



West Fargo City Commission - Special Assessment Meeting
West Fargo City Hall Commission Chamber
2515 6th St E, West Fargo, ND 58078
Monday, September 15, 2025 5:30 PM

Meeting Items

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approve Order of Agenda

Regular Agenda

1. Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems, and Incidentals – Wilds 21st Addition – Jerry Wallace, City Engineer
 - Public Hearing
 - Confirm and Approve Special Assessment List
2. Improvement District No. 1339; Stackyards 1st Addition - New Water Supply, Sewerage, and Incidentals – Jerry Wallace, City Engineer
 - Public Hearing
 - Confirm and Approve Special Assessment List
3. Improvement District No. 2270 – Traffic Signal at 9th Street W and 32nd Ave W – Jerry Wallace, City Engineer
 - Public Hearing
 - Confirm and Approve Special Assessment List
4. Improvement District No. 2271 – Concrete Paving, Street Lighting, Storm Sewer; and Incidentals – 7th Avenue NW & 5th St Ct. NW – Jerry Wallace, City Engineer
 - Public Hearing
 - Confirm and Approve Special Assessment List
5. Adjourn



To: City Commission
From: Jerry Wallace, City Engineer
Date: September 15, 2025
Subject: Improvement District No. 1337 – New Water Supply, Sewerage, Street Systems, and Incidentals – Wilds 21st Addition
Action: Confirm and Approve Special Assessment List

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:

The Special Assessment Commission held a public meeting on July 29, 2025, to hear objections to assessments from property owners. After hearing objections, they approved the special assessment list as published.

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 and Approve Special Assessment List.

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 29, 2025 –

- Special Assessment Commission meeting to hear objections to assessments from property owners.
- **S.A. Commission Action:** Commissioner Brownlee moved to approve and confirm assessment list. No opposition, motion carried.

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.

Upcoming Items and Commission Actions:

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>
<u>GRANT ADDITION</u>		
1		\$ 144,639.00
<u>THE WILDS 7TH ADDITION</u>		
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 8TH 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 9TH 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 11TH 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 13TH ADDITION

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

THE WILDS 15TH 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
<u>THE WILDS 16TH ADDITION</u>		
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
<u>THE WILDS 17TH ADDITION</u>		
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
<u>THE WILDS 18TH ADDITION</u>		
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 20TH 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 21ST 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
<u>THE WILDS 24TH ADDITION</u>		
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>
TOTAL:	\$ 13,486,811.53
LESS: Reoffering Premium	337,560.40
LESS: Other Contributions	<u>1,804,251.13</u>
TOTAL TO BE ASSESSED:	\$ 11,345,000.00

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 29th 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.

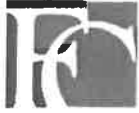
DATED this 24th day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

James Brownlee

Eddie A. Sheeley

Elliot Steinbrink



Forum Communications Company

ND Affidavit No. QNcbzSrVI5Yt0ym9Ma0

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.

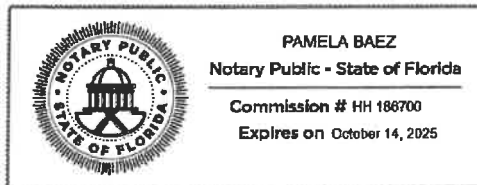
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

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.

