22	\$50,176.24
The Wilds 21st Addition	8	10	02584502110000	1.00	70	0.20	0.20	0.20	1	1	\$7,635.58	\$653,925.71	\$50,071.54
The Wilds 21st Addition	8	11	02584502120000	1.00	62	0.18	0.18	0.18	1	1	\$6,762.95	\$581,700.37	\$44,521.87
The Wilds 21st Addition	8	12	02584502130000	1.00	61	0.18	0.18	0.18	1	1	\$6,653.87	\$572,686.43	\$43,828.82
The Wilds 21st Addition	8	13	02584502140000	1.00	60	0.17	0.17	0.17	1	1	\$6,544.79	\$563,658.26	\$43,135.11
The Wilds 21st Addition	8	14	02584502150000	1.00	55	0.18	0.18	0.18	1	1	\$5,999.39	\$555,229.79	\$41,365.47
The Wilds 21st Addition	8	15	02584502160000	1.00	57	0.24	0.24	0.24	1	1	\$6,217.55	\$645,643.64	\$46,101.29
The Wilds 21st Addition	8	16	02584502170000	1.00	56	0.22	0.22	0.22	1	1	\$6,108.47	\$611,898.66	\$44,263.79
The Wilds 21st Addition	8	17	02584502180000	1.00	60	0.18	0.18	0.18	1	1	\$6,544.79	\$574,757.35	\$43,648.73
The Wilds 21st Addition	8	18	02584502190000	1.00	60	0.17	0.17	0.17	1	1	\$6,544.79	\$560,527.75	\$42,990.25
The Wilds 21st Addition	8	19	02584502200000	1.00	60	0.17	0.17	0.17	1	1	\$6,544.79	\$560,527.75	\$42,990.25
The Wilds 21st Addition	8	20	02584502210000	1.00	60	0.17	0.17	0.17	1	1	\$6,544.79	\$560,527.75	\$42,990.25
The Wilds 21st Addition	8	21	02584502220000	1.00	60	0.17	0.17	0.17	1	1	\$6,544.79	\$560,527.75	\$42,990.25
The Wilds 21st Addition	8	22	02584502230000	1.00	60	0.17	0.17	0.17	1	1	\$6,544.79	\$560,527.75	\$42,990.25
The Wilds 21st Addition	8	23	02584502240000	1.00	65	0.35	0.35	0.35	1	1	\$7,090.19	\$841,381.91	\$57,366.62
The Wilds 21st Addition	9	1	02584502250000	1.00	50	0.21	0.21	0.21	1	1	\$5,453.99	\$572,628.04	\$40,790.98
The Wilds 21st Addition	9	2	02584502260000	1.00	60	0.16	0.16	0.16	1	1	\$6,544.79	\$544,675.97	\$42,256.69
The Wilds 21st Addition	9	3	02584502270000	1.00	60	0.16	0.16	0.16	1	1	\$6,544.79	\$545,771.65	\$42,307.39
The Wilds 21st Addition	9	4	02584502280000	1.00	60	0.16	0.16	0.16	1	1	\$6,544.79	\$552,288.81	\$42,608.98
The Wilds 21st Addition	9	5	02584502290000	1.00	60	0.17	0.17	0.17	1	1	\$6,544.79	\$564,213.21	\$43,160.79
The Wilds 21st Addition	9	6	02584502300000	1.00	58	0.16	0.16	0.16	1	1	\$6,326.63	\$543,481.71	\$41,649.58
The Wilds 21st Addition	9	7	02584502310000	1.00	69	0.18	0.18	0.18	1	1	\$7,526.50	\$617,434.41	\$48,106.95
The Wilds 21st Addition	9	8	02584502320000	1.00	64	0.18	0.18	0.18	1	1	\$6,981.11	\$587,576.16	\$45,345.62
The Wilds 21st Addition	9	9	02584502330000	1.00	72	0.18	0.18	0.18	1	1	\$7,853.74	\$640,605.78	\$50,006.99
The Wilds 21st Addition	9	10	02584502340000	1.00	60	0.19	0.19	0.19	1	1	\$6,544.79	\$583,963.90	\$44,074.77
The Wilds 21st Addition	9	11	02584502350000	1.00	63	0.19	0.19	0.19	1	1	\$6,872.03	\$599,792.79	\$45,635.03
The Wilds 21st Addition	9	12	02584502360000	1.00	70	0.21	0.21	0.21	1	1	\$7,635.58	\$661,239.72	\$50,410.00
The Wilds 21st Addition	9	13	02584502370000	1.00	70	0.21	0.21	0.21	1	1	\$7,635.58	\$661,239.72	\$50,410.00
The Wilds 21st Addition	9	14	02584502380000	1.00	63	0.18	0.18	0.18	1	1	\$6,872.03	\$594,983.18	\$45,412.47
The Wilds 21st Addition	9	15	02584502390000	1.00	60	0.22	0.22	0.22	1	1	\$6,544.79	\$628,232.18	\$46,123.33
The Wilds 21st Addition	9	16	02584502400000	1.00	61	0.24	0.24	0.24	1	1	\$6,653.87	\$663,684.72	\$48,039.84
The Wilds 21st Addition	9	17	02584502410000	1.00	63	0.19	0.19	0.19	1	1	\$6,872.03	\$606,352.63	\$45,938.60
The Wilds 21st Addition	9	18	02584502420000	1.00	60	0.16	0.16	0.16	1	1	\$6,544.79	\$543,082.26	\$42,182.94
The Wilds 21st Addition	9	19	02584502430000	1.00	60	0.16	0.16	0.16	1	1	\$6,544.79	\$540,179.42	\$42,048.61
The Wilds 21st Addition	9	20	02584502440000	1.00	60	0.15	0.15	0.15	1	1	\$6,544.79	\$532,836.95	\$41,708.83
The Wilds 21st Addition	9	21	02584502450000	1.00	59	0.22	0.22	0.22	1	1	\$6,435.71	\$631,384.55	\$45,993.28
The Wilds 21st Addition	10	2	02584502470000	1.00	72	0.16	0.16	0.16	1	1	\$7,853.74	\$610,197.12	\$48,599.80
The Wilds 21st Addition	10	3	02584502480000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$474,529.18	\$36,251.37
The Wilds 21st Addition	10	4	02584502490000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	10	5	02584502500000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	10	6	02584502510000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,362.35	\$36,197.37
The Wilds 21st Addition	10	7	02584502520000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,348.12	\$36,196.71
The Wilds 21st Addition	10	8	02584502530000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,348.12	\$36,196.71
The Wilds 21st Addition	10	9	02584502540000	1.00	50	0.14	0.14	0.14	1	1	\$5,453.99	\$473,348.12	\$36,196.71
The Wilds 21st Addition	10	10	02584502550000	1.00	58	0.17	0.17	0.17	1	1	\$6,326.63	\$545,573.46	\$41,746.38
The Wilds 21st Addition	11	1	02584502560000	1.00	62	0.18	0.18	0.18	1	1	\$6,762.95	\$581,330.40	\$44,504.75
The Wilds 21st Addition	11	2	02584502570000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,333.60	\$36,888.45
The Wilds 21st Addition	11	3	02584502580000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,319.37	\$36,887.79
The Wilds 21st Addition	11	4	02584502590000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,319.37	\$36,887.79
The Wilds 21st Addition	11	5	02584502600000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,319.37	\$36,887.79
The Wilds 21st Addition	11	6	02584502610000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,319.37	\$36,887.79
The Wilds 21st Addition	11	7	02584502620000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,319.37	\$36,887.79
The Wilds 21st Addition	11	8	02584502630000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,305.14	\$36,887.13
The Wilds 21st Addition	11	9	02584502640000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,305.14	\$36,887.13
The Wilds 21st Addition	11	10	02584502650000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,305.14	\$36,887.13
The Wilds 21st Addition	11	11	02584502660000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,305.14	\$36,887.13
The Wilds 21st Addition	11	12	02584502670000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,305.14	\$36,887.13
The Wilds 21st Addition	11	13	02584502680000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,290.91	\$36,886.47
The Wilds 21st Addition	11	14	02584502690000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,290.91	\$36,886.47
The Wilds 21st Addition	11	15	02584502700000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,290.91	\$36,886.47
The Wilds 21st Addition	11	16	02584502710000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,290.91	\$36,886.47
The Wilds 21st Addition	11	17	02584502720000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,290.91	\$36,886.47
The Wilds 21st Addition	11	18	02584502730000	1.00	51	0.15	0.15	0.15	1	1	\$5,563.07	\$482,276.68	\$36,885.81

Wilds 21st Addition - Phases 1, 2, & 3 (Park)

# PRELIMINARY FINAL

BASED ON CONSTRUCTION & ENGINEERING COSTS - NO FINAL CITY SOFT COSTS

Sewer, Water, Storm and Street Imp. Dist. No. 1337

Date: 06/19/2025

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	REGIONAL Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Regional Street Equivalent Units	Cass Rural Water	Benefit	Total Assessment
The Wilds 21st Addition	11	19	02584502740000	1.00	66	0.19	0.19	0.19	1	1	\$7,199.27	\$615,635.91	\$47,195.95
The Wilds 24th Addition	1	1	02584800010000	1.00	575	3.78	3.78	3.78	16	25.8	\$62,720.87	\$8,591,281.11	\$577,147.97
					<b>15,306.00</b>	<b>184.98</b>	<b>174.22</b>	<b>47.37</b>	<b>986</b>	<b>1114.6</b>	<b>\$1,669,575.06</b>		
100% Assessed												\$13,014,575.14	
<b>Based on Assessment Total</b>													
Local Sewer	\$2,598,250.75	Local Sewer Cost per FF		\$169.75									
Cass Rural Water	\$1,669,575.06	Cass Rural Water Cost not to be assessed by WF per FF		\$109.08									
Local Storm	\$2,717,744.19	Local Storm Cost per SF		\$1.32									
Local Street	\$2,838,137.87	Local Street Cost per FF		\$185.43									
Local Street Lighting	\$619,319.47	Local Street Lighting Cost per FF		\$40.46									
Regional Park	\$106,043.37	Regional Park per EU		\$110.12									
Regional Storm Sewer	\$666,649.93	Regional Storm Sewer Cost per SF		\$0.09									
Regional Street	\$1,563,224.47	Regional Street Cost per EU		\$1,402.50									
Hookup Fee	\$235,629.95	Hookup Fee Cost per SF		\$0.11									
<b>Total Assessment (minus cash-in-lieu)</b>	<b>\$13,014,575.06</b>												

Benefit Value
Sewer per FF
Storm per SF
Local Street & Lighting per EU
Park per EU
Collector Street & Lighting per EU
User Delays per FF

**CITY OF WEST FARGO**  
SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

**EXECUTIVE SUMMARY**

The City of West Fargo is committed to maintaining a high standard of public infrastructure that meets the evolving needs of residents and businesses. To support this goal, the City relies on a mix of funding tools—including special assessments, which help allocate project costs to benefiting properties while keeping general property taxes lower. These assessments also allow for localized input on the type and quality of improvements that directly affect neighborhoods.

While West Fargo receives additional infrastructure funding through the Capital Improvements Sales Tax (CIST), available revenue remains insufficient to meet long-term infrastructure needs, a challenge shared by cities across the country. Recent policy changes have aimed to improve transparency and enhance public acceptance of special assessments by increasing the City's contribution to project costs.

The City has also holds public input opportunities throughout the project process, including neighborhood meetings, mailed notices, and public hearings. These forums allow residents to provide feedback on proposed improvements, estimated costs, and prioritization, helping ensure that final infrastructure decisions reflect community needs and values.

However, funding gaps persist, making the continued use of special assessments necessary to achieve community infrastructure goals.

In *Senske Rentals, LLC v. City of Grand Forks*, the North Dakota Supreme Court clarified that the determination of special assessment benefits must be based on the value of the benefit received, not the cost of the project itself. This document responds to that legal standard by outlining the public and private benefits associated with various types of infrastructure in West Fargo and demonstrating that those benefits far exceed the costs imposed through special assessments.

Although this document includes quantifiable benefit estimates, many critical community benefits are qualitative in nature and cannot easily be expressed in monetary terms. Infrastructure improvements not only serve essential functions—such as providing potable water, stormwater management, and safe, accessible transportation networks—but also contribute to quality of life, civic identity, and neighborhood vitality. While not assigned specific dollar values in this analysis, these intangible benefits should be considered as part of any fair and comprehensive benefit evaluation.

**SANITARY SEWER**

A sanitary sewer collection system provides numerous benefits for both urban and rural communities. It efficiently manages and transports wastewater from residential, commercial,

and industrial properties to treatment facilities, ensuring safe and proper disposal. The centralized maintenance of the system by municipal authorities ensures regular inspections, repairs, and upgrades, reducing the likelihood of failures and minimizing the burden on individual property owners. Sanitary sewers are also scalable, meaning they can accommodate population growth and urban expansion, making them ideal for areas that are expected to undergo future development. Additionally, these systems help protect the environment by preventing the discharge of untreated wastewater, thereby safeguarding local water sources and maintaining public health. Overall, a sanitary sewer system enhances the sustainability and livability of a community while also supporting economic growth through improved infrastructure.

The alternative to a sanitary sewer collection system would be individual septic systems. Due to West Fargo's terrain and soils, a septic mound system would be the only viable alternative to a centralized collection system. A septic mound system isn't a practical or permissible alternative for several reasons. First, the City's ordinance restricts the installation of septic systems within city limits due to concerns over groundwater contamination and other potential environmental hazards. Another reason is that mound systems require a significant amount of space, making them impractical for smaller lots or densely populated areas.

Although a septic mound system would not be an alternative to a sanitary sewer collection system within the city, it is the most economical option that can be utilized for quantifying the costs that property owners would incur in the absence of these improvements.

Owning a mound septic system over 25 years comes with several expenses that need to be anticipated to ensure its proper functioning and longevity. These include:

- Installation Costs
  - Initial Installation: Installing a mound septic system is generally more expensive than a conventional system due to the construction of the mound. Costs range from \$10,000 to \$20,000 or more, depending on site conditions, size of the property, and local regulations.
- Pumping and Routine Maintenance
  - Pumping: The system's septic tank should be pumped approximately every 4 years to prevent solids from overflowing into the mound. The cost of pumping typically ranges from \$500 to \$750 per service, so over 25 years, this could total around \$3,000 to \$4,500.
  - Routine Inspections and Maintenance: Regular inspections, required every few years, can cost \$300 to \$500 per inspection. Over 25 years, this might add another \$1,000 to \$2,500. Maintenance may include clearing obstructions or minor repairs, adding further costs.
- Repairs and Component Replacement
  - Pump Replacement: If the system uses an electric pump to move wastewater to the mound, it may need to be replaced every 10-15 years. Each replacement could cost \$1,000 to \$2,500, with the possibility of needing it twice over 25 years.
  - Leach Field Repairs: The mound system's leach field may develop issues, such as clogging, requiring repairs or rejuvenation. These repairs can cost between \$2,000 and \$10,000, depending on the severity of the problem.
- Electricity Costs
  - Electric Pumping System (if applicable): If the system uses an electric pump, there will be ongoing energy costs. This could be around \$100-\$300 annually, or \$2,500 to \$7,500 over 25 years, depending on usage and rates.

- Landscaping and Erosion Control
  - Initial Landscaping: After the mound is built, you'll likely need to invest in landscaping to stabilize the soil and prevent erosion, which could cost \$500 to \$2,000.
  - Ongoing Erosion Control: Maintenance of landscaping and addressing any erosion issues that arise over time might add another \$500 to \$1,500 over 25 years.
- System Failure or Replacement
  - Major Repairs or System Failure: If the system experiences a major failure, such as the mound becoming clogged or overloaded, significant repairs or full system replacement may be required. Replacement costs can range from \$15,000 to \$30,000, depending on the size and complexity of the system.
  - Lifespan Considerations: Septic mound systems typically have a lifespan of around 20-30 years. By the 25-year mark, the system may be nearing the end of its life, requiring partial or full replacement.
- Total Estimated Costs Over 25 Years:
  - Initial Installation: \$10,000 to \$20,000+
  - Pumping and Routine Maintenance: \$4,000 to \$7,000
  - Pump Replacements: \$1,000 to \$5,000
  - Leach Field Repairs: \$2,000 to \$10,000
  - Electricity Costs: \$2,500 to \$7,500
  - Landscaping and Erosion Control: \$1,000 to \$3,500
  - Potential System Replacement: \$15,000 to \$30,000
- Overall Cost Estimate: \$35,500 to \$83,000+ over 25 years.
  - These costs vary based on factors such as the size of the system, soil conditions, and how well the system is maintained.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

## **WATER MAIN**

A water distribution system provides numerous benefits for both urban and rural communities. It ensures a consistent, reliable supply of potable water to residential, commercial, and industrial properties, meeting the diverse needs of the population. The system is centrally maintained by municipal authorities, who are responsible for inspections, repairs, and upgrades, ensuring water quality and reducing the burden on individual property owners. Water distribution systems are designed to handle varying demand levels, making them scalable to accommodate population growth and future urban development. Additionally, they enhance public health and safety by providing a clean and safe water supply, crucial for drinking, sanitation, and fire protection services. The centralized nature of the system also helps protect local water resources, as municipal treatment facilities adhere to strict regulations, ensuring compliance with water quality standards. A water distribution system thus increases property values and supports the economic growth of a community by offering dependable and long-term access to clean water, which is essential for both daily life and business operations.

The alternative to a municipal water distribution system is the use of individual wells. However, individual wells pose several challenges, particularly in urban areas. Wells require significant space for installation, making them impractical in densely populated neighborhoods.

Moreover, the quality and quantity of water from individual wells can vary depending on local groundwater conditions, often requiring additional filtration systems or treatment to ensure safe drinking water.

Wells also place the maintenance responsibility entirely on property owners, including costs related to water testing, pump maintenance, and potential repairs. Given these limitations, individual wells are not a practical solution within city limits, but they can be used as a cost benchmark for quantifying the expenses property owners would face in the absence of a water distribution system.