IMPROVEMENT DISTRICT NO. 1337 - NEW			14	6	2,124.88	10	2	2,086.59	9	2	2,124.88	6	2	32,236.61
WATER SUPPLY, SEWERAGE, STREET			15	5	2,124.88	11	2	2,086.59	10	2	2,124.88	7	2	25,231.61
SYSTEMS, AND INCIDENTALS			16	5	2,201.39	12	2	2,086.59	11	2	2,124.88	8	2	29,848.80
West Fargo, North Dakota			17	5	2,277.92	13	2	2,086.59	12	2	2,124.88	1	3	33,384.03
SPECIAL ASSESSMENT LIST AND NOTICE			18	5	2,124.88	14	2	2,124.88	13	2	2,124.88	2	3	24,723.25
OF HEARING OBJECTIONS TO LIST			19	5	2,124.88	1	3	2,392.72	14	2	2,201.39	3	3	24,734.45
The undersigned Special Assessment			20	5	2,124.88	2	3	2,163.12	15	2	2,183.12	4	3	31,113.34
Commission of the City of West Fargo,			21	5	2,239.65	3	3	2,124.88	16	2	2,048.33	5	3	24,760.13
in the County of Cass and State of North			THE WILDS 8 TH ADDITION			4	3	2,086.59	17	2	2,048.33	6	3	24,771.33
Dakota, by its duly appointed, qualified and			2	1	2,584.04	5	3	2,163.12	18	2	2,048.33	7	3	31,159.44
acting members, has assessed the benefits			3	1	2,430.98	6	3	2,201.39	19	2	2,048.33	8	3	24,796.35
of Improvement District No. 1337 - New			4	1	2,392.72	7	3	2,316.18	20	2	2,048.33	9	3	24,807.54
Water Supply, Sewerage, Street Systems,			5	1	2,277.92	8	3	2,163.12	21	2	2,048.33	10	3	31,206.18
and Incidentals, of the City of West Fargo			6	1	2,239.65	9	3	2,430.98	22	2	2,048.33	11	3	24,829.27
to lots or parcels of land in the district			7	1	2,163.12	10	3	2,354.45	23	2	2,048.33	12	3	25,978.96
according to the cost thereof, as certified by			8	1	2,124.88	11	3	2,163.12	24	2	2,048.33	13	3	25,888.59
the City Auditor and as such Commission			9	1	2,239.65	12	3	2,124.88	25	2	2,124.88	14	3	24,829.27
has made and caused to be made, the			10	1	2,392.72	13	3	2,086.59	26	2	49,238.67	15	3	31,206.19
following assessment list:			11	1	2,430.98	14	3	2,086.59	1	3	2,124.88	16	3	24,807.54
LOT	BLOCK	AMOUNT	12	1	2,392.72	15	3	2,124.88	2	3	1,896.27	17	3	24,796.35
GRANT			13	1	2,430.98	16	3	2,124.88	3	3	2,048.33	18	3	31,156.80
ADDITION			14	1	2,201.39	17	3	2,124.88	4	3	1,933.53	19	3	24,771.33
1		\$ 144,539.00	15	1	2,124.88	18	3	2,163.12	5	3	2,086.59	20	3	24,760.13