Owning and maintaining a well system over 25 years comes with a variety of expenses. These include:

- Installation Costs
  - Initial Well Installation: Installing an individual well typically costs between \$15,000 and \$40,000, depending on the depth of the well, local soil conditions, and the capacity required for the household or property.
- Pumping and Routine Maintenance
  - Well Pump Maintenance and Replacement: Well pumps generally need to be replaced every 10-15 years, with each replacement costing between \$1,500 and \$3,500. Over 25 years, this cost could be incurred twice.
  - Water Testing: To ensure the water meets safety standards, regular water quality testing is necessary. Annual testing costs range from \$150 to \$500. Over 25 years, this would total between \$3,750 and \$12,500.
  - Routine Inspections: Regular inspections to check the condition of the well and its components may cost \$300 to \$500 every few years. Over 25 years, this could add another \$1,000 to \$2,500.
- Repairs and Component Replacement
  - Pump Repair or Replacement: Well pumps may need occasional repairs, especially if sediment or debris affects performance. Repair costs can range from \$500 to \$2,000, depending on the extent of the issue.
  - Pressure Tank Replacement: Pressure tanks often need to be replaced every 10-15 years, with replacement costs between \$800 and \$2,500.
  - Water Filtration System: In areas with hard water or other contaminants, a filtration system may be required. Installation costs can range from \$1,000 to \$5,000, with filter replacements costing \$100 to \$500 annually.
- Electricity Costs
  - Pump Energy Consumption: The cost of electricity to operate the well pump is ongoing, typically amounting to \$100 to \$300 per year. Over 25 years, this could total \$2,500 to \$7,500.
- System Failure or Well Replacement
  - Major Repairs or Well Failure: If the well experiences significant issues, such as groundwater contamination or depletion, major repairs or even the drilling of a new well may be required. Drilling a new well can cost anywhere from \$10,000 to \$30,000, depending on the depth and complexity of the project.
  - Lifespan Considerations: While wells can last 30-50 years, many components, such as pumps and pressure tanks, will likely need replacement during a 25-year period.
- Total Estimated Costs Over 25 Years:
  - Initial Installation: \$15,000 to \$40,000

- Well Pump Maintenance and Replacement: \$3,000 to \$7,000
- Water Testing and Inspections: \$4,750 to \$15,000
- Pressure Tank Replacement: \$1,600 to \$5,000
- Water Filtration System: \$2,500 to \$10,000
- Electricity Costs: \$2,500 to \$7,500
- Potential Well Replacement: \$0 to \$50,000
- Overall Cost Estimate: \$29,350 to \$134,500+ over 25 years.

It is important to note that some of the water main systems within these Improvement Districts are owned and operated by the Cass Rural Water User District.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

### **STORM SEWER**

In addition to mitigating property damage, a well-functioning stormwater system enhances public safety by reducing the risk of roadway flooding and erosion, and it helps preserve infrastructure by directing water away from roads and buildings. It also provides environmental benefits by preventing uncontrolled runoff, reducing the entry of pollutants into local waterways, and minimizing the risk of soil erosion.

Underground stormwater storage systems, although effective in managing runoff, are often impractical in urban environments due to their high installation and maintenance costs. Despite these limitations, underground stormwater storage systems are the only feasible alternative for comparison because they provide a viable solution for stormwater management in areas where surface space is constrained and traditional drainage systems are not present. However, given these limitations, underground stormwater storage systems will be used as a benchmark for evaluating the costs and benefits of other stormwater improvements in urban improvement districts.

Over a 25-year period, owning and maintaining an underground storm water storage system will involve several expenses. These include initial installation, ongoing maintenance, repairs, and replacements. Here's a breakdown of the key costs:

- Installation Costs
  - Initial Installation: The installation of an underground storm water storage system is the largest upfront cost. Depending on the size, materials (e.g., concrete, plastic, or metal tanks), and complexity of the system, installation costs can range from \$50,000 to \$200,000 or more. Factors like excavation, site preparation, permitting, and labor will also influence the total cost.
  - Permitting and Design: Prior to installation, design and engineering services, as well as local permits, will be required. These costs typically range from \$5,000 to \$20,000, depending on the complexity of the project.
- Inspection and Routine Maintenance
  - Annual Inspections: Underground storage systems need regular inspections to check for sediment build-up, blockages, structural integrity, and proper drainage. Inspection costs typically range from \$500 to \$1,500 annually, totaling \$12,500 to \$37,500 over 25 years.
  - Sediment Removal and Cleaning: Sediment buildup in the storage tanks reduces capacity and can clog pipes. Cleaning the system every 3-5 years costs

- between \$2,000 and \$5,000 per service. Over 25 years, this totals between \$10,000 and \$25,000.
- Debris and Blockage Clearing: Storm drains, and inflow/outflow pipes may need periodic clearing to remove debris. These services typically cost \$500 to \$1,500 per occurrence, depending on system size and access.
  - Repairs and Component Replacements
    - Pump Replacement (if applicable): If the system relies on pumps to manage water flows, pumps typically need to be replaced every 10-15 years. The cost of a pump replacement is usually between \$5,000 and \$15,000, with the possibility of needing two replacements over 25 years.
  - Landscaping and Surface Restoration
    - Surface Restoration Post-Maintenance: Accessing underground systems for major repairs or maintenance may require disturbance of surface infrastructure like roads, sidewalks, or landscaping. The cost of restoring the surface post-maintenance could range from \$2,000 to \$10,000 each time significant work is done.
  - Electricity Costs (if applicable)
    - Pump Energy Costs: If the system uses electric pumps, the ongoing electricity costs could amount to \$500 to \$1,500 annually, adding up to \$12,500 to \$37,500 over 25 years.
  - Total Estimated Costs Over 25 Years:
    - Initial Installation: \$50,000 to \$200,000+
    - Permitting and Design: \$5,000 to \$20,000
    - Annual Inspections: \$12,500 to \$37,500
    - Sediment Removal and Cleaning: \$10,000 to \$25,000
    - Debris Clearing: \$5,000 to \$15,000
    - Pump Replacement: \$5,000 to \$30,000 (for 1-2 replacements)
    - Surface Restoration: \$5,000 to \$20,000
    - Electricity Costs (if applicable): \$12,500 to \$37,500
  - Overall Cost Estimate Over 25 Years: \$105,000 to \$385,000+

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

### **PAVING, SIGNALS, STREET LIGHTS, AND INCIDENTALS (STREET SYSTEMS)**

Street systems are a critical component of safe and efficient transportation in urban communities. A well-maintained, paved roadway network enhances both vehicle and pedestrian safety by providing a smooth, stable surface that minimizes the risk of accidents and vehicle damage caused by uneven or deteriorating surfaces. In addition to improving safety, paved streets support better traffic flow, reduce congestion, and shorten travel times—benefits that directly contribute to the quality of life for residents and operational efficiency for businesses.

Paved roads are also more durable and resilient under a variety of weather conditions. They help prevent common issues such as erosion, dust, and water pooling—problems that frequently affect unpaved surfaces and lead to accelerated degradation and costly repairs.

Although unpaved roads may have lower initial construction costs, they are generally unsuitable for urban environments due to their high long-term maintenance needs, poor

performance under heavy traffic, and vulnerability to adverse weather conditions. These roads require frequent grading to remain passable and quickly deteriorate during periods of rain or snow, resulting in increased dust, potholes, and erosion. The resulting poor road conditions can diminish property values, increase vehicle maintenance costs, and negatively affect public safety.

While unpaved roads are not a viable long-term solution for urban areas, they are used in this analysis as a **baseline alternative** to evaluate the relative costs and benefits of paved street improvements in West Fargo's improvement districts.

Maintaining an unpaved road over a 25-year period requires substantial and recurring investment. The following section outlines key cost components, including routine grading, dust control, erosion management, and periodic resurfacing. The following is a breakdown of the estimated costs:

- Initial Grading and Road Construction: The initial construction of an unpaved road includes grading, compacting, and laying down gravel.
  - For a local roadway, these costs typically range from \$340,000 to \$510,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
  - For a collector roadway, these costs typically range from \$620,000 to \$930,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
  - For an arterial roadway, these costs typically range from \$930,000 to \$1,860,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
- Routine Maintenance:
  - Grading:
    - On a local roadway, unpaved roads would need to be graded several times per month to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required once weekly, this could total between \$520,000 and \$1,300,000.
    - On a collector roadway, unpaved roads would need to be graded several times per week to maintain a smooth surface. Grading costs would typically range from \$400 to \$1,000 per mile per occurrence. Over 25 years, with grading required three times weekly, this could total between \$1,560,000 and \$3,900,000.
    - On an arterial roadway, unpaved roads would need to be graded daily to maintain a smooth surface. Grading costs would typically range from \$400 to \$2,000 per mile per occurrence. Over 25 years, with grading required daily, this could total between \$3,650,000 and \$18,250,000.
  - Dust Control: To minimize dust from unpaved roads, dust control measures such as applying calcium chloride or water are often required.
    - On a local roadway, these treatments cost approximately \$2,000 to \$4,000 per mile per year, adding up to \$50,000 to \$100,000 over 25 years.
    - On a collector roadway, these treatments cost approximately \$24,000 to \$48,000 per mile per year, adding up to \$288,000 to \$576,000 over 25 years.

- On an arterial roadway, these treatments cost approximately \$104,000 to \$416,000 per mile per year, adding up to \$2,600,000 to \$10,400,000 over 25 years.
  - Resurfacing (Gravel Replenishment):
    - On a local roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 3-5 years to maintain drivability. Resurfacing costs typically range from \$35,000 to \$100,000 per mile. Over 25 years, resurfacing might be needed 5-8 times, totaling \$175,000 to \$800,000.
    - On a collector roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 1-3 years to maintain drivability. Resurfacing costs typically range from \$50,000 to \$150,000 per mile. Over 25 years, resurfacing might be needed 8-25 times, totaling \$400,000 to \$3,750,000.
    - On an arterial roadway in an urban environment, gravel would typically need to be replenished on unpaved roads 1-3 times per year to maintain drivability. Resurfacing costs typically range from \$70,000 to \$280,000 per mile. Over 25 years, resurfacing might be needed 25-75 times, totaling \$1,750,000 to \$21,000,000.
- Vehicle Damage and Safety Implications:
  - Vehicle Damage: Although it is not quantified for this comparison, it is important to note that poor road conditions on unpaved roads can lead to higher vehicle maintenance and repair costs, including damage to tires, suspension, and alignment. This would potentially add significant expenses to property owners over a 25-year period.
- Total Estimated Costs Over 25 Years for Maintenance:
  - Local Roadway:
    - Initial Installation: \$340,000 to \$510,000
    - Routine Maintenance (Grading): \$520,000 to \$1,300,000
    - Routine Maintenance (Dust Control): \$50,000 to \$100,000
    - Resurfacing (Gravel Replenishment): \$175,000 to \$800,000
    - Overall Cost Estimate Over 25 Years:
      - Per Mile: \$1,085,000 to \$2,710,000
      - Per Linear Foot: \$205.49 to \$513.26
  - Collector Roadway:
    - Initial Installation: \$620,000 to \$930,000
    - Routine Maintenance (Grading): \$1,560,000 to \$3,900,000
    - Routine Maintenance (Dust Control): \$288,000 to \$576,000
    - Resurfacing (Gravel Replenishment): \$400,000 to \$3,750,000
    - Overall Cost Estimate Over 25 Years:
      - Per Mile: \$2,868,000 to \$9,156,000
      - Per Linear Foot: \$543.18 to \$1,734.09
  - Arterial Roadway:
    - Initial Installation: \$930,000 to \$1,860,000
    - Routine Maintenance (Grading): \$3,650,000 to \$18,250,000
    - Routine Maintenance (Dust Control): \$2,600,000 to \$10,400,000
    - Resurfacing (Gravel Replenishment): \$1,750,000 to \$21,000,000
    - Overall Cost Estimate Over 25 Years:
      - Per Mile: \$8,930,000 to \$51,510,000

- Per Linear Foot: \$1,691.29 to \$9,755.68

This analysis must also consider the cost in delay to the average user. Considering user delay costs is crucial for effective transportation planning and infrastructure investment, but also in quantifying the dollar value of the benefit received. When roads are congested or inadequately maintained or built, users face longer commutes, which not only affects their personal productivity and quality of life but also leads to higher operational costs for businesses due to delayed deliveries and increased fuel consumption.

- User Delay Costs:
  - The average commute to work for a Fargo or West Fargo resident is 16 to 18 minutes. Although a typical dwelling unit generates nearly 10 trips per day, we can conservatively estimate that, on average, a typical resident makes 2 trips each day, with each trip averaging 16 minutes, resulting in a total of 32 minutes of travel time per day. Unpaved roadways, or roadways without warranted traffic signalization or street lighting, would significantly increase the travel time for each of these trips. A reasonable assumption based on local engineering judgement is that, with unpaved roadways, each trip would take twice as long, resulting in an additional 32 minutes of travel time per person per day. Over the course of a year, this would amount to an increase of 11,680 minutes, or approximately 194.67 hours.
  - The estimated population of West Fargo in 2025 is 41,400.
  - Based on the USDOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs dated January 2023, the Passenger Car User Cost is \$18.80 per person-hour.
  - Based on this information, the total user delay costs would amount to approximately \$151,515,554.40 annually.
  - To express these avoided user delay costs in dollar value, the annual delay will be converted into a cost per centerline mile of roadway in West Fargo. West Fargo has approximately 185.5 centerline miles of roadway, which means this user delay cost equates to about \$154.70 per foot per year.
  - Over a period of 25 years, this amounts to approximately \$3,867 per front foot.

Traffic signals at a key intersection significantly improve vehicle and pedestrian safety, mobility, and property access. Based on national FHWA crash modification factors and USDOT value-of-time metrics, the installation of a signalized intersection yields millions of dollars in safety-related savings and user time savings over a 25-year period.

- Annual costs based off an estimated three to six crashes per year and a quantifiable breakdown assuming: two crashes involving property damage only, two involving non-fatal injury, and one fatal crash occurring every 15 years (varies depending on traffic volume and roadway geometry).
  - Property damage only annual cost: \$10,000
  - Non-fatal injury annual cost: \$200,000
  - Severe Injury or fatality: \$775,000
  - Total Annual Cost: \$985,000 – Applying a 23% crash reduction (FHWA CMF of 0.77 for signal installation) the estimated annual safety benefit is \$226,550
  - Overall Safety Cost Benefit Over 25 Years:

- Per Signal or District: \$5,663,750 to \$20,000,000 (based on local engineering judgement; costs increase dependent on Average ADT and intersection signal complexity)

Street Lighting enhances public safety, deters crime, improves quality of life, and improves property values. The following is a breakdown of quantified benefit cost:

- Crash Reduction (up to 30%)
  - USDOT crash cost estimates each non-fatal injury with property damage crash averages a total cost of \$150,000.
  - If West Fargo avoids one crash per year due to lighting (this is assumed to be very conservative) over a 25-year period, this amounts to a safety cost benefit of \$3,750,000.
  - Crime reduction (\$25,000/year)
    - Well-lit streets reduce petty crimes, vandalism, and theft. Assuming 10 fewer incidents per year (conservative) at an average incident cost of \$2,500 would provide for an annual safety cost saving benefit of \$25,000. Over a 25-year period this would yield \$625,000.
  - Property Value Uplift (2-5%)
    - Research shows that street lighting can increase residential property values between 2% and 5%. The average home value in West Fargo is \$351,000. Assuming a conservative uplift of 3% and an average lot width of 60 feet, this would equate to a one-time value increase of \$175.50 per front foot.

This analysis does not take into consideration any of the intangible or difficult-to-quantify benefits that the Special Assessment Commission may wish to consider when estimating present and future benefit, based on evidence and personal knowledge.

## **PARKS**

Properties located near parks or green space benefit in several measurable and meaningful ways. Proximity to these amenities often leads to higher market values, as nearby green space enhances neighborhood desirability. Parks also serve as important venues for community events and social interaction, which can foster stronger neighborhood ties and contribute to reduced perceptions of crime. When green spaces include substantial tree coverage and natural landscaping, they are shown to improve air quality and increase demand for nearby properties—often resulting in lower turnover rates of ownership. In addition to these tangible benefits, parks and open spaces offer significant intangible value by supporting mental and physical well-being through access to nature and recreational opportunities. The following is an estimate of benefits:

- Increased property valuation (average)
  - The presence of a park or green space has been shown to increase adjacent property values by 5% to 20%, depending on proximity and park quality. Even assuming a conservative 3% increase, a property with an estimated build value of \$365,000 would see an approximate uplift of \$10,950 in value per unit.

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: <https://www.cmfclearinghouse.org>.
- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): <https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance>.
- FHWA Highway Safety Manual (HSM), 1st Edition.
- USDOT Value of Statistical Life (VSL) Guidance: <https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life>.
- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.
- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from <https://www.tpl.org>
- Crompton, J.L. (2005). The impact of parks on property values: A review of the empirical evidence. *Journal of Leisure Research*, 37(1), 1–33.
- National Recreation and Park Association. (2020). The Economic Impact of Parks. Retrieved from <https://www.nrpa.org>
- USDA Forest Service. (2021). i-Tree Tools: Quantifying the benefits of urban forests. Retrieved from <https://www.itreetools.org>
- World Health Organization. (2022). Health Economic Assessment Tool (HEAT). Retrieved from <https://www.who.int/tools/heat>



**To:** Special Assessment Commission  
**From:** Jerry Wallace, City Engineer  
**Date:** July 29, 2025  
**Subject:** Improvement District No. 1339; Stackyards 1<sup>st</sup> Addition - New Water Supply, Sewerage, and Incidentals  
**Action:** Confirm Assessment List and file with the City Auditor

**SPECIAL ASSESSMENT COMMISSION**

**Chairman:**  
Eddie Sheeley  
**Commissioner:**  
Jim Brownlee  
**Commissioner:**  
Elliot Steinbrink

**BOARD OF CITY COMMISSIONERS**

**President:**  
Bernie Dardis  
**Commissioner:**  
Brad Olson  
**Commissioner:**  
Roben Anderson  
**Commissioner:**  
Rory Jorgenson  
**Commissioner:**  
Amy Zundel

**City Administrator:**  
Dustin T. Scott

**Senior Director of Community and Development:**  
Dan Hanson

**ENGINEERING DEPARTMENT**

**City Engineer:**  
Jerry Wallace  
**Asst. City Engineer:**  
Kyle McCamy  
**Eng. Project Administrator:**  
Kayla Volness

**Summary and Recommendation:**

During the public meeting held on June 24, 2025, the Special Assessment Commission reviewed project information and approved the special assessment list as presented. The approved list and notice of this hearing was published in accordance with N.D.C.C. 40-23-10, and a letter was sent to property owners within the district.