THE WILDS 7 TH ADDITION			16	1	2,086.59	19	3	2,392.72	6	3	1,896.27	21	3	31,113.34
1	1	2,277.92	17	1	2,086.59	1	4	2,163.12	7	3	2,086.59	22	3	24,734.45
2	1	2,201.39	18	1	2,163.12	2	4	2,124.88	8	3	1,933.53	23	3	24,723.25
3	1	2,201.39	19	1	2,163.12	3	4	2,124.88	9	3	1,896.27	1	4	35,840.34
4	1	2,392.72	20	1	2,201.39	4	4	2,124.88	10	3	2,183.12	2	4	32,013.39
5	1	2,749.41	21	1	2,316.18	5	4	2,086.59	11	3	2,124.88	3	4	32,012.73
6	1	2,801.41	22	1	2,007.51	6	4	2,086.59	12	3	1,896.27	4	4	31,616.43
7	1	2,316.18	23	1	2,277.92	7	4	2,086.59	13	3	1,933.53	5	4	32,012.07
8	1	2,316.18	24	1	2,594.04	8	4	2,086.59	14	3	2,086.59	6	4	31,616.43
9	1	2,594.04	25	1	2,545.78	9	4	2,048.33	15	3	1,896.27	7	4	31,616.43
10	1	2,430.98	26	1	2,163.12	10	4	2,048.33	16	3	1,933.53	8	4	32,012.07
11	1	2,430.98	27	1	2,124.88	11	4	2,048.33	17	3	2,086.59	9	4	31,616.43
12	1	2,966.69	28	1	2,086.59	12	4	2,048.33	18	3	2,048.33	10	4	40,071.10
13	1	2,392.72	29	1	2,163.12	13	4	2,048.33	19	3	1,896.27	11	4	40,071.10
14	1	2,086.59	30	1	2,430.98	14	4	2,048.33	20	3	2,124.88	12	4	31,616.43
15	1	2,201.39	31	1	2,277.92	15	4	2,048.33	1	4	2,010.06	13	4	32,012.07
16	1	2,201.39	32	1	2,201.39	16	4	2,316.18	2	4	1,896.27	14	4	31,616.43
17	1	2,124.88	33	1	2,124.88	1	5	2,354.45	3	4	1,933.53	15	4	31,616.43
18	1	2,163.12	34	1	2,201.39	2	5	2,345.78	4	4	2,048.33	16	4	32,012.07
19	1	2,545.78	35	1	2,890.57	3	5	2,316.18	5	4	1,896.27	17	4	32,012.73
20	1	2,851.90	36	1	2,430.98	4	5	2,239.65	6	4	1,896.27	18	4	32,013.39
21	1	2,354.45	37	1	2,277.92	5	5	2,124.88	7	4	2,086.59	19	4	32,013.39
22	1	2,086.59	38	1	2,201.39	6	5	2,354.45	8	4	1,933.53	20	4	35,840.34
23	1	2,086.59	39	1	2,163.12	7	5	2,239.65	9	4	1,933.53	1	5	36,437.01
24	1	2,086.59	40	1	2,086.59	8	5	2,163.12	10	4	1,896.27	2	5	32,013.39
25	1	2,086.59	41	1	2,124.88	9	5	2,124.88	11	4	2,048.33	3	5	32,013.39
26	1	2,086.59	42	1	2,124.88	10	5	2,124.88	12	4	2,048.33	4	5	32,013.39
27	1	2,086.59	43	1	2,124.88	11	5	2,124.88	13	4	1,896.27	5	5	32,013.39
28	1	2,086.59	44	1	2,124.88	12	5	2,048.33	14	4	1,933.53	6	5	32,013.39
29	1	2,086.59	45	1	2,124.88	13	5	2,048.33	15	4	1,933.53	7	5	32,013.39
30	1	2,086.59	46	1	2,124.88	14	5	2,048.33	16	4	1,896.27	8	5	32,013.39
31	1	2,086.59	47	1	2,124.88	15	5	2,048.33	17	4	1,896.27	9	5	32,013.39
32	1	2,239.65	48	1	2,124.88	16	5	2,048.33	18	4	1,896.27	10	5	32,703.37
33	1	2,622.31	49	1	2,124.88	17	5	2,048.33	19	4	2,048.33	11	5	36,208.22
34	1	2,776.37	50	1	2,124.88	18	5	2,048.33	20	4	2,048.33	12	5	35,840.34
35	1	2,316.18	51	1	2,124.88	19	5	2,316.18	21	4	1,933.53	13	5	32,704.03
36	1	2,086.59	1	2	2,124.88	20	5	2,430.98	22	4	1,896.27	14	5	32,013.39
37	1	2,086.59	2	2	2,239.65	21	5	2,392.72	23	4	2,010.06	15	5	32,013.39
38	1	2,086.59	3	2	2,124.88	22	5	2,201.39	1	5	2,201.39	16	5	32,013.39
39	1	2,201.39	4	2	2,124.88	23	5	2,201.39	2	5	2,124.88	17	5	32,013.39
40	1	2,201.39	5	2	2,124.88	24	5	2,163.12	3	5	2,124.88	18	5	32,013.39
41	1	2,201.39	6	2	2,124.88	25	5	2,086.59	4	5	2,124.88	19	5	32,013.39
42	1	2,201.39	7	2	2,124.88	26	5	2,086.59	5	5	2,124.88	20	5	38,504.25
43	1	2,201.39	8	2	2,124.88	27	5	2,086.59	6	5	2,124.88	1	6	35,639.60
44	1	2,354.45	9	2	2,124.88	28	5	2,163.12	7	5	2,124.88	2	6	32,013.39
45	1	2,392.72	10	2	2,124.88	29	5	2,354.45	8	5	2,124.88	3	6	32,013.39
46	1	2,277.92	11	2	2,124.88	30	5	2,594.04	9	5	2,124.88	4	6	32,012.73
47	1	2,277.92	12	2	2,201.39	31	5	2,163.12	10	5	2,201.39	5	6	32,013.39
48	1	2,201.39	13	2	2,239.65	32	5	2,124.88	11	5	2,201.39	6	6	32,013.39
49	1	2,201.39	14	2	2,124.88	33	5	2,086.59	12	5	2,201.39	7	6	32,013.39
50	1	2,201.39	15	2	2,124.88	34	5	2,086.59	13	5	2,316.18	8	6	32,013.39
51	1	2,277.92	16	2	2,124.88	35	5	2,048.33	14	5	2,737.10	9	6	32,189.20
1	2	2,277.92	17	2	2,124.88	36	5	2,048.33	15	5	2,737.10	10	6	36,619.46
2	2	2,239.65	18	2	2,124.88	37	5	2,048.33	16	5	2,239.65	11	6	36,278.97
3	2	2,239.65	19	2	2,124.88	38	5	2,048.33	17	5	2,048.33	12	6	32,189.20
4	2	2,239.65	20	2	2,124.88	39	5	2,086.59	18	5	2,048.33	13	6	32,012.73
5	2	2,239.65	21	2	2,201.39	40	5	2,086.59	19	5	2,048.33	14	6	32,013.39
6	2	2,239.65	1	3	2,201.39	41	5	2,086.59	20	5	2,048.33	15	6	32,013.39
7	2													