**Attachments:**

1. Special Assessment list and Notice of Hearing of Objections
2. Affidavit of Publication
3. Sample letter to property owners
4. Assessment Allocation Map

*NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>*

Staff Recommendation: Confirm Assessment List and file with the City Auditor

**Policy Analysis:**

This improvement district was administered following North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

**Financial Summary:**

Total Project Cost:	\$ 1,297,453.55
Assessments	\$ 1,260,000.00
City Funds	\$ N/A
Other Funds	\$ 37,453.55

**Previously Presented Information and Commission Actions:**

**July 11, 2025 –**

- Assessment letters mailed to property owners with the District.

**July 9 and 16, 2025 –**

- Published assessment list in the Forum.

**June 24, 2025 –**

- Special Assessment Commission (Public Meeting) to review benefits and levied assessments.

**May 19, 2025 -**

- **Staff Recommendation:** Adopt Resolution directing assessments to be levied.
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgenson seconded to approve as part of consent agenda. No opposition, motion carried.

**September 6, 2022 -**

- **Staff Recommendation:** Accept bid and award contract to KPH in the amount of \$431,349.00. It was noted that, per the City Attorney, a revised engineer's report was prepared due to the bid being over 40% higher than the initial corresponding Engineer's report. The City Attorney also recommended that the Developer provide a written acknowledgement to

the City, acknowledging the increased costs of the project, prior to proceeding with the bid award.

- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve, contingent on receipt of letter of acknowledgement. Commissioner George opposed. Motion carried.

**August 15, 2022 -**

- **Staff Recommendation:** Approve amended Engineer's report and Resolution approving amended Engineer's report.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. Commissioner George opposed, motion carried on a 4:1 vote.

**July 18, 2022 -**

- **Staff Recommendation:** Approve Plans and Specs and authorize advertisement for bids.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

**March 21, 2022 -**

- **Staff Recommendation:** Approve amended Engineer's report, approve task order 49-2, and authorize the Engineer to prepare plans and specs.
- **Commission Action:** Commissioner Olson moved and Commissioner Simmons seconded to approve. Commissioners George and Dardis opposed, Majority having voted aye, the motion carried.

**September 7, 2021 -**

- **Staff Recommendation:** Approve task order 49-1 in the amount of \$267,630 for Improvement District No. 1339.
- **Commission Action:** Commissioner Gjerdevig moved and Commissioner Simmons seconded to approve. No opposition, motion carried.

**August 16, 2021 -**

- **Staff Recommendation:** Create Improvement District No. 1339; Direct Engineer to prepare report; Approve Engineer's Report (\$2,900,000); Approve Task Order No. 49 (\$60,500); AND Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. Commissioner George was absent and not voting. No opposition, motion carried.

**June 21, 2021 -**

- **Staff Recommendation:** Create Improvement District No. 1339; Direct Engineer to prepare report; Approve Engineer's Report; Approve Task Order No. 49, AND Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Olson moved, No second. Motion failed due to lack of a second. Commissioner Gjerdevig was absent and not voting.

**May 17, 2021 -**

- **Staff Recommendation:** Accept "Petition for Improvements" and authorize preliminary engineering
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. No opposition, motion carried.

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**Upcoming Items and Commission Actions:**

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9/15/2025 – City Commission hearing of written appeals and objections.

IMPROVEMENT DISTRICT NO. 1339 – NEW WATER SUPPLY  
SEWERAGE, STREET SYSTEMS, AND INCIDENTALS  
West Fargo, North Dakota

SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING  
OBJECTIONS TO LIST

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 1339 – New Water Supply, Sewerage, Street Systems, and Incidentals of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>
<u>STOCKYARD'S 1<sup>ST</sup> ADDITION</u>		
1	1	\$ 929,482.76
2	1	252,931.03
3	1	77,586.21

We hereby certify that the above and foregoing list is a true and correct assessment of the property in the foregoing list to the best of our judgment, and that several items included in such assessment are as follows, to-wit:

Total Construction	\$ 354,211.50
Engineering	235,956.35
Construction Interest	28,193.67
Capitalized Interest	53,804.17
Bond Discount	18,597.60
Testing and Consulting	73,458.70
Legal	16,672.00
Advertising	142.56
Land/Easements	500,000.00
Engineering Administrative	14,168.00
Bond Counsel	1,419.27
Rating Agency Fee	2,128.91
Underwriting Fee	1,774.09
Contingencies	240.39
Rounding	(3,353.08)
Service Charge	<u>39.42</u>
TOTAL:	\$ 1,297,453.55
LESS: Reoffering Premium	<u>37,453.55</u>
TOTAL TO BE ASSESSED:	\$ 1,260,000.00

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 29<sup>th</sup> day of July, 2025, at 5:30 p.m. at the City Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 24<sup>th</sup> day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

James Brownlee

Eddie A. Sheeley

Elliot Steinbrink



Forum Communications Company

ND Affidavit No. otPqD2c76cGWlImWH1SG

See Proof on Next Page

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Forum of Fargo-Moorhead (ND), a newspaper printed and published in the City of Fargo, County of Cass, State of North Dakota.

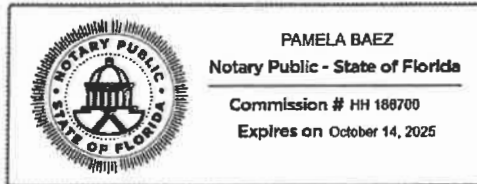
- 1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.
- 2. The newspaper listed on the exhibit published the advertisement of: **Display Ad Notice**; (2) time: **Wednesday, July 9, 2025, Wednesday, July 16, 2025**, as required by law or ordinance.
- 3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

**Edmar Corachia**

(Signed)

**VERIFICATION**

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: 07/17/2025

Notary Public  
Notarized remotely online using communication technology via Proof.

**IMPROVEMENT DISTRICT NO. 1339 - NEW WATER SUPPLY  
SEWERAGE, STREET SYSTEMS, AND INCIDENTALS  
West Fargo, North Dakota**

**SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING OBJECTIONS TO LIST**

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 1339 - New Water Supply, Sewerage, Street Systems, and Incidentals of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>
<b>STOCKYARD'S 1<sup>ST</sup> ADDITION</b>		
1	1	\$ 929,482.76
2	1	252,931.03
3	1	77,586.21

We hereby certify that the above and foregoing list is a true and correct assessment of the property in the foregoing list to the best of our judgment, and that several items included in such assessment are as follows, to-wit:

Total Construction	\$	354,211.50
Engineering		235,956.35
Construction Interest		28,193.67
Capitalized Interest		53,804.17
Bond Discount		18,597.80
Testing and Consulting		73,458.70
Legal		16,672.00
Advertising		142.58
Land/Easements		500,000.00
Engineering Administrative		14,168.00
Bond Counsel		1,419.27
Rating Agency Fee		2,128.91
Underwriting Fee		1,774.09
Contingencies		240.39
Rounding		(3,353.08)
Service Charge		39.42
<b>TOTAL:</b>	<b>\$</b>	<b>1,297,453.55</b>
<b>LESS: Reoffering Premium</b>		<b>37,453.55</b>
<b>TOTAL TO BE ASSESSED:</b>	<b>\$</b>	<b>1,260,000.00</b>

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 29<sup>th</sup> day of July, 2025, at 5:30 p.m. at the City Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 24<sup>th</sup> day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

James Brownlee \_\_\_\_\_

Eddie A. Sheeley \_\_\_\_\_

Elliot Steinbrink \_\_\_\_\_



June 25, 2025

[Redacted]  
[Redacted]

WEST FARGO, ND 58078

**NOTICE OF HEARING: Next Steps for Assessed Improvements Impacting Your Property**

Improvement District 1339 – Stockyards 1<sup>st</sup> Addition

Parcel Number:	Address:	Allocated Amount*:	Payment Term
[Redacted]	[Redacted]	[Redacted]	25 years

\*Pending final approval by the West Fargo City Commission

**Why are you receiving this letter?**

The property above is included in Improvement District 1339, which used special assessments for all or part of the project's costs. The City of West Fargo is now completing the special assessment process to allocate these costs to properties based on the benefit received from the project.

**What steps have already been taken?**

Project construction has been completed. During a public meeting, held June 24, 2025, the Special Assessment Commission reviewed project information and approved a special assessment list representing the allocation of project benefits to properties within the Improvement District. Project information is included on the back of this letter.

**What happens next?**

SPECIAL ASSESSMENT COMMISSION MEETING JULY 29, 2025, 5:30 p.m., West Fargo City Hall	CITY COMMISSION MEETING SEPTEMBER 15, 2025 (subject to change)
<ul style="list-style-type: none"> <li>Property owners who feel there are errors may object to pending assessments at this public hearing.</li> <li>Property owners may object to their allocation, but the Commission will not hear objections to the project itself, or the use of specials to fund the project</li> <li>After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.</li> </ul>	<ul style="list-style-type: none"> <li>Property owners must file a written notice of appeal before appealing at this public hearing.</li> <li>A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District</li> <li>The City Commission has final approval and certifies Special Assessments</li> </ul>

\*Legal Notice of these public meetings will be published in The Forum of Fargo-Moorhead.

**When will these special assessments appear on your tax statement?**

After approval by the City Commission, final specials will be included with your 2026 Property Tax Statement and allocated over number of years lists above with interest. Special Assessments can be paid off interest free if paid in full within 10 days of Final Approval by contacting the City of West Fargo Finance Department at 701-515-5000.

**More information, and the City of West Fargo's Special Assessment Policy can be found at [westfargond.gov/Special-Assessments](http://westfargond.gov/Special-Assessments).**

Thank you,

Jerry Wallace, PE  
City Engineer, City of West Fargo  
701-515-5100

engineering@westfargond.gov  
www.westfargond.gov  
2515 6<sup>th</sup> Street E., West Fargo, ND 58078

## PROJECT INFORMATION: Improvement District 1339 – Stockyards 1<sup>st</sup> Addition

### Project Overview:

The Developer, GS5, LLC requested infrastructure improvements to service the 81.8-acre Stockyards 1st Addition located on the east side of 9th St. NW between 7th & 12th Avenues. Initially, the multi-phase project proposed to install water and sewer mains, services, and roadway surfacing within the proposed project location. Changes in market conditions led to amending the Engineer's report to focus on infrastructure improvements on the periphery of the site only, and satisfying State and Federal permitting requirements.

The scope of Improvement District No. 1339 included local improvements, consisting of water and sewer mains extended to rights-of-way adjacent to the property, US Army Corps of Engineers wetland permits and credits, and documentation and monuments for the State Historical Preservation Office.

More information, and a summary of Commission Actions on this project, can be found at <https://www.westfargond.gov/1021/Special-Assessment-Projects>

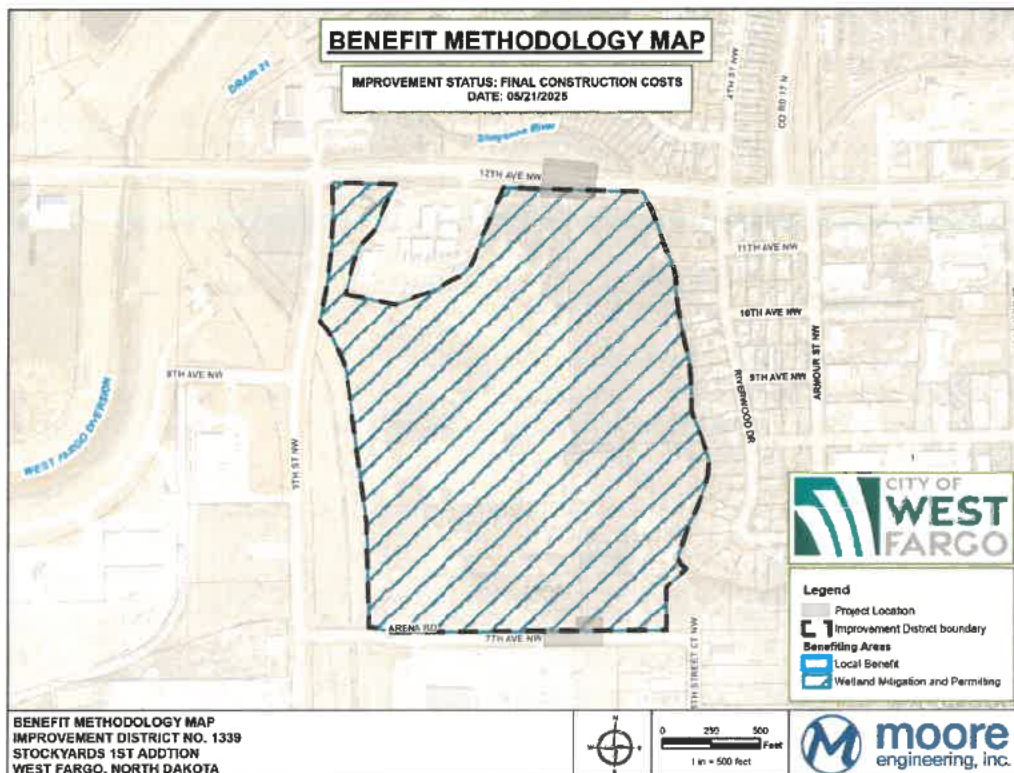
### Project Funding:

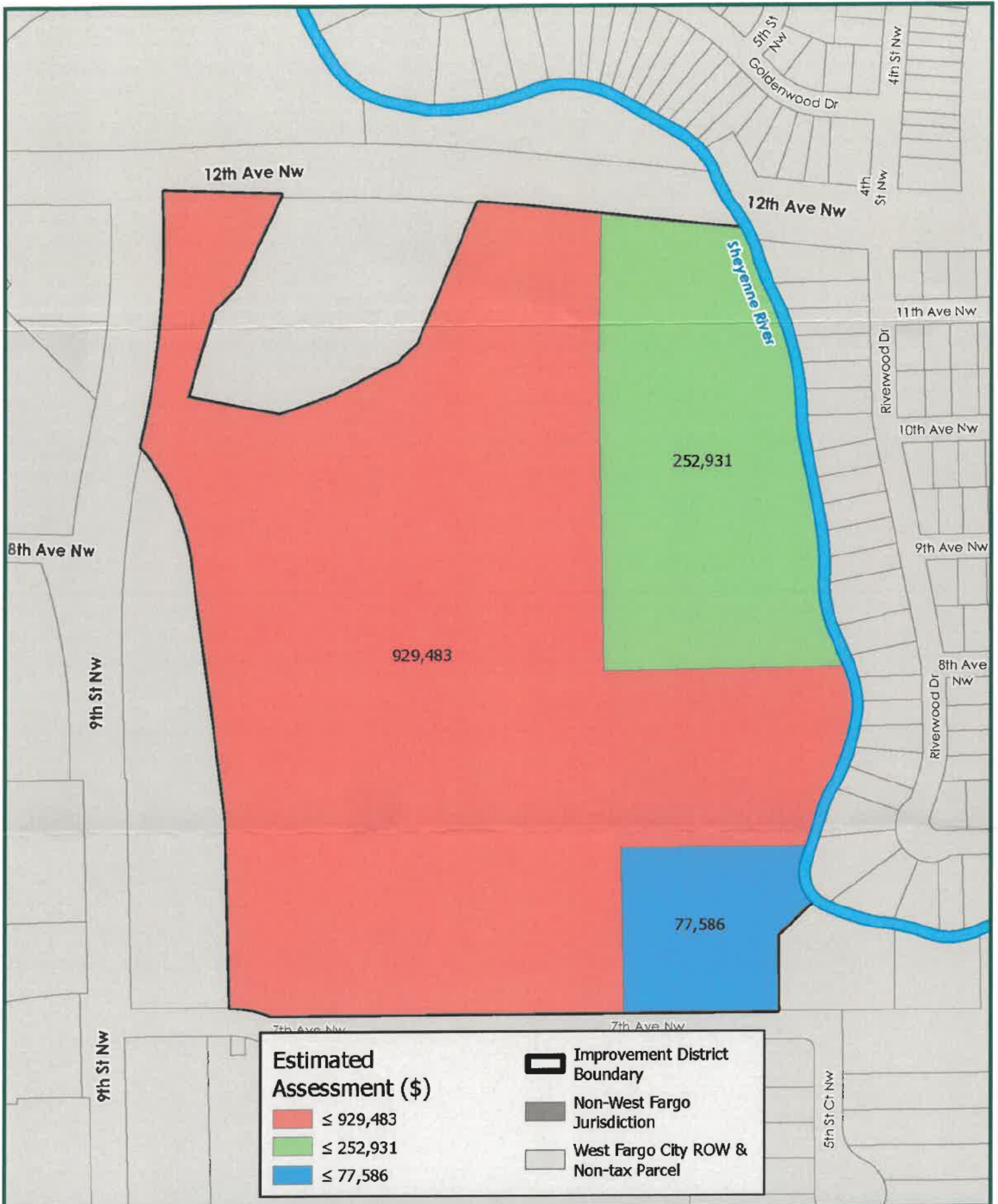
City Funds:	\$0.00
Special Assessments:	\$1,260,000.00
Other Funds	\$37,453.55
<b>Total Project Cost:</b>	<b>\$1,297,453.55</b>

### Calculation of Allocation:

This is a street infrastructure project and allocation was based on the benefit to each property using a local square footage basis.

More information can be found in the City's Special Assessment Policy.