15	3	2,239.65	23	3	2,163.12	THE WILDS 13 TH 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	3	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	35,018.85	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 TH ADDITION	13	1	31,097.21	17	7	31,120.70		
21	3	2,469.25	29	3	2,163.12	1	1	2,430.98	14	1	23,727.84	18	7	31,120.70
22	3	2,469.25	30	3	2,163.12	2	1	2,124.86	15	1	31,327.35	19	7	31,120.70
23	3	2,898.84	31	3	2,239.65	3	1	2,048.33	16	1	24,916.53	20	7	31,120.70
24	3	2,898.84	32	3	2,392.72	4	1	2,354.45	17	1	24,915.53	21	7	31,120.70
25	3	2,507.51	33	3	2,086.59	5	1	2,277.92	18	1	28,968.84	22	7	31,120.70
26	3	2,622.31	34	3	2,124.86	6	1	2,124.86	19	1	23,727.84	23	7	31,120.70
27	3	2,622.31	35	3	2,124.86	7	1	2,201.39	20	1	28,968.84	24	7	31,120.70
28	3	2,622.31	36	3	2,086.59	8	1	2,277.92	21	1	23,727.84	25	7	31,120.70
29	3	2,622.31	37	3	2,086.59	9	1	2,277.92	22	1	23,727.84	26	7	31,120.70
30	3	2,622.31	38	3	2,086.59	10	1	2,277.92	23	1	23,727.84	27	7	31,120.70
31	3	2,622.31	39	3	2,086.59	11	1	2,277.92	24	1	23,727.84	28	7	31,120.70
32	3	2,622.31	40	3	2,086.59	12	1	2,277.92	25	1	23,727.84	29	7	31,120.70
33	3	2,622.31	41	3	2,086.59	13	1	2,277.92	26	1	23,727.84	30	7	31,120.70
34	3	2,622.31	42	3	2,086.59	14	1	2,277.92	27	1	23,727.84	31	7	31,120.70
35	3	2,622.31	43	3	2,086.59	15	1	2,277.92	28	1	23,727.84	32	7	31,120.70
36	3	2,622.31	44	3	2,086.59	16	1	2,277.92	29	1	23,727.84	33	7	31,120.70
37	3	2,622.31	45	3	2,086.59	17	1	2,277.92	30	1	23,727.84	34	7	31,120.70
38	3	2,622.31	46	3	2,086.59	18	1	2,277.92	31	1	23,727.84	35	7	31,120.70
39	3	2,622.31	47	3	2,086.59	19	1	2,277.92	32	1	23,727.84	36	7	31,120.70
40	3	2,622.31	48	3	2,086.59	20	1	2,277.92	33	1	23,727.84	37	7	31,120.70
41	3	2,622.31	49	3	2,086.59	21	1	2,277.92	34	1	23,727.84	38	7	31,120.70
42	3	2,622.31	50	3	2,086.59	22	1	2,277.92	35	1	23,727.84	39	7	31,120.70
43	3	2,622.31	51	3	2,086.59	23	1	2,277.92	36	1	23,727.84	40	7	31,120.70
44	3	2,622.31	52	3	2,086.59	24	1	2,277.92	37	1	23,727.84	41	7	31,120.70
45	3	2,622.31	53	3	2,086.59	25	1	2,277.92	38	1	23,727.84	42	7	31,120.70
46	3	2,622.31	54	3	2,086.59	26	1	2,277.92	39	1	23,727.84	43	7	31,120.70
47	3	2,622.31	55	3	2,086.59	27	1	2,277.92	40	1	23,727.84	44	7	31,120.70
48	3	2,622.31	56	3	2,086.59	28	1	2,277.92	41	1	23,727.84	45	7	31,120.70
49	3	2,622.31	57	3	2,086.59	29	1	2,277.92	42	1	23,727.84	46	7	31,120.70
50	3	2,622.31	58	3	2,086.59	30	1	2,277.92	43	1	23,727.84	47	7	31,120.70
51	3	2,622.31	59	3	2,086.59	31	1	2,277.92	44	1	23,727.84	48	7	31,120.70
52	3	2,622.31	60	3	2,086.59	32	1	2,277.92	45	1	23,727.84	49	7	31,120.70
53	3	2,622.31	61	3	2,086.59	33	1	2,277.92	46	1	23,727.84	50	7	31,120.70
54	3	2,622.31	62	3	2,086.59	34	1	2,277.92	47	1	23,727.84	51	7	31,120.70
55	3	2,622.31	63	3	2,086.59	35	1	2,277.92	48	1	23,727.84	52	7	31,120.70