<b>Estimated Assessment (\$)</b>	Improvement District Boundary
≤ 929,483	Non-West Fargo Jurisdiction
≤ 252,931	West Fargo City ROW & Non-tax Parcel
≤ 77,586	



## Improvement District No. 1339 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 5/20/2025

Disclaimer: This map was created using preliminary data and is only intended as a visual aid for general (NOT exact) reviewing purposes





**To:** Special Assessment Commission  
**From:** Jerry Wallace, City Engineer  
**Date:** July 29, 2025  
**Subject:** Improvement District No. 2270 – Traffic Signal at 9<sup>th</sup> Street W and 32<sup>nd</sup> Ave W  
**Action:** Confirm Assessment List and file with the City Auditor

**SPECIAL ASSESSMENT COMMISSION**

**Chairman:**  
Eddie Sheeley  
**Commissioner:**  
Jim Brownlee  
**Commissioner:**  
Elliot Steinbrink

**BOARD OF CITY COMMISSIONERS**

**President:**  
Bernie Dardis  
**Commissioner:**  
Brad Olson  
**Commissioner:**  
Roben Anderson  
**Commissioner:**  
Rory Jorgenson  
**Commissioner:**  
Amy Zundel

**City Administrator:**  
Dustin T. Scott

**Senior Director of Community and Development:**  
Dan Hanson

**ENGINEERING DEPARTMENT**

**City Engineer:**  
Jerry Wallace  
**Asst. City Engineer:**  
Kyle McCamy  
**Eng. Project Administrator:**  
Kayla Volness

**Summary and Recommendation:**

During the public meeting held on June 24, 2025, the Special Assessment Commission reviewed project information and approved the special assessment list as presented. The approved list and notice of this hearing was published in accordance with N.D.C.C. 40-23-10, and a letter was sent to property owners within the district.

**Attachments:**

1. Special Assessment list and Notice of Hearing of Objections
2. Affidavit of Publication
3. Sample letter to property owners
4. Assessment Allocation Map

*NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>*

Staff Recommendation: Confirm Assessment List and file with the City Auditor

**Policy Analysis:**

This improvement district was administered following North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

**Financial Summary:**

Total Project Cost:	\$ 862,063.45
Assessments	\$ 670,000.00
City Funds	\$ 172,000.00
Other Funds	\$ 20,063.45

**Previously Presented Information and Commission Actions:**

**July 11, 2025 –**

- Assessment letters mailed to property owners with the District

**July 9 and 16, 2025 –**

- Published assessment list in the Forum

**June 24, 2025 –**

- Special Assessment Commission (Public Meeting) to review benefits and levied assessments

**May 19, 2025-**

- **Staff Recommendation:** Adopt Resolution directing assessments to be levied.
- **Commission Action:** Commissioner Olson moved and Commissioner Jorgenson seconded to approve as part of consent agenda. No opposition, motion carried.

**May 1, 2023-**

- **Staff Recommendation:** Authorize Notice to Proceed; and Adopt Resolution Approving Contract and Contractor's Bond.
- **Commission Action:** Commissioner Simmons moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

**April 3, 2023-**

- **Staff Recommendation:** Accept Bids and Award Contract to Strata Corporation for their bid amount of \$658,894.80
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. No opposition, motion carried.

**February 21, 2023-**

- **Staff Recommendation:** Approve Plans and Specifications and Authorize Ad for Bid.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion Carried.

**January 3, 2023-**

- **Staff Recommendation:** Initiate Public Hearing for the recently approved Resolution Declaring Work Necessary, and Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. Commissioner George voted nay, motioned carried on a 4 to 1 vote.

**November 21, 2022-**

- **Staff Recommendation:** Create Improvement District No. 2270, Approve Engineer's Report and Authorize Resolution of Necessity
- **Commission Action:** Commissioner Simmons moved and Commissioner Olson seconded to approve. Commissioner George voted nay, motioned carried on a 4 to 1 vote.

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**Upcoming Items and Commission Actions:**

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9/15/2025 – City Commission hearing of written appeals and objections.

IMPROVEMENT DISTRICT NO. 2270 - TRAFFIC CONTROL SYSTEM,  
STREET RECONSTRUCTION, AND INCIDENTALS  
West Fargo, North Dakota

SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING  
OBJECTIONS TO LIST

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 2270 – Traffic Control System, Street Reconstruction, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>
<b><u>BROOKS HARBOR 1<sup>ST</sup> ADDITION</u></b>		
1	3	\$ 181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
6	3	181.59
7	3	181.59
8	3	181.59
9	3	181.59
10	3	181.59
11	3	181.59
12	3	181.59
13	3	181.59
14	3	181.59
15	3	181.59
16	3	181.59
17	3	181.59
18	3	181.59
19	3	181.59
20	3	181.59
21	3	181.59
22	3	181.59
23	3	181.59

24	3	181.59
25	3	181.59
26	3	181.59
27	3	181.59
28	3	181.59
29	3	181.59
30	3	181.59
31	3	181.59
32	3	181.59
33	3	181.59
34	3	181.59
35	3	181.59
36	3	181.59
37	3	181.59
38	3	181.59
39	3	181.59
40	3	181.59
41	3	181.59
42	3	181.59
43	3	181.59
44	3	181.59
45	3	181.59
46	3	181.59
47	3	181.59
48	3	181.59
49	3	181.59
50	3	181.59
51	3	181.59
52	3	181.59
53	3	181.59
54	3	181.59
55	3	181.59
56	3	181.59
57	3	181.59
58	3	181.59
59	3	181.59
60	3	181.59
61	3	181.59
62	3	181.59
63	3	181.59

64	3	181.59
65	3	181.59
66	3	181.59
67	3	181.59
68	3	181.59
69	3	181.59
70	3	181.59
71	3	181.59
72	3	181.59
73	3	181.59
74	3	181.59
75	3	181.59
76	3	181.59
77	3	181.59
78	3	181.59
79	3	181.59
80	3	181.59
81	3	181.59
82	3	181.59
83	3	181.59
84	3	181.59
85	3	181.59
86	3	181.59
87	3	181.59
88	3	181.59
89	3	181.59
90	3	181.59
91	3	181.59
92	3	181.59
93	3	181.59
94	3	181.59
95	3	181.59
1	4	181.59
2	4	181.59
3	4	181.59
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5	4	181.59
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7	4	181.59
8	4	181.59

9	4	181.59
10	4	181.59
11	4	181.59
12	4	181.59
13	4	181.59
14	4	181.59
15	4	181.59
16	4	181.59
1	5	181.59
2	5	181.59
3	5	181.59
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10	6	181.59
11	6	181.59
12	6	181.59
13	6	181.59
14	6	181.59
15	6	181.59
1	7	181.59
2	7	181.59
3	7	181.59
4	7	181.59
5	7	181.59

**BROOKS HARBOR 2<sup>ND</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59

4	1	181.59
5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
9	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
8	2	181.59
9	2	181.59
10	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
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12	3	181.59
1	4	181.59
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12	4	181.59

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51	5	181.59
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53	5	181.59
1	6	181.59
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12	6	181.59
1	7	181.59
2	7	181.59
4	7	181.59
5	7	181.59
6	7	181.59
7	7	181.59
8	7	181.59
9	7	181.59
10	7	181.59
11	7	181.59
12	7	181.59
13	7	181.59
14	7	181.59

**BROOKS HARBOR 3<sup>RD</sup> ADDITION**

1	1	435.82
2	1	435.82
3	1	435.82
4	1	435.82
5	1	435.82

6	1	435.82
<b><u>BROOKS HARBOR 4<sup>TH</sup> ADDITION</u></b>		
1	1	181.59
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5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
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18	1	181.59
19	1	181.59
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21	1	181.59
22	1	181.59
23	1	181.59
24	1	181.59
25	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
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10	2	181.59
11	2	181.59
1	3	181.59
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3	8	181.59
4	8	181.59
1	9	181.59
2	9	181.59
3	9	181.59
4	9	181.59
5	9	181.59
6	9	181.59
7	9	181.59
8	9	181.59
9	9	181.59

**BROOKS HARBOR 5<sup>TH</sup> ADDITION**

1	3	8,541.41
2	3	2,935.43
3	3	3,775.42
1	4	1,524.94

**BROOKS HARBOR 6<sup>TH</sup> ADDITION**

1	1	181.59
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10	1	181.59
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12	1	181.59
13	1	181.59
15	1	181.59
16	1	181.59
1	2	181.59
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7	6	181.59

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12	6	181.59
13	6	181.59
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31	6	181.59
32	6	181.59
1	7	181.59
2	7	181.59
3	7	181.59
4	7	181.59
5	7	181.59
6	7	181.59
7	7	181.59
8	7	181.59
9	7	181.59
10	7	181.59
11	7	181.59
12	7	181.59
13	7	181.59
14	7	181.59
15	7	181.59

16	7	181.59
<b><u>BROOKS HARBOR 7<sup>TH</sup> ADDITION</u></b>		
1	1	1,816.16
2 LESS R/W	1	1,013.34
<b><u>BROOKS HARBOR 8<sup>TH</sup> ADDITION</u></b>		
1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59
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24	1	181.59
25	1	181.59
26	1	181.59
27	1	181.59
28	1	181.59
29	1	181.59
30	1	181.59
<b><u>BROOKS HARBOR 9<sup>TH</sup> ADDITION</u></b>		
1 & THE W2' OF 2	1	181.59
2 EXCEPT THE W2'	1	181.59
3	1	181.59
4	1	181.59

5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
9	1	181.59
10	1	181.59
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24	1	181.59
25	1	181.59
26	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
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11	2	181.59
12	2	181.59
13	2	181.59
14	2	181.59
15	2	181.59
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17	2	181.59
18	2	181.59

19	2	181.59
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24	2	181.59
25	2	181.59
26	2	181.59
27	2	181.59
28	2	181.59
29	2	181.59
30	2	181.59
31	2	181.59
32	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
6	3	181.59

**BROOKS HARBOR 10<sup>TH</sup> ADDITION**

1	1	2,390.52
2	1	2,429.75

**EAGLE RUN 8<sup>TH</sup> ADDITION**

5	1	726.36
6	1	726.36
7	1	726.36
8	1	726.36

**EAGLE RUN 11<sup>TH</sup> ADDITION**

1	1	726.36
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
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9	2	181.59
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11	2	181.59
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37	2	181.59
38	2	181.59
39	2	181.59
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41	2	181.59
42	2	181.59
43	2	181.59
44	2	181.59
45	2	181.59
46	2	181.59
47	2	181.59
48	2	181.59
49	2	181.59
50	2	181.59
51	2	181.59
52	2	181.59

53	2	181.59
54	2	181.59
55	2	181.59
56	2	181.59
57	2	17,650.55
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
6	3	181.59
7	3	181.59
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26	3	181.59
27	3	181.59
28	3	181.59
29	3	181.59
30	3	181.59
31	3	181.59
32	3	181.59
1	4	181.59
2	4	181.59
3	4	181.59

4	4	181.59
5	4	181.59
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10	4	181.59
11	4	181.59
12	4	181.59
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36	4	181.59
37	4	181.59
38	4	181.59
39	4	181.59
40	4	181.59
41	4	181.59
42	4	181.59
43	4	181.59

44	4	181.59
4	5	181.59
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12	5	181.59
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24	5	181.59
25	5	181.59
26	5	181.59
27	5	181.59
28	5	181.59
29	5	181.59
30	5	181.59
31	5	181.59

**EAGLE RUN 12<sup>TH</sup> ADDITION**

1	1	27,456.41
4	2	27,456.41
1	3	1,594.03

**EAGLE RUN 13<sup>TH</sup> ADDITION**

3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
9	1	181.59

10	1	181.59
11	1	181.59
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30	1	181.59
31	1	181.59
32	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
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10	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
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16	3	181.59
17	3	181.59
18	3	181.59
19	3	181.59
20	3	181.59
21	3	181.59
22	3	181.59
23	3	181.59
24	3	181.59
25	3	181.59
26	3	181.59
27	3	181.59

**EAGLE RUN 15<sup>TH</sup> ADDITION**

2	1	9,152.14
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**EAGLE RUN 16<sup>TH</sup> ADDITION**

02-0195-00065-015 LOTS 8-11 BLK 1 AND THAT PT OF LOT 7 BLK 1 DESC AS: BEG AT NW COR LOT 7 THN N87DEG41'04" E ALG N LN LOT 7 FOR 9' THN S02DEG18 56"E PARA TO W LN LOT 7 FOR 150' TO PT ON S LN LOT 7 THN S87DEG41'04"W ALG S LN LOT 7 FOR 9' TO SW COR LOT 7 THEN N02DEG18'56"W ALG W LN LOT 7 FOR 150' TO NW CORN LOT 7 PT OF BEG 108.95

02-0195-00065-025 LOTS 8-11 BLK 1 AND THAT PT OF LOT 7 BLK 1 DESC AS: BEG AT NW COR LOT 7 THN N87DEG41'04" E ALG N LN LOT 7 FOR 9' THN S02DEG18 56"E PARA TO W LN LOT 7 FOR 150' TO PT ON S LN LOT 7 THN S87DEG41'04"W ALG S LN LOT 7 FOR 9' TO SW COR LOT 7 THEN N02DEG18'56"W ALG W LN LOT 7 FOR 150' TO NW CORN LOT 7 PT OF BEG 108.95

02-0195-00065-035 LOTS 8-11 BLK 1 AND  
 THAT PT OF LOT 7 BLK 1 DESC AS: BEG  
 AT NW COR LOT 7 THN N87DEG41'04" E  
 ALG N LN LOT 7 FOR 9' THN S02DEG18  
 56"E PARA TO W LN LOT 7 FOR 150' TO PT  
 ON S LN LOT 7 THN S87DEG41'04"W ALG S  
 LN LOT 7 FOR 9' TO SW COR LOT 7 THEN  
 N02DEG18'56"W ALG W LN LOT 7 FOR 150'  
 TO NW CORN LOT 7 PT OF BEG

108.95

02-0195-00065-045 LOTS 8-11 BLK 1 AND  
 THAT PT OF LOT 7 BLK 1 DESC AS: BEG  
 AT NW COR LOT 7 THN N87DEG41'04" E  
 ALG N LN LOT 7 FOR 9' THN S02DEG18  
 56"E PARA TO W LN LOT 7 FOR 150' TO PT  
 ON S LN LOT 7 THN S87DEG41'04"W ALG S  
 LN LOT 7 FOR 9' TO SW COR LOT 7 THEN  
 N02DEG18'56"W ALG W LN LOT 7 FOR 150'  
 TO NW CORN LOT 7 PT OF BEG

108.95

7	2	108.95
8	2	108.95
9	2	108.95
10	2	108.95
11	2	108.95

**EAGLE RUN 17<sup>TH</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59

**EAGLE RUN 18<sup>TH</sup> ADDITION**

1	1	15,689.38
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**EAGLE RUN 19<sup>TH</sup> ADDITION**

1	1	1,923.61
3	1	9,228.66
4	1	57,598.39

**EAGLE RUN 20<sup>TH</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59

**EAGLE RUN 21<sup>ST</sup> ADDITION**

1	1	5,229.79
2	1	7,844.69

**EAGLE RUN 22<sup>ND</sup> ADDITION**

1	1	1,546.79
2	1	1,230.16

3	1	181.59
<b><u>EAGLE RUN PLAZA 1<sup>ST</sup> ADDITION</u></b>		
2	1	645.57
3	1	681.58
4	1	775.34
7	1	909.57
8	1	786.87
9	1	1,621.48
10	1	1,505.76
11	1	2,601.76
12	1	1,108.12
<b><u>EAGLE RUN PLAZA 3<sup>RD</sup> ADDITION</u></b>		
1	1	181.59
<b><u>EAGLE RUN PLAZA 5<sup>TH</sup> ADDITION</u></b>		
1	2	8,535.04
<b><u>EAGLE RUN PLAZA 6<sup>TH</sup> ADDITION</u></b>		
3	1	181.59
4	1	790.42
7 UNIT A	1	181.59
7 UNIT B	1	181.59
7 UNIT C	1	181.59
7 UNIT D	1	181.59
7 UNIT E	1	181.59
7 UNIT F	1	181.59
7 UNIT G	1	181.59
7 UNIT H	1	181.59
7 UNIT I	1	5,338.75
8 UNIT 1	1	181.59
8 UNIT 2	1	181.59
8 UNIT 3	1	3,922.34
<b><u>EAGLE RUN PLAZA 8<sup>TH</sup> ADDITION</u></b>		
3	1	725.13
<b><u>EAGLE RUN PLAZA 9<sup>TH</sup> ADDITION</u></b>		
1	1	771.68
2	1	815.00
3	1	754.12
4	1	707.95
5	1	707.95
9	1	1,042.03

**EAGLE RUN PLAZA 10<sup>TH</sup> ADDITION**

1 UNIT 100	1	181.59
1 UNIT 300	1	181.59
1 UNIT 501	1	108.95
1 UNIT 502	1	108.95
1 UNIT 503	1	108.95
1 UNIT 505	1	108.95
1 UNIT 506	1	108.95
1 UNIT 508	1	108.95
1 UNIT 509	1	108.95
1 UNIT 511	1	108.95
1 UNIT 512	1	108.95
1 UNIT 514	1	108.95
1 UNIT 601	1	108.95
1 UNIT 602	1	108.95
1 UNIT 603	1	108.95
1 UNIT 604	1	108.95
1 UNIT 607	1	108.95
1 UNIT 608	1	108.95
1 UNIT 609	1	108.95
1 UNIT 610	1	108.95
1 UNIT 611	1	108.95
1 UNIT 613	1	108.95
1 UNIT 701	1	108.95
1 UNIT 702	1	108.95
1 UNIT 703	1	108.95
1 UNIT 704	1	108.95
1 UNIT 705	1	108.95
1 UNIT 706	1	108.95
1 UNIT 707	1	108.95
1 UNIT 708	1	108.95
2	1	773.30

**EAGLE RUN PLAZA 11<sup>TH</sup> ADDITION**

1	1	21,572.89
2	1	1,166.96

**EAGLE RUN PLAZA 12<sup>TH</sup> ADDITION**

1	1	183.51
2	1	179.71
3	1	179.71
4	1	179.71

**EAGLE RUN PLAZA 13<sup>TH</sup> ADDITION**

1	1	5,665.61
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**EAGLE RUN PLAZA 14<sup>TH</sup> ADDITION**

1	1	1,132.00
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2	1	719.30
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**EAGLEWOOD 1<sup>ST</sup> ADDITION**

1	1	181.59
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2	1	181.59
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3	1	181.59
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4	1	181.59
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5	1	181.59
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7	1	181.59
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14	1	181.59
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15	1	181.59
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16	1	181.59
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17	1	181.59
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18	1	181.59
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1	2	181.59
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2	2	181.59
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3	2	181.59
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4	2	181.59
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5	2	181.59
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13	2	181.59
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14	2	181.59
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15	2	181.59
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16	2	181.59
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17	2	181.59
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29	2	181.59
30	2	181.59
31	2	181.59
32	2	181.59
33	2	181.59
34	2	181.59
35	2	181.59
36	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
6	3	181.59
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27	3	181.59
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23	4	181.59
24	4	181.59
25	4	181.59
26	4	181.59
1	5	181.59
2	5	181.59
3	5	181.59
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1	7	181.59
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18	7	181.59
19	7	181.59
20	7	181.59
21	7	181.59
22	7	181.59
2	8	181.59

3	8	181.59
4	8	181.59
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7	8	181.59
8	8	181.59
9	8	181.59
10	8	181.59
11	8	181.59
12	8	181.59
13	8	181.59
14	8	181.59
15	8	181.59
16	8	181.59
17	8	181.59
18	8	181.59

**EAGLEWOOD 2<sup>ND</sup> ADDITION**

LT 3 LESS R/W	1	1,665.43
5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
9	1	181.59
10	1	181.59
11	1	181.59
12	1	181.59
13	1	181.59
14	1	181.59
15	1	181.59
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19	1	181.59
20	1	181.59
21	1	181.59
22	1	181.59
23	1	181.59
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25	1	181.59
26	1	181.59

27	1	181.59
28	1	181.59
29	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
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8	2	181.59
9	2	181.59
10	2	181.59
11	2	181.59
12	2	181.59
13	2	181.59
14	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
6	3	181.59
7	3	181.59
8	3	181.59
9	3	181.59
10	3	181.59
11	3	181.59
12	3	181.59
13	3	181.59
14	3	181.59
1	4	181.59
2	4	181.59
3	4	181.59
4	4	181.59
5	4	181.59
6	4	181.59
7	4	181.59

**EAGLEWOOD 3<sup>RD</sup> ADDITION**

1	1	181.59
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2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
9	1	181.59
10	1	181.59
12	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
8	2	181.59
9	2	181.59
10	2	181.59
11	2	181.59
12	2	181.59
13	2	181.59
14	2	181.59
15	2	181.59
16	2	3,627.36
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
6	3	181.59
7	3	181.59
8	3	181.59
9	3	181.59
10	3	181.59
11	3	181.59
12	3	181.59
13	3	181.59
1	4	181.59

2	4	181.59
3	4	181.59
4	4	181.59
5	4	181.59
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7	4	181.59
8	4	181.59
9	4	181.59
10	4	181.59
11	4	181.59
12	4	181.59
13	4	181.59
14	4	181.59
15	4	181.59
16	4	181.59
1	5	181.59
2	5	181.59
3	5	181.59
4	5	181.59
5	5	181.59
6	5	181.59
7	5	181.59
8	5	181.59
9	5	181.59
10	5	181.59
11	5	181.59
12	5	181.59
13	5	181.59
14	5	181.59
15	5	181.59
16	5	181.59
1	6	181.59
2	6	181.59
3	6	181.59
4	6	181.59
5	6	181.59
6	6	181.59
7	6	181.59
8	6	181.59
9	6	181.59

10	6	181.59
11	6	181.59
12	6	181.59
13	6	181.59
1	7	181.59
2	7	181.59
3	7	181.59
4	7	181.59
5	7	181.59
6	7	181.59
7	7	181.59
8	7	181.59
9	7	181.59
10	7	181.59

**EAGLEWOOD 4<sup>TH</sup> ADDITION**

1	1	181.59
2	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
8	2	181.59
9	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
1	4	181.59
2	4	181.59
3	4	181.59
4	4	181.59
5	4	181.59
1	5	181.59
2	5	181.59
3	5	181.59
4	5	181.59

5	5	181.59
1	6	181.59
2	6	181.59
3	6	181.59
4	6	181.59
5	6	181.59
1	7	181.59
1	8	181.59
2	8	181.59
3	8	181.59
4	8	181.59
5	8	181.59
6	8	181.59
7	8	181.59
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14	8	181.59
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25	8	181.59
26	8	181.59
27	8	181.59
28	8	181.59
29	8	181.59
30	8	181.59
31	8	181.59
32	8	181.59
1	9	181.59

2	9	181.59
3	9	181.59
4	9	181.59
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7	9	181.59
8	9	181.59
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10	9	181.59
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12	9	181.59
13	9	181.59
14	9	181.59
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16	9	181.59
17	9	181.59
18	9	181.59
19	9	181.59
20	9	181.59
21	9	181.59
22	9	181.59
23	9	181.59
24	9	181.59
25	9	181.59
26	9	181.59
1	10	181.59
2	10	181.59
3	10	181.59
4	10	181.59
5	10	181.59
6	10	181.59
7	10	181.59
1	11	181.59
2	11	181.59
3	11	181.59
4	11	181.59
5	11	181.59
6	11	181.59
7	11	181.59
8	11	181.59

9	11	181.59
10	11	181.59
11	11	181.59
12	11	181.59
13	11	181.59
1	12	181.59
2	12	181.59
3	12	181.59
4	12	181.59
5	12	181.59
6	12	181.59
7	12	181.59
8	12	181.59
9	12	181.59
10	12	181.59
11	12	181.59
12	12	181.59
13	12	181.59
14	12	181.59
15	12	181.59
16	12	181.59

**EAGLEWOOD 5<sup>TH</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59
7	1	181.59
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13	1	181.59
14	1	181.59
15	1	181.59
16	1	181.59
17	1	181.59
18	1	181.59

19	1	181.59
20	1	181.59
21	1	181.59
22	1	181.59
23	1	181.59
24	1	181.59
25	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
8	2	181.59
9	2	181.59
10	2	181.59
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12	2	181.59
13	2	181.59
14	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
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12	3	181.59
13	3	181.59
14	3	181.59
15	3	181.59
16	3	181.59
17	3	181.59
18	3	181.59
19	3	181.59

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21	3	181.59
22	3	181.59
23	3	181.59
24	3	181.59
25	3	181.59
26	3	181.59
27	3	181.59
28	3	181.59
29	3	181.59
30	3	181.59
1	4	181.59
2	4	181.59
3	4	181.59
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15	4	181.59
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18	4	181.59
19	4	181.59
20	4	181.59
21	4	181.59
22	4	181.59
23	4	181.59
24	4	181.59
25	4	181.59
26	4	181.59
27	4	181.59
28	4	181.59
29	4	181.59

30	4	181.59
1	5	181.59
2	5	181.59
3	5	181.59
4	5	181.59
5	5	181.59
6	5	181.59
7	5	181.59
8	5	181.59
9	5	181.59
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11	5	181.59
12	5	181.59
13	5	181.59
14	5	181.59
15	5	181.59
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17	5	181.59
18	5	181.59
19	5	181.59
20	5	181.59
21	5	181.59
22	5	181.59
23	5	181.59
24	5	181.59
25	5	181.59
26	5	181.59
27	5	181.59
28	5	181.59
29	5	181.59
30	5	181.59
1	6	181.59
2	6	181.59
3	6	181.59
4	6	181.59
5	6	181.59
6	6	181.59
7	6	181.59
8	6	181.59
9	6	181.59

10	6	181.59
11	6	181.59
12	6	181.59
13	6	181.59
14	6	181.59
15	6	181.59

**EAGLEWOOD 6<sup>TH</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
9	1	181.59
10	1	181.59
11	1	181.59
12	1	181.59
13	1	181.59
14	1	181.59
15	1	181.59
16	1	181.59
17	1	181.59
18	1	181.59
19	1	181.59
20	1	181.59
21	1	181.59
22	1	181.59
23	1	181.59
24	1	10,132.72
26	1	626.39
1	2	1,226.57

**EAGLEWOOD 7<sup>TH</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59

7	1	181.59
8	1	181.59
9	1	181.59
10	1	181.59
11	1	181.59
12	1	181.59
13	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
8	2	181.59
9	2	181.59
10	2	181.59
11	2	181.59
12	2	181.59
13	2	181.59
14	2	181.59
15	2	181.59
16	2	181.59
17	2	181.59
18	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
1	4	181.59
2	4	181.59
3	4	181.59
4	4	181.59
5	4	181.59
6	4	181.59
7	4	181.59
8	4	181.59
9	4	181.59
10	4	181.59

11	4	181.59
12	4	181.59
13	4	181.59
1	5	181.59
2	5	181.59
3	5	181.59
4	5	181.59
5	5	181.59
6	5	181.59
7	5	181.59
8	5	181.59
9	5	181.59
10	5	181.59
11	5	181.59
12	5	181.59
13	5	181.59
14	5	181.59
15	5	181.59
16	5	181.59
17	5	181.59
18	5	181.59
19	5	181.59
20	5	181.59
21	5	181.59
22	5	181.59
23	5	181.59
24	5	181.59
25	5	181.59
26	5	181.59
28	5	181.59
29	5	181.59
30	5	181.59
31	5	181.59
32	5	181.59
33	5	181.59
34	5	181.59
35	5	181.59

**HIGHLAND MEADOWS 1<sup>ST</sup> ADDITION**

1	1	181.59
2	1	181.59

1	2	181.59
7	2	181.59
14	2	181.59
15	2	181.59
16	2	181.59
17	2	181.59
18	2	181.59
19	2	181.59
20	2	181.59
21	2	181.59
22	2	181.59
23	2	181.59
24	2	181.59
25	2	181.59
26	2	181.59
27	2	181.59
28	2	181.59
29	2	181.59
30	2	181.59
31	2	181.59
32	2	181.59
33	2	181.59
5	4	181.59
6	4	181.59
1	5	181.59
2	5	181.59
3	5	181.59
4	5	181.59
18	5	181.59
19	5	181.59
20	5	181.59
21	5	181.59
22	5	181.59
23	5	181.59
27	5	181.59
28	5	181.59

**HIGHLAND MEADOWS 2<sup>ND</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59

4	1	181.59
5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
9	1	181.59
10	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
8	2	181.59
9	2	181.59
10	2	181.59
11	2	181.59
12	2	181.59
13	2	181.59
14	2	181.59
15	2	181.59
16	2	181.59
17	2	181.59
18	2	181.59
19	2	181.59
20	2	181.59
21	2	181.59
22	2	181.59
23	2	181.59
24	2	181.59
25	2	181.59

**HIGHLAND MEADOWS 3<sup>RD</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59
7	1	181.59

8	1	181.59
9	1	181.59
10	1	181.59
11	1	181.59
16	1	181.59
17	1	181.59
18	1	181.59
19	1	181.59
20	1	181.59
21	1	181.59
22	1	181.59
23	1	181.59
24	1	181.59
25	1	181.59
26	1	181.59
27	1	181.59
28	1	181.59
29	1	181.59
30	1	181.59
31	1	181.59
32	1	181.59

**HIGHLAND MEADOWS 4<sup>TH</sup> ADDITION**

1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
8	2	181.59
9	2	181.59
10	2	181.59
11	2	181.59

**HIGHLAND MEADOWS 5<sup>TH</sup> ADDITION**

1	1	181.59
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2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59
7	1	181.59
8	1	181.59
1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
6	2	181.59
7	2	181.59
8	2	181.59
9	2	181.59
10	2	181.59
11	2	181.59
12	2	181.59
13	2	181.59
14	2	181.59
15	2	181.59
16	2	181.59
20	2	181.59
21	2	181.59
22	2	181.59
23	2	181.59
24	2	181.59
25	2	181.59
1	3	181.59
2	3	181.59
3	3	181.59
4	3	181.59
5	3	181.59
6	3	181.59
7	3	181.59
8	3	181.59
9	3	181.59
10	3	181.59
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12	3	181.59
13	3	181.59
14	3	181.59
15	3	181.59
16	3	181.59
17	3	181.59
18	3	181.59
19	3	181.59
20	3	181.59
21	3	181.59
1	4	181.59
2	4	181.59
3	4	181.59
4	4	181.59
5	4	181.59
6	4	181.59
7	4	181.59
8	4	181.59
9	4	181.59
10	4	181.59
11	4	181.59
12	4	181.59
13	4	181.59
14	4	181.59

**HIGHLAND MEADOWS 6<sup>TH</sup> ADDITION**

1	1	181.59
2	1	181.59

**LAKE CREST 1<sup>ST</sup> ADDITION**

4	1	553.16
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**MONTGOMERY HOMESTEAD  
ADDITION**

3	1	1,089.54
4	1	1,089.54
5	1	1,089.54
6	1	1,089.54
7	1	762.68
8	1	653.72

**MONTGOMERY HOMESTEAD 2<sup>ND</sup>  
ADDITION**

1	1	1,089.54
---	---	----------

2	1	435.82
<b><u>UNPLATTED</u></b>		
02-3000-01150-000 PT OF NW1/4 30-139-49		7,603.20
<b><u>WEST LAKE 1<sup>ST</sup> ADDITION</u></b>		
3	1	8,498.41
<b><u>WEST LAKE 2<sup>ND</sup> ADDITION</u></b>		
1	1	6,537.24
2	1	8,498.41
<b><u>WEST LAKE 3<sup>RD</sup> ADDITION</u></b>		
1	1	3,595.48
2	1	2,941.76
3	1	2,941.76
4	1	2,941.76
5	1	4,249.21

We hereby certify that the above and foregoing list is a true and correct assessment of the property in the foregoing list to the best of our judgment, and that several items included in such assessment are as follows, to-wit:

Total Construction	\$ 707,523.94
Engineering	59,000.00
Construction Interest	17,463.39
Capitalized Interest	28,623.61
Bond Discount	9,889.20
Testing and Consulting	1,614.50
Legal	4,248.12
Advertising	1,653.62
Engineering Administrative	28,301.00
Bond Counsel	754.69
Rating Agency Fee	1,132.04
Underwriting Fee	943.37
Contingencies	127.83
Rounding	767.18
Service Charge	<u>20.96</u>
<b>TOTAL:</b>	<b>\$ 862,063.45</b>
LESS: Reoffering Premium	20,063.45
LESS: Other Contributions	<u>172,000.00</u>
<b>TOTAL TO BE ASSESSED:</b>	<b>\$ 670,000.00</b>

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 29<sup>th</sup> day of July, 2025, at 5:30 p.m. at the City Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 24<sup>th</sup> day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

James Brownlee

Eddie A. Sheeley

Elliot Steinbrink



**AFFIDAVIT OF PUBLICATION**

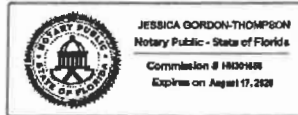
State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Forum of Fargo-Moorhead (ND), a newspaper printed and published in the City of Fargo, County of Cass, State of North Dakota.

1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.
2. The newspaper listed on the exhibit published the advertisement of: *Display Ad Notice*; (2) time: *Wednesday, July 9, 2025, Wednesday, July 16, 2025*, as required by law or ordinance.
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

*Anjana Bhadoriya*

(Signed)



**VERIFICATION**

State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 07/18/2025

Notary Public

Notarized remotely online using communication technology via Proof.

LOT	BLOCK	AMOUNT ASSESSED											
IMPROVEMENT DISTRICT NO. 2270 - TRAFFIC CONTROL SYSTEM, STREET RECONSTRUCTION, AND INCIDENTALS West Fargo, North Dakota SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING OBJECTIONS TO LIST The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 2270 - Traffic Control System, Street Reconstruction, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:													
1	3	\$ 181.59	10	2	181.59	6	5	181.59	13	1	181.59	32	3
2	3	181.59	11	3	181.59	7	5	181.59	14	1	181.59	1	4
3	3	181.59	12	3	181.59	8	5	181.59	15	1	181.59	2	4
4	3	181.59	13	3	181.59	9	5	181.59	16	1	181.59	3	4
5	3	181.59	14	3	181.59	10	5	181.59	17	1	181.59	4	4
6	3	181.59	15	3	181.59	11	5	181.59	18	1	181.59	5	4
7	3	181.59	16	3	181.59	12	5	181.59	19	1	181.59	6	4
8	3	181.59	17	3	181.59	13	5	181.59	20	1	181.59	7	4
9	3	181.59	18	3	181.59	14	5	181.59	21	1	181.59	8	4
10	3	181.59	19	3	181.59	15	5	181.59	22	1	181.59	9	4
11	3	181.59	20	3	181.59	16	5	181.59	23	1	181.59	10	4
12	3	181.59	21	3	181.59	17	5	181.59	24	1	181.59	11	4
13	3	181.59	22	3	181.59	18	5	181.59	25	1	181.59	12	4
14	3	181.59	23	3	181.59	19	5	181.59	26	1	181.59	13	4
15	3	181.59	24	3	181.59	20	5	181.59	27	1	181.59	14	4
16	3	181.59	25	3	181.59	21	5	181.59	28	1	181.59	15	4
17	3	181.59	26	3	181.59	22	5	181.59	29	1	181.59	16	4
18	3	181.59	27	3	181.59	23	5	181.59	30	1	181.59	17	4
19	3	181.59	28	3	181.59	24	5	181.59	31	1	181.59	18	4
20	3	181.59	29	3	181.59	25	5	181.59	32	1	181.59	19	4
21	3	181.59	30	3	181.59	26	5	181.59	33	1	181.59	20	4
22	3	181.59	31	3	181.59	27	5	181.59	34	1	181.59	21	4
23	3	181.59	32	3	181.59	28	5	181.59	35	1	181.59	22	4
24	3	181.59	33	3	181.59	29	5	181.59	36	1	181.59	23	4
25	3	181.59	34	3	181.59	30	5	181.59	37	1	181.59	24	4
26	3	181.59	35	3	181.59	31	5	181.59	38	1	181.59	25	4
27	3	181.59	36	3	181.59	32	5	181.59	39	1	181.59	26	4
28	3	181.59	37	3	181.59	33	5	181.59	40	1	181.59	27	4
29	3	181.59	38	3	181.59	34	5	181.59	41	1	181.59	28	4
30	3	181.59	39	3	181.59	35	5	181.59	42	1	181.59	29	4
31	3	181.59	40	3	181.59	36	5	181.59	43	1	181.59	30	4
32	3	181.59	41	3	181.59	37	5	181.59	44	1	181.59	31	4
33	3	181.59	42	3	181.59	38	5	181.59	45	1	181.59	32	4
34	3	181.59	43	3	181.59	39	5	181.59	46	1	181.59	33	4
35	3	181.59	44	3	181.59	40	5	181.59	47	1	181.59	34	4
36	3	181.59	45	3	181.59	41	5	181.59	48	1	181.59	35	4
37	3	181.59	46	3	181.59	42	5	181.59	49	1	181.59	36	4
38	3	181.59	47	3	181.59	43	5	181.59	50	1	181.59	37	4
39	3	181.59	48	3	181.59	44	5	181.59	51	1	181.59	38	4
40	3	181.59	49	3	181.59	45	5	181.59	52	1	181.59	39	4
41	3	181.59	50	3	181.59	46	5	181.59	53	1	181.59	40	4
42	3	181.59	51	3	181.59	47	5	181.59	54	1	181.59	41	4
43	3	181.59	52	3	181.59	48	5	181.59	55	1	181.59	42	4
44	3	181.59	53	3	181.59	49	5	181.59	56	1	181.59	43	4
45	3	181.59	54	3	181.59	50	5	181.59	57	1	181.59	44	4
46	3	181.59	55	3	181.59	51	5	181.59	58	1	181.59	45	4
47	3	181.59	56	3	181.59	52	5	181.59	59	1	181.59	46	4
48	3	181.59	57	3	181.59	53	5	181.59	60	1	181.59	47	4
49	3	181.59	58	3	181.59	54	5	181.59	61	1	181.59	48	4
50	3	181.59	59	3	181.59	55	5	181.59	62	1	181.59	49	4
51	3	181.59	60	3	181.59	56	5	181.59	63	1	181.59	50	4
52	3	181.59	61	3	181.59	57	5	181.59	64	1	181.59	51	4
53	3	181.59	62	3	181.59	58	5	181.59	65	1	181.59	52	4
54	3	181.59	63	3	181.59	59	5	181.59	66	1	181.59	53	4
55	3	181.59	64	3	181.59	60	5	181.59	67	1	181.59	54	4
56	3	181.59	65	3	181.59	61	5	181.59	68	1	181.59	55	4
57	3	181.59	66	3	181.59	62	5	181.59	69	1	181.59	56	4
58	3	181.59	67	3	181.59	63	5	181.59	70	1	181.59	57	4
59	3	181.59	68	3	181.59	64	5	181.59	71	1	181.59	58	4
60	3	181.59	69	3	181.59	65	5	181.59	72	1	181.59	59	4
61	3	181.59	70	3	181.59	66	5	181.59	73	1	181.59	60	4
62	3	181.59	71	3	181.59	67	5	181.59	74	1	181.59	61	4
63	3	181.59	72	3	181.59	68	5	181.59					
64	3	181.59	73	3	181.59	69	5	181.59					
65	3	181.59	74	3	181.59	70	5	181.59					



LN LOT 7 FOR 150' TO NW		2	3	181.59	4	1	181.59	25	8	181.59	14	6	181.59
CORN LOT 7 FT OF BEG		3	3	181.59	5	1	181.59	26	9	181.59	15	6	181.59
02-0195-0065-045 LOTS	108.95	4	3	181.59	6	1	181.59	1	10	181.59	<b>EAGLEWOOD 4<sup>TH</sup> ADDITION</b>		181.59
8-11 BLK 1 AND THAT PT		5	3	181.59	7	1	181.59	2	10	181.59	1	1	181.59
OF LOT 7 BLK 1 DESC		6	3	181.59	8	1	181.59	3	10	181.59	2	1	181.59
AS: BEG AT NW COR LOT		7	3	181.59	9	1	181.59	4	10	181.59	3	1	181.59
7 THN N87DEG41'04"		8	3	181.59	10	1	181.59	5	10	181.59	4	1	181.59
E ALG N LN LOT 7 FOR		9	3	181.59	12	1	181.59	6	10	181.59	5	1	181.59
9' THN S02DEG18' 55"E		10	3	181.59	10	1	181.59	7	10	181.59	6	1	181.59
PARA TO W LN LOT 7 FOR		11	3	181.59	2	2	181.59	1	11	181.59	7	1	181.59
150' TO PT ON S LN LOT		12	3	181.59	3	2	181.59	2	11	181.59	8	1	181.59
7 THN S87DEG41'04"W		13	3	181.59	4	2	181.59	3	11	181.59	9	1	181.59
ALG S LN LOT 7 FOR 9'		14	3	181.59	5	2	181.59	4	11	181.59	10	1	181.59
TO SW COR LOT 7 THEN		15	3	181.59	6	2	181.59	5	11	181.59	11	1	181.59
N02DEG18'55"W ALG W		16	3	181.59	7	2	181.59	6	11	181.59	12	1	181.59
LN LOT 7 FOR 150' TO NW		17	3	181.59	8	2	181.59	7	11	181.59	13	1	181.59
CORN LOT 7 FT OF BEG		18	3	181.59	9	2	181.59	8	11	181.59	14	1	181.59
7	108.95	19	3	181.59	10	2	181.59	9	11	181.59	15	1	181.59
8	2	20	3	181.59	11	2	181.59	10	11	181.59	16	1	181.59
9	2	21	3	181.59	12	2	181.59	11	11	181.59	17	1	181.59
10	2	22	3	181.59	13	2	181.59	12	11	181.59	18	1	181.59
11	2	23	3	181.59	14	2	181.59	13	11	181.59	19	1	181.59
<b>EAGLE RUN 17<sup>TH</sup> ADDITION</b>													
1		24	3	181.59	15	2	181.59	14	12	181.59	20	1	181.59
2		25	3	181.59	16	2	3,827.36	2	12	181.59	21	1	181.59
3		26	3	181.59	17	2	181.59	3	12	181.59	22	1	181.59
4		27	3	181.59	18	2	181.59	4	12	181.59	23	1	181.59
<b>EAGLE RUN 18<sup>TH</sup> ADDITION</b>													
1	15,589.38	28	3	181.59	19	2	181.59	5	12	181.59	24	1	10,192.72
<b>EAGLE RUN 19<sup>TH</sup> ADDITION</b>													
1		29	4	181.59	20	3	181.59	6	12	181.59	25	1	626.59
2		30	4	181.59	21	3	181.59	7	12	181.59	1	2	1,226.57
3	1,923.61	31	4	181.59	22	3	181.59	8	12	181.59	<b>EAGLEWOOD 7<sup>TH</sup> ADDITION</b>		181.59
4	9,226.66	32	4	181.59	23	3	181.59	9	12	181.59	1	1	181.59
5	57,598.39	33	4	181.59	24	3	181.59	10	12	181.59	2	1	181.59
<b>EAGLE RUN 20<sup>TH</sup> ADDITION</b>													
1		34	4	181.59	25	3	181.59	11	12	181.59	3	1	181.59
2		35	4	181.59	26	3	181.59	12	12	181.59	4	1	181.59
3		36	4	181.59	27	3	181.59	13	12	181.59	5	1	181.59
<b>EAGLE RUN 21<sup>ST</sup> ADDITION</b>													
1		37	4	181.59	28	3	181.59	14	12	181.59	6	1	181.59
2		38	4	181.59	29	3	181.59	15	12	181.59	7	1	181.59
3		39	4	181.59	30	3	181.59	16	12	181.59	8	1	181.59
<b>EAGLE RUN 22<sup>ND</sup> ADDITION</b>													
1		40	4	181.59	31	4	181.59	17	12	181.59	9	1	181.59
2		41	4	181.59	32	4	181.59	18	12	181.59	10	1	181.59
3		42	4	181.59	33	4	181.59	19	12	181.59	11	1	181.59
<b>EAGLE RUN PLAZA 1<sup>ST</sup> ADDITION</b>													
1		43	4	181.59	34	4	181.59	20	12	181.59	12	1	181.59
2		44	4	181.59	35	4	181.59	21	12	181.59	13	1	181.59
3		45	4	181.59	36	4	181.59	22	12	181.59	14	2	181.59
4		46	4	181.59	37	4	181.59	23	12	181.59	15	2	181.59
5		47	4	181.59	38	4	181.59	24	12	181.59	16	2	181.59
6		48	4	181.59	39	4	181.59	25	12	181.59	17	2	181.59
7		49	4	181.59	40	4	181.59	26	12	181.59	18	2	181.59
8		50	4	181.59	41	4	181.59	27	12	181.59	19	2	181.59
9		51	4	181.59	42	4	181.59	28	12	181.59	20	2	181.59
10		52	4	181.59	43	4	181.59	29	12	181.59	21	2	181.59
11		53	4	181.59	44	4	181.59	30	12	181.59	22	2	181.59
12		54	4	181.59	45	4	181.59	31	12	181.59	23	2	181.59
<b>EAGLE RUN PLAZA 2<sup>ND</sup> ADDITION</b>													
1		55	4	181.59	46	4	181.59	32	12	181.59	24	2	181.59
2		56	4	181.59	47	4	181.59	33	12	181.59	25	2	181.59
3		57	4	181.59	48	4	181.59	34	12	181.59	26	2	181.59
4		58	4	181.59	49	4	181.59	35	12	181.59	27	2	181.59
5		59	4	181.59	50	4	181.59	36	12	181.59	28	2	181.59
6		60	4	181.59	51	4	181.59	37	12	181.59	29	2	181.59
7		61	4	181.59	52	4	181.59	38	12	181.59	30	2	181.59
8		62	4	181.59	53	4	181.59	39	12	181.59	31	2	181.59
9		63	4	181.59	54	4	181.59	40	12	181.59	32	2	181.59
10		64	4	181.59	55	4	181.59	41	12	181.59	33	2	181.59
11		65	4	181.59	56	4	181.59	42	12	181.59	34	2	181.59
12		66	4	181.59	57	4	181.59	43	12	181.59	35	2	181.59
<b>EAGLE RUN PLAZA 3<sup>RD</sup> ADDITION</b>													
1		67	4	181.59	58	4	181.59	44	12	181.59	36	2	181.59
2		68	4	181.59	59	4	181.59	45	12	181.59	37	2	181.59
3		69	4	181.59	60	4	181.59	46	12	181.59	38	2	181.59
4		70	4	181.59	61	4	181.59	47	12	181.59	39	2	181.59
5		71	4	181.59	62	4	181.59	48	12	181.59	40	2	181.59
6		72	4	181.59	63	4	181.59	49	12	181.59	41	2	181.59
7		73	4	181.59	64	4	181.59	50	12	181.59	42	2	181.59
8		74	4	181.59	65	4	181.59	51	12	181.59	43	2	181.59
9		75	4	181.59	66	4	181.59	52	12	181.59	44	2	181.59
10		76	4	181.59	67	4	181.59	53	12	181.59	45	2	181.59
11		77	4	181.59	68	4	181.59	54	12	181.59	46	2	181.59
12		78	4	181.59	69	4	181.59	55	12	181.59	47	2	181.59
<b>EAGLE RUN PLAZA 4<sup>TH</sup> ADDITION</b>													
1		79	4	181.59	70	4	181.59	56	12	181.59	48	2	181.59
2		80	4	181.59	71	4	181.59	57	12	181.59	49	2	181.59
3		81	4	181.59	72	4	181.59	58	12	181.59	50	2	181.59
4		82	4	181.59	73	4	181.59	59	12	181.59	51	2	181.59
5		83	4	181.59	74	4	181.59	60	12	181.59	52	2	181.59
6		84	4	181.59	75	4	181.59	61	12	181.59	53	2	181.59
7		85	4	181.59	76	4	181.59	62	12	181.59	54	2	181.59
8		86	4	181.59	77	4	181.59	63	12	181.59	55	2	181.59
9		87	4	181.59	78	4	181.59	64	12	181.59	56	2	181.59
10		88	4	181.59	79	4	181.59	65	12	181.59	57	2	181.59
11		89	4	181.59	80	4	181.59	66	12	181.59	58	2	181.59
12		90	4	181.59	81	4	181.59	67	12	181.59	59	2	181.59
<b>EAGLE RUN PLAZA 5<sup>TH</sup> ADDITION</b>													
1		91	4	181.59	82	4	181.59	68	12	181.59	60	2	181.59
2		92	4	181.59	83	4	181.59	69	12	181.59	61	2	181.59
3		93	4	181.59	84	4	181.59	70	12	181.59	62	2	181.59
4		94	4	181.59	85	4	181.59	71	12	181.59	63	2	181.59
5		95	4	181.59	86	4	181.59	72	12	181.59	64	2	181.59
6		96	4	181.59	87	4	181.59	73	12	181.59	65	2	181.59
7		97	4	181.59	88	4	181.59	74	12	181.59	66	2	181.59
8		98	4	181.59	89	4	181.59	75	12	181.59	67	2	181.59
9		99	4	181.59	90	4	181.59	76	12	181.59	68	2	181.59
10		100	4	181.59	91	4	181.59	77	12	181.59	69	2	181.59
11		101	4	181.59	92	4	181.59	78	12	181.59	70	2	181.59
12		102	4	181.59	93	4	181.59	79	12	181.59	71	2	181.59
<b>EAGLE RUN PLAZA 6<sup>TH</sup> ADDITION</b>													
1		103	4	181.59	94	4	181.59	80	12	181.59	72	2	181.59
2		104	4	181.59	95	4	181.59	81	12	181.59	73	2	181.59
3		105	4	181.59	96	4	181.59	82	12	181.59	74	2	181.59
4													

1 UNIT 608	1	108.95	2	8	181.59	4	2	181.59	21	3	181.59	20	5	181.59
1 UNIT 609	1	108.95	3	8	181.59	5	2	181.59	22	3	181.59	21	5	181.59
1 UNIT 610	1	108.95	4	8	181.59	6	2	181.59	23	3	181.59	22	5	181.59
1 UNIT 611	1	108.95	5	8	181.59	7	2	181.59	24	3	181.59	23	5	181.59
1 UNIT 613	1	108.95	6	8	181.59	8	2	181.59	25	3	181.59	24	5	181.59
1 UNIT 701	1	108.95	7	8	181.59	9	2	181.59	26	3	181.59	25	5	181.59
1 UNIT 702	1	108.95	8	8	181.59	1	3	181.59	27	3	181.59	26	5	181.59
1 UNIT 703	1	108.95	9	8	181.59	2	3	181.59	28	3	181.59	26	5	181.59
1 UNIT 704	1	108.95	10	8	181.59	3	3	181.59	29	3	181.59	29	5	181.59
1 UNIT 705	1	108.95	11	8	181.59	4	3	181.59	30	3	181.59	30	5	181.59
1 UNIT 706	1	108.95	12	8	181.59	5	3	181.59	1	4	181.59	31	5	181.59
1 UNIT 707	1	108.95	13	8	181.59	1	4	181.59	2	4	181.59	32	5	181.59
1 UNIT 708	1	108.95	14	8	181.59	2	4	181.59	3	4	181.59	33	5	181.59
2	1	773.30	15	8	181.59	3	4	181.59	4	4	181.59	34	5	181.59
2	1	1,166.96	16	8	181.59	4	4	181.59	5	4	181.59	35	5	181.59
1	1	21,572.89	17	8	181.59	5	4	181.59	6	4	181.59	1	1	181.59
2	1	1,166.96	18	8	181.59	1	5	181.59	7	4	181.59	2	1	181.59
1	1	163.51	19	8	181.59	2	5	181.59	8	4	181.59	3	1	181.59
2	1	179.71	20	8	181.59	3	5	181.59	9	4	181.59	4	1	181.59
3	1	179.71	21	8	181.59	4	5	181.59	10	4	181.59	5	1	181.59
4	1	179.71	22	8	181.59	5	5	181.59	11	4	181.59	6	1	181.59
1	1	5,866.81	23	8	181.59	1	6	181.59	12	4	181.59	7	1	181.59
1	1	1,132.00	24	8	181.59	2	6	181.59	13	4	181.59	8	1	181.59
2	1	719.30	25	8	181.59	3	6	181.59	14	4	181.59	9	1	181.59
1	1	181.59	26	8	181.59	4	6	181.59	15	4	181.59	10	1	181.59
2	1	181.59	27	8	181.59	5	6	181.59	16	4	181.59	11	1	181.59
3	1	181.59	28	8	181.59	1	7	181.59	17	4	181.59	12	1	181.59
4	1	181.59	29	8	181.59	2	8	181.59	18	4	181.59	13	1	181.59
5	1	181.59	30	8	181.59	3	8	181.59	19	4	181.59	14	1	181.59
6	1	181.59	31	8	181.59	4	8	181.59	20	4	181.59	15	1	181.59
7	1	181.59	32	8	181.59	5	8	181.59	21	4	181.59	16	1	181.59
8	1	181.59	33	8	181.59	6	8	181.59	22	4	181.59	17	1	181.59
9	1	181.59	34	8	181.59	7	8	181.59	23	4	181.59	18	1	181.59
10	1	181.59	35	8	181.59	8	8	181.59	24	4	181.59	19	1	181.59
11	1	181.59	1	9	181.59	9	8	181.59	25	4	181.59	20	1	181.59
12	1	181.59	2	9	181.59	10	8	181.59	26	4	181.59	21	1	181.59
13	1	181.59	3	9	181.59	11	8	181.59	27	4	181.59	22	1	181.59
14	1	181.59	4	9	181.59	12	8	181.59	28	4	181.59	23	1	181.59
15	1	181.59	5	9	181.59	13	8	181.59	29	4	181.59	24	1	181.59
16	1	181.59	6	9	181.59	14	8	181.59	30	4	181.59	25	1	181.59
17	1	181.59	7	9	181.59	15	8	181.59	1	5	181.59	26	1	181.59
18	1	181.59	8	9	181.59	16	8	181.59	2	5	181.59	27	1	181.59
19	1	181.59	9	9	181.59	17	8	181.59	3	5	181.59	28	1	181.59
20	1	181.59	10	9	181.59	18	8	181.59	4	5	181.59	29	1	181.59
21	1	181.59	11	9	181.59	19	8	181.59	5	5	181.59	30	1	181.59
22	1	181.59	12	9	181.59	20	8	181.59	6	5	181.59	31	1	181.59
23	1	181.59	13	9	181.59	21	8	181.59	7	5	181.59	32	1	181.59
24	1	181.59	14	9	181.59	22	8	181.59	8	5	181.59	33	1	181.59
25	1	181.59	15	9	181.59	23	8	181.59	9	5	181.59	34	1	181.59
26	1	181.59	16	9	181.59	24	8	181.59	10	5	181.59	35	1	181.59
27	1	181.59	17	9	181.59	25	8	181.59	11	5	181.59	1	2	181.59
28	1	181.59	18	9	181.59	26	8	181.59	12	5	181.59	2	2	181.59
29	1	181.59	19	9	181.59	27	8	181.59	13	5	181.59	3	2	181.59
30	1	181.59	20	9	181.59	28	8	181.59	14	5	181.59	4	2	181.59
31	1	181.59	21	9	181.59	29	8	181.59	15	5	181.59	5	2	181.59
32	1	181.59	22	9	181.59	30	8	181.59	16	5	181.59	6	2	181.59
33	1	181.59	23	9	181.59	31	8	181.59	17	5	181.59	7	2	181.59
34	1	181.59	24	9	181.59	32	8	181.59	18	5	181.59	8	2	181.59
35	1	181.59	25	9	181.59	33	8	181.59	19	5	181.59	9	2	181.59
36	1	181.59	26	9	181.59	34	8	181.59	20	5	181.59	10	2	181.59
37	1	181.59	27	9	181.59	35	8	181.59	21	5	181.59	11	2	181.59
38	1	181.59	28	9	181.59	1	9	181.59	22	5	181.59	12	2	181.59
39	1	181.59	29	9	181.59	2	9	181.59	23	5	181.59	13	2	181.59
40	1	181.59	30	9	181.59	3	9	181.59	24	5	181.59	14	2	181.59
41	1	181.59	31	9	181.59	4	9	181.59	25	5	181.59	15	2	181.59
42	1	181.59	32	9	181.59	5	9	181.59	26	5	181.59	16	2	181.59
43	1	181.59	33	9	181.59	6	9	181.59	27	5	181.59	17	2	181.59
44	1	181.59	34	9	181.59	7	9	181.59	28	5	181.59	18	2	181.59
45	1	181.59	35	9	181.59	8	9	181.59	29	5	181.59	19	2	181.59
46	1	181.59	1	10	181.59	9	9	181.59	30	5	181.59	20	2	181.59
47	1	181.59	2	10	181.59	10	9	181.59	1	6	181.59	21	2	181.59
48	1	181.59	3	10	181.59	11	9	181.59	2	6	181.59	22	2	181.59
49	1	181.59	4	10	181.59	12	9	181.59	3	6	181.59	23	2	181.59
50	1	181.59	5	10	181.59	13	9	181.59	4	6	181.59	24	2	181.59
51	1	181.59	6	10	181.59	14	9	181.59	5	6	181.59	25	2	181.59
52	1	181.59	7	10	181.59	15	9	181.59	6	6	181.59	26	2	181.59
53	1	181.59	8	10	181.59	16	9	181.59	7	6	181.59	27	2	181.59
54	1	181.59	9	10	181.59	17	9	181.59	8	6	181.59	28	2	181.59
55	1	181.59	10	10	181.59	18	9	181.59	9	6	181.59	29	2	181.59
56	1	181.59	11	10	181.59	19	9	181.59	10	6	181.59	30	2	181.59
57	1	181.59	12	10	181.59	20	9	181.59	11	6	181.59	31	2	181.59
58	1	181.59	13	10	181.59	21	9	181.59	12	6	181.59	32	2	181.59
59	1	181.59	14	10	181.59	22	9	181.59	13	6	181.59	33	2	181.59
60	1	181.59	15	10	181.59	23	9	181.59	14	6	181.59	34	2	181.59
61	1	181.59	16	10	181.59	24	9	181.59	15	6	181.59	35	2	181.59
62	1	181.59	17	10	181.59	25	9	181.59	16	6	181.59	1	3	181.59
63	1	181.59	18	10	181.59	26	9	181.59	17	6	181.59	2	3	181.59
64	1	181.59	19	10	181.59	27	9	181.59	18	6	181.59	3	3	181.59
65	1	181.59	20	10	181.59	28	9	181.59	19	6	181.59	4	3	181.59
66	1	181.59	21	10	181.59	29	9	181.59	20	6	181.59	5	3	181.59
67	1	181.59	22	10	181.59	30	9	181.59	21	6	181.59	6	3	181.59
68	1	181.59	23	10	181.59	31	9	181.59	22	6	181.59	7	3	181.59
69	1	181.59	24	10	181.59	32	9	181.59	23	6	181.59	8	3	181.59
70	1	181.59	25	10	181.59	33	9	181.59	24	6	181.59	9	3	181.59
71	1	181.59	26	10	181.59	34	9	181.59	25	6	181.59	10	3	181.59
72	1	181.59	27	10	181.59	35	9	181.59	26	6	181.59	11	3	181.59
73	1	181.59	28	10	181.59	1	10	181.59	27	6	181.59	12	3	181.59
74	1	181.59	29	10	181.59	2	10	181.59	28	6	181.59	13	3	181.59
75	1	181.59	30	10	181.59	3	10	181.59	29	6				

6	1	181.50	1	2	181.50	7	4	181.50	Construction Interest	17,463.39
7	1	181.50	2	2	181.50	8	4	181.50	Capitalized Interest	26,623.61
8	1	181.50	3	2	181.50	9	4	181.50	Bond Discount	9,896.20
9	1	181.50	4	2	181.50	10	4	181.50	Testing and Consulting	1,614.50
10	1	181.50	5	2	181.50	11	4	181.50	Legal	4,248.12
11	1	181.50	6	2	181.50	12	4	181.50	Advertising	1,653.82
16	1	181.50	7	2	181.50	13	4	181.50	Engineering Administrative	28,301.00
17	1	181.50	8	2	181.50	14	4	181.50	Bond Counsel	754.89
18	1	181.50	9	2	181.50	<b>HIGHLAND MEADOWS 6<sup>TH</sup> ADDITION</b>			Rating Agency Fee	1,132.04
19	1	181.50	10	2	181.50	1	1	181.50	Underwriting Fee	943.37
20	1	181.50	11	2	181.50	2	1	181.50	Contingencies	127.83
21	1	181.50	12	2	181.50	<b>LAKE CREST 1<sup>ST</sup> ADDITION</b>			Rounding	767.18
22	1	181.50	13	2	181.50	4	1	553.16	Service Charge	20.96
23	1	181.50	14	2	181.50	<b>MONTGOMERY HOMESTEAD ADDITION</b>			TOTAL:	\$ 662,063.45
24	1	181.50	15	2	181.50	3	1	1,069.54	LESS: Roofing Premium	20,063.45
25	1	181.50	16	2	181.50	4	1	1,069.54	LESS: Other Contributions	172,000.00
26	1	181.50	20	2	181.50	5	1	1,069.54	TOTAL TO BE ASSESSED:	\$ 670,000.00
27	1	181.50	21	2	181.50	6	1	1,069.54		
28	1	181.50	22	2	181.50	7	1	762.68		
29	1	181.50	23	2	181.50	8	1	853.72		
30	1	181.50	24	2	181.50	<b>MONTGOMERY HOMESTEAD 2<sup>ND</sup> ADDITION</b>				
31	1	181.50	25	2	181.50	1	1	1,069.54		
32	1	181.50	1	3	181.50					
<b>HIGHLAND MEADOWS 4<sup>TH</sup> ADDITION</b>				2	3	181.50				



June 25, 2025

[Redacted]  
[Redacted]  
FARGO, ND 58106-[Redacted]

**NOTICE OF HEARING: Next Steps for Assessed Improvements Impacting Your Property**

Improvement District 2270 – Traffic Signal at 9<sup>th</sup> Street W. and 32<sup>nd</sup> Avenue W.

Parcel Number:	Address:	Allocated Amount*:	Payment Term
[Redacted]	[Redacted]	[Redacted]	25 years

\*Pending final approval by the West Fargo City Commission

**Why are you receiving this letter?**

The property above is included in Improvement District 2270, which used special assessments for all or part of the project's costs. The City of West Fargo is now completing the special assessment process to allocate these costs to properties based on the benefit received from the project.

**What steps have already been taken?**

Project construction has been completed. During a public meeting, held June 24, 2025, the Special Assessment Commission reviewed project information and approved a special assessment list representing the allocation of project benefits to properties within the Improvement District. Project information is included on the back of this letter.

**What happens next?**

SPECIAL ASSESSMENT COMMISSION MEETING JULY 29, 2025, 5:30 p.m., West Fargo City Hall	CITY COMMISSION MEETING SEPTEMBER 15, 2025 (subject to change)
<ul style="list-style-type: none"> <li>Property owners who feel there are errors may object to pending assessments at this public hearing.</li> <li>Property owners may object to their allocation, but the Commission will not hear objections to the project itself, or the use of specials to fund the project</li> <li>After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.</li> </ul>	<ul style="list-style-type: none"> <li>Property owners must file a written notice of appeal before appealing at this public hearing.</li> <li>A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District</li> <li>The City Commission has final approval and certifies Special Assessments</li> </ul>

\*Legal Notice of these public meetings will be published in The Forum of Fargo-Moorhead.

**When will these special assessments appear on your tax statement?**

After approval by the City Commission, final specials will be included with your 2026 Property Tax Statement and allocated over number of years lists above with interest. Special Assessments can be paid off interest free if paid in full within 10 days of Final Approval by contacting the City of West Fargo Finance Department at 701-515-5000.

**More information, and the City of West Fargo's Special Assessment Policy can be found at [westfargond.gov/Special-Assessments](http://westfargond.gov/Special-Assessments).**

Thank you,

Jerry Wallace, PE  
City Engineer, City of West Fargo  
701-515-5100

engineering@westfargond.gov  
www.westfargond.gov  
2515 6<sup>th</sup> Street E., West Fargo, ND 58078

**PROJECT INFORMATION: Improvement District 2270 – Traffic Signal at 9<sup>th</sup> Street W. and 32<sup>nd</sup> Avenue W.**

**Project Overview:**

9th Street W was for many years a two-way stop at 32nd Avenue W. With the adjacent neighborhoods fully developed and commercial development in the area expanding, traffic at the intersection of 9th Street W and 32nd Avenue W continues to grow.

At peak hours, the intersection experienced significant congestion in both the northbound and southbound directions. The intersection met established criteria for installation of a traffic signal.

The scope of Improvement District No. 2270 included regional street improvements, consisting of a four-way traffic signal, turn lane realignments, pavement markings, and incidental work.

More information, and a summary of Commission Actions on this project, can be found at <https://www.westfarquand.gov/1021/Special-Assessment-Projects>

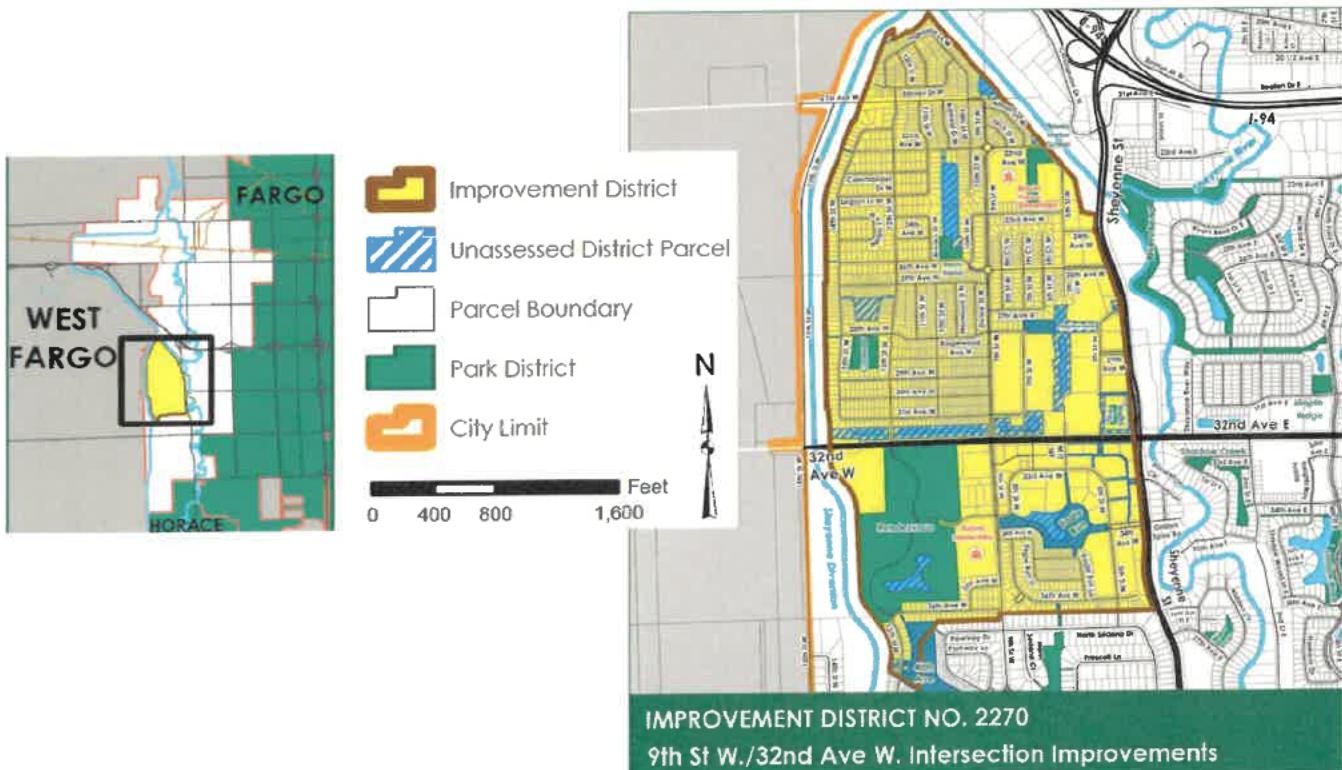
**Project Funding:**

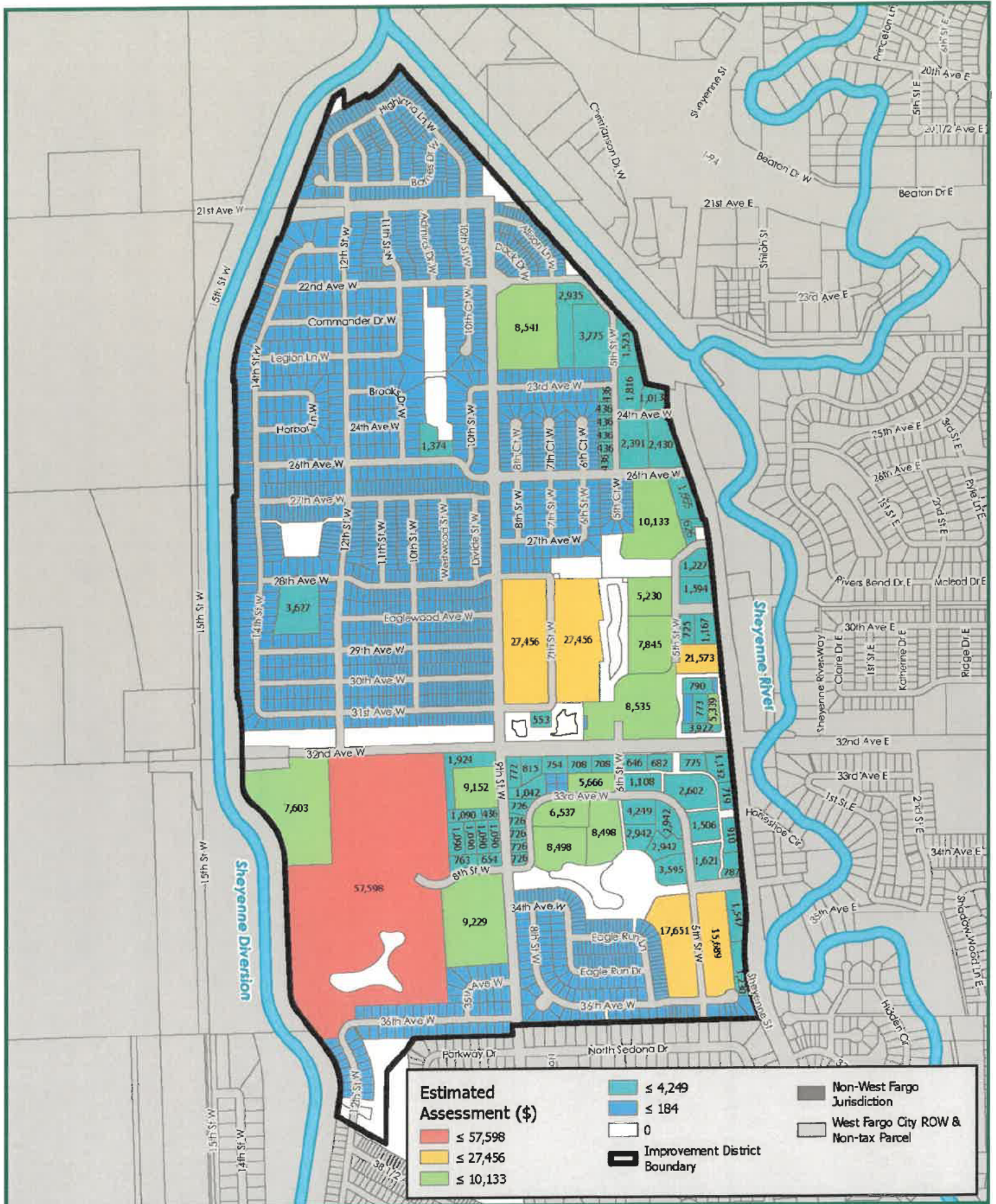
City Funds:	\$172,000.00
Special Assessments:	\$670,000.00
Other Funds	\$20,063.45
<b>Total Project Cost:</b>	<b>\$862,063.45</b>

**Calculation of Allocation:**

This is a regional street infrastructure project and allocation was based on the benefit to each property using the Equivalent Unit (EU) basis. The EU calculation uses Square Footage or Square Foot Acres to determine each property's EU. In accordance with the City's special assessment policy, most single-family residential properties under two acres are allocated one EU.

More information can be found in the City's Special Assessment Policy.





## Improvement District No. 2270 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 5/20/2025

Disclaimer: This map was created using preliminary data and is only intended as a visual aid for general (NOT exact) reviewing purposes.





**To:** Special Assessment Commission  
**From:** Jerry Wallace, City Engineer  
**Date:** July 29, 2025  
**Subject:** Improvement District No. 2271 – Concrete Paving, Street Lighting, Storm Sewer; and Incidentals – 7<sup>th</sup> Avenue NW & 5<sup>th</sup> St Ct. NW  
**Action:** Confirm Assessment List and file with the City Auditor

**SPECIAL ASSESSMENT COMMISSION**

**Chairman:**  
Eddie Sheeley  
**Commissioner:**  
Jim Brownlee  
**Commissioner:**  
Elliot Steinbrink

**BOARD OF CITY COMMISSIONERS**

**President:**  
Bernie Dardis  
**Commissioner:**  
Brad Olson  
**Commissioner:**  
Roben Anderson  
**Commissioner:**  
Rory Jorgenson  
**Commissioner:**  
Amy Zundel

**City Administrator:**  
Dustin T. Scott

**Senior Director of Community and Development:**  
Dan Hanson

**ENGINEERING DEPARTMENT**

**City Engineer:**  
Jerry Wallace  
**Asst. City Engineer:**  
Kyle McCamy  
**Eng. Project Administrator:**  
Kayla Volness

**Summary and Recommendation:**

During the public meeting held on June 24, 2025, the Special Assessment Commission reviewed project information and approved the special assessment list as presented. The approved list and notice of this hearing was published in accordance with N.D.C.C. 40-23-10, and a letter was sent to property owners within the district.

**Attachments:**

1. Special Assessment list and Notice of Hearing of Objections
2. Affidavit of Publication
3. Sample letter to property owners
4. Assessment Allocation Map

*NOTE: Additional project information is available on the city's website: <https://www.westfargond.gov/1021/Special-Assessment-Projects>*

Staff Recommendation: Confirm Assessment List and file with the City Auditor

**Policy Analysis:**

This improvement district was administered following North Dakota Century Code as well as City of West Fargo policies and ordinances. The city's "Special Assessment Policy" is available on the city's website.

**Financial Summary:**

Total Project Cost:	\$ 2,785,967.05
Assessments	\$ 2,705,000.00
City Funds	\$ N/A
Other Funds	\$ 80,967.05

**Previously Presented Information and Commission Actions:**

**July 11, 2025 –**

- Assessment letters mailed to property owners with the District

**July 9 and 16, 2025 –**

- Published assessment list in the Forum

**June 24, 2025 –**

- Special Assessment Commission (Public Meeting) to review benefits and levied assessments

**May 19, 2025 -**

- **Staff Recommendation:** Adopt the Resolution directing assessments to be levied.
- **Commission Action:** Commissioner Olson moved and Commissioner Jorgenson seconded to approve on the consent agenda. Motion carried, no opposition.

**May 15, 2023-**

- **Staff Recommendation:** Authorize Notice to Proceed: and Adopt Resolution Approving Contract and Contractor's Bond.
- **Commission Action:** Commissioner Simmons moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

**April 12, 2023-**

- **Staff Recommendation:** Accept Bids and Award Contract to All Finish Concrete for their base bid amount of \$1,562,664.00 AND their Alternate bid amount of \$336,870.00 totaling an award amount of \$1,899,534.00.
- **Commission Action:** Commissioner Olson moved and Commissioner Simmons seconded to approve. Commissioner George was absent and not voting. No opposition, motion carried.

**February 21, 2023-**

- **Staff Recommendation:** Approve Plans and Specifications and Authorize Ad for Bid.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

**January 16, 2023-**

- **Staff Recommendation:** Project Update.
- **Commission Action:** No action requested.

**December 19, 2022-**

- **Staff Recommendation:** Initiate Public Hearing for recently approved Resolution Declaring Work Necessary, Approve Task Order for "Basic Services" and Direct Engineer to prepare Plans and Specifications.
- **Commission Action:** Commissioner Olson moved and Commissioner Simmons seconded to approve. Commissioner Anderson voted no. Motion carried on a 4 to 1 vote.

**November 7, 2022-**

- **Staff Recommendation:** Create Improvement District No. 2271, Approve Engineer's Report and Authorize Resolution of Necessity.
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. Commissioner Dardis voted nay and Commissioner George was absent, motion carried on a 3 to 1 vote.

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**Upcoming Items and Commission Actions:**

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9/15/2025 – City Commission hearing of written appeals and objections.

IMPROVEMENT DISTRICT NO. 2271 - NEW CONCRETE PAVEMENT,  
STREET LIGHTING, STORM SEWER, AND INCIDENTALS  
West Fargo, North Dakota

SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING  
OBJECTIONS TO LIST

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 2271 – New Concrete Pavement, Street Lighting, Storm Sewer, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>
<b><u>STOCKYARD'S 1<sup>ST</sup> ADDITION</u></b>		
1	1	\$ 939,086.65
2	1	181,116.50
3	1	64,256.70
<b><u>THE YARDS FIRST ADDITION</u></b>		
8	1	59,868.13
9	1	22,089.47
<b><u>THE YARDS SECOND ADDITION</u></b>		
2	1	628,323.74
4	1	61,170.84
5	1	45,311.74
6	1	45,311.74
7	1	45,311.74
8	1	137,068.00
9	1	185,778.12
11	1	45,594.93
12	1	50,126.11
13	1	52,363.38
14	1	142,222.21

We hereby certify that the above and foregoing list is a true and correct assessment of the property in the foregoing list to the best of our judgment, and that several items included in such assessment are as follows, to-wit:

Total Construction	\$ 2,052,003.80
Engineering	288,764.91
Construction Interest	65,751.02
Capitalized Interest	115,522.22
Bond Discount	39,925.80
Testing and Consulting	28,037.70
Legal	2,092.74
Advertising	155.52
Land/Easements	100,695.75
Engineering Administrative	82,080.00
Bond Counsel	3,046.93
Rating Agency Fee	4,570.40
Underwriting Fee	3,808.67
Contingencies	516.07
Rounding	(1,089.12)
Service Charge	<u>84.64</u>
 TOTAL:	 \$ 2,785,967.05
 LESS: Reoffering Premium	 <u>80,967.05</u>
 TOTAL TO BE ASSESSED:	 \$ 2,705,000.00

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 29<sup>th</sup> day of July, 2025, at 5:30 p.m. at the Commission Chambers, 2525 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 24<sup>th</sup> day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

James Brownlee

Eddie A. Sheeley

Elliot Steinbrink



Forum Communications Company

ND Affidavit No. BgnwmowU5GqF13Uj8D4w

See Proof on Next Page

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC and duly authorized agent of the The Forum of Fargo-Moorhead (ND), a newspaper printed and published in the City of Fargo, County of Cass, State of North Dakota.

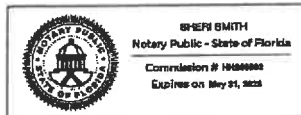
1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.

2. The newspaper listed on the exhibit published the advertisement of: **Display Ad Notice**; (2) time: *Wednesday, July 9, 2025, Wednesday, July 16, 2025*, as required by law or ordinance.

3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

**Edmar Corachia**

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
County of Broward

Subscribed in my presence and sworn to before me on this: 07/18/2025

**S. Smith**

Notary Public

Notarized remotely online using communication technology via Proof.

**IMPROVEMENT DISTRICT NO. 2271 - NEW CONCRETE PAVEMENT,  
STREET LIGHTING, STORM SEWER, AND INCIDENTALS  
West Fargo, North Dakota**

**SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING  
OBJECTIONS TO LIST**

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5	1	45,311.74
6	1	45,311.74
7	1	45,311.74
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Contingencies	516.07
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DATED this 24th day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

Newspaper page size: Width: 10.06 in., Height: 20.00 in.

JAMES BROWNE

Eddie A. Sheeley

Elliot Steinbrink



June 25, 2025

[Redacted]  
[Redacted]  
West Fargo, ND 58078

**NOTICE OF HEARING: Next Steps for Assessed Improvements Impacting Your Property**

Improvement District 2271 – 7<sup>th</sup> Avenue NW and 5<sup>th</sup> Street Court NW Street Improvement

Parcel Number:	Address:	Allocated Amount*:	Payment Term
[Redacted]	[Redacted]	[Redacted]	25 years

\*Pending final approval by the West Fargo City Commission

**Why are you receiving this letter?**

The property above is included in Improvement District 2271, which used special assessments for all or part of the project's costs. The City of West Fargo is now completing the special assessment process to allocate these costs to properties based on the benefit received from the project.

**What steps have already been taken?**

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SPECIAL ASSESSMENT COMMISSION MEETING JULY 29, 2025, 5:30 p.m., West Fargo City Hall	CITY COMMISSION MEETING SEPTEMBER 15, 2025 (subject to change)
<ul style="list-style-type: none"> <li>Property owners who feel there are errors may object to pending assessments at this public hearing.</li> <li>Property owners may object to their allocation, but the Commission will not hear objections to the project itself, or the use of specials to fund the project</li> <li>After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.</li> </ul>	<ul style="list-style-type: none"> <li>Property owners must file a written notice of appeal before appealing at this public hearing.</li> <li>A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District</li> <li>The City Commission has final approval and certifies Special Assessments</li> </ul>

\*Legal Notice of these public meetings will be published in The Forum of Fargo-Moorhead.

**When will these special assessments appear on your tax statement?**

After approval by the City Commission, final specials will be included with your 2026 Property Tax Statement and allocated over number of years lists above with interest. Special Assessments can be paid off interest free if paid in full within 10 days of Final Approval by contacting the City of West Fargo Finance Department at 701-515-5000.

**More information, and the City of West Fargo's Special Assessment Policy can be found at [westfargond.gov/Special-Assessments](http://westfargond.gov/Special-Assessments).**

Thank you,

Jerry Wallace, PE  
City Engineer, City of West Fargo  
701-515-5100

engineering@westfargond.gov  
www.westfargond.gov  
2515 6<sup>th</sup> Street E., West Fargo, ND 58078

**PROJECT INFORMATION: Improvement District 2271 – 7th Avenue NW and 5th Street Court NW Street Improvement**

**Project Overview:**

7th Avenue NW and 5th Street Court NW were initially constructed with gravel surfacing, incorporating geotextile separation fabric in select areas. City utilities were installed in 2006, with the understanding that future development in the area would eventually necessitate roadway improvements. With the upcoming Stockyards development and the ongoing growth of heavy industrial uses, a concrete roadway section, along with associated storm sewer and utility modifications, will be required to support the long-term infrastructure needs of the area.

The scope of Improvement District No. 2271 included street improvements incorporating concrete pavement, street lighting, storm sewer, and incidentals.

More information, and a summary of Commission Actions on this project, can be found at <https://www.westfargond.gov/1021/Special-Assessment-Projects>

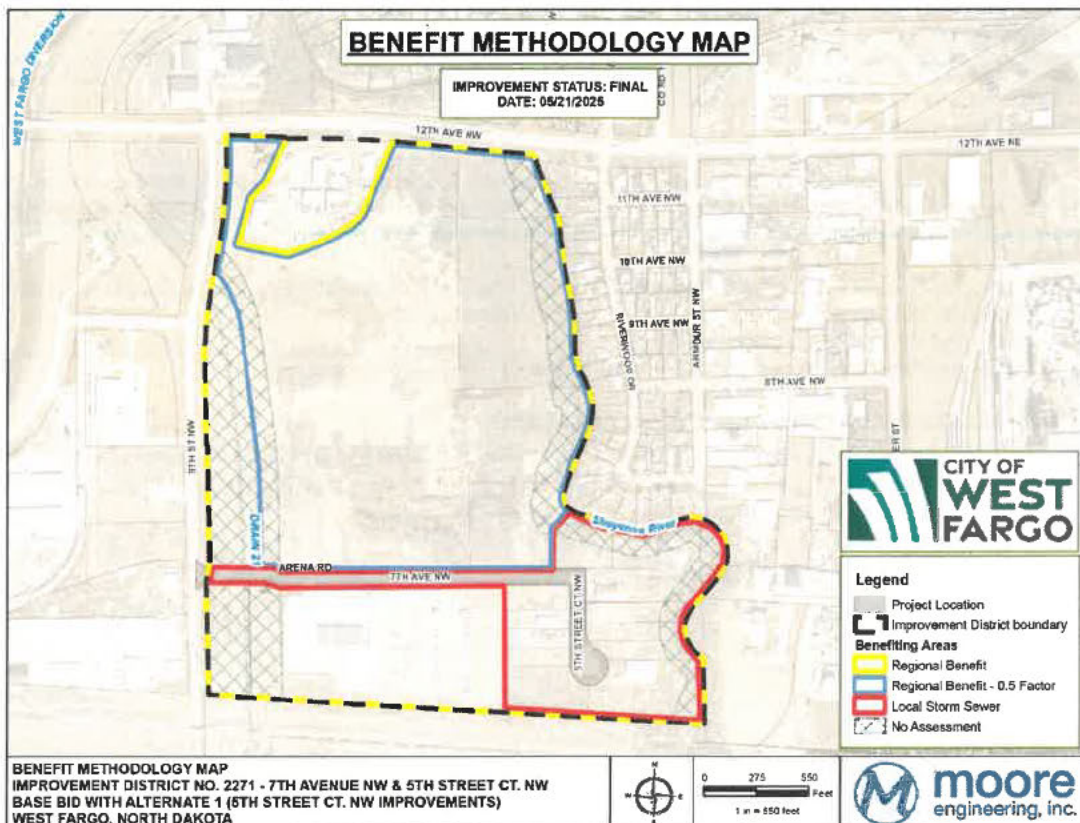
**Project Funding:**

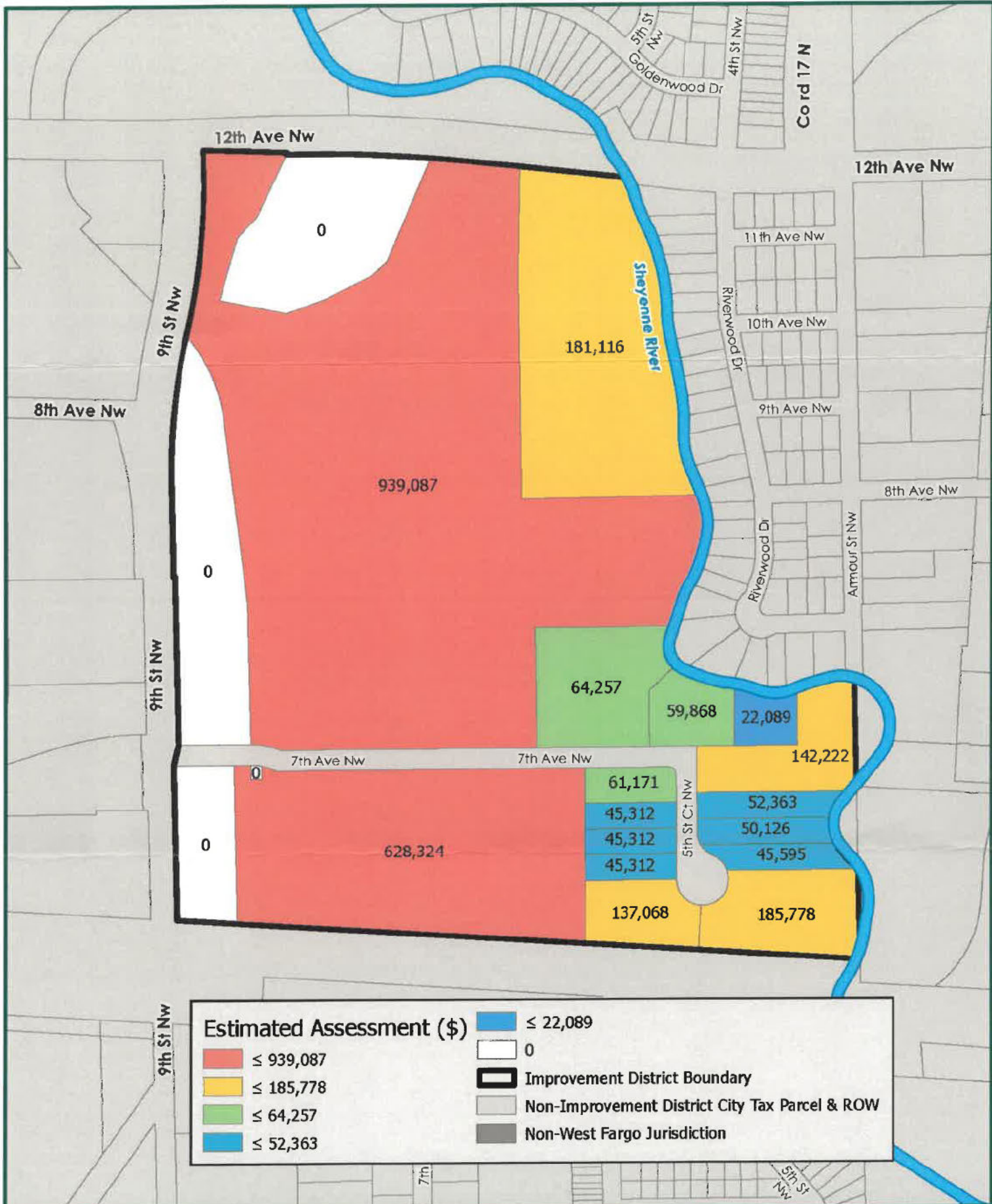
City Funds:	\$0.00
Special Assessments:	\$2,705,000.00
Other Funds	\$80,967.05
<b>Total Project Cost:</b>	<b>\$2,785,967.05</b>

**Calculation of Allocation:**

This project has local and regional benefits and allocation was based on the benefit to each property using a Square Foot methodology.

More information on this methodology and calculation can be found in the Special Assessment Commission Meeting Agenda and the City's Special Assessment Policy.





### Improvement District No. 2271 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 5/20/2025

Disclaimer: This map was created using preliminary data and is only intended as a visual aid for general informational reviewing purposes.