56	3	2,622.31	64	3	2,086.59	36	1	2,277.92	49	1	23,727.84	53	7	31,120.70
57	3	2,622.31	65	3	2,086.59	37	1	2,277.92	50	1	23,727.84	54	7	31,120.70
58	3	2,622.31	66	3	2,086.59	38	1	2,277.92	51	1	23,727.84	55	7	31,120.70
59	3	2,622.31	67	3	2,086.59	39	1	2,277.92	52	1	23,727.84	56	7	31,120.70
60	3	2,622.31	68	3	2,086.59	40	1	2,277.92	53	1	23,727.84	57	7	31,120.70
61	3	2,622.31	69	3	2,086.59	41	1	2,277.92	54	1	23,727.84	58	7	31,120.70
62	3	2,622.31	70	3	2,086.59	42	1	2,277.92	55	1	23,727.84	59	7	31,120.70
63	3	2,622.31	71	3	2,086.59	43	1	2,277.92	56	1	23,727.84	60	7	31,120.70
64	3	2,622.31	72	3	2,086.59	44	1	2,277.92	57	1	23,727.84	61	7	31,120.70
65	3	2,622.31	73	3	2,086.59	45	1	2,277.92	58	1	23,727.84	62	7	31,120.70
66	3	2,622.31	74	3	2,086.59	46	1	2,277.92	59	1	23,727.84	63	7	31,120.70
67	3	2,622.31	75	3	2,086.59	47	1	2,277.92	60	1	23,727.84	64	7	31,120.70
68	3	2,622.31	76	3	2,086.59	48	1	2,277.92	61	1	23,727.84	65	7	31,120.70
69	3	2,622.31	77	3	2,086.59	49	1	2,277.92	62	1	23,727.84	66	7	31,120.70
70	3	2,622.31	78	3	2,086.59	50	1	2,277.92	63	1	23,727.84	67	7	31,120.70
71	3	2,622.31	79	3	2,086.59	51	1	2,277.92	64	1	23,727.84	68	7	31,120.70
72	3	2,622.31	80	3	2,086.59	52	1	2,277.92	65	1	23,727.84	69	7	31,120.70
73	3	2,622.31	81	3	2,086.59	53	1	2,277.92	66	1	23,727.84	70	7	31,120.70
74	3	2,622.31	82	3	2,086.59	54	1	2,277.92	67	1	23,727.84	71	7	31,120.70
75	3	2,622.31	83	3	2,086.59	55	1	2,277.92	68	1	23,727.84	72	7	31,120.70
76	3	2,622.31	84	3	2,086.59	56	1	2,277.92	69	1	23,727.84	73	7	31,120.70
77	3	2,622.31	85	3	2,086.59	57	1	2,277.92	70	1	23,727.84	74	7	31,120.70
78	3	2,622.31	86	3	2,086.59	58	1	2,277.92	71	1	23,727.84	75	7	31,120.70
79	3	2,622.31	87	3	2,086.59	59	1	2,277.92	72	1	23,727.84	76	7	31,120.70
80	3	2,622.31	88	3	2,086.59	60	1	2,277.92	73	1	23,727.84	77	7	31,120.70
81	3	2,622.31	89	3	2,086.59	61	1	2,277.92	74	1	23,727.84	78	7	31,120.70
82	3	2,622.31	90	3	2,086.59	62	1	2,277.92	75	1	23,727.84	79	7	31,120.70
83	3	2,622.31	91	3	2,086.59	63	1	2,277.92	76	1	23,727.84	80	7	31,120.70
84	3	2,622.31	92	3	2,086.59	64	1	2,277.92	77	1	23,727.84	81	7	31,120.70
85	3	2,622.31	93	3	2,086.59	65	1	2,277.92	78	1	23,727.84	82	7	31,120.70
86	3	2,622.31	94	3	2,086.59	66	1	2,277.92	79	1	23,727.84	83	7	31,120.70
87	3	2,622.31	95	3	2,086.59	67	1	2,277.92	80	1	23,727.84	84	7	31,120.70
88	3	2,622.31	96	3	2,086.59	68	1	2,277.92	81	1	23,727.84	85	7	31,120.70
89	3	2,622.31	97	3	2,086.59	69	1	2,277.92	82	1	23,727.84	86	7	31,120.70
90	3	2,622.31	98	3	2,086.59	70	1	2,277.92	83	1	23,727.84	87	7	31,120.70
91	3	2,622.31	99	3	2,086.59	71	1	2,277.92	84	1	23,727.84	88	7	31,120.70
92	3	2,622.31	100	3	2,086.59	72	1	2,277.92	85	1	23,727.84	89	7	31,120.70
93	3	2,622.31	101	3	2,086.59	73	1	2,277.92	86	1	23,727.84	90	7	31,120.70
94	3	2,622.31	102	3	2,086.59	74	1	2,277.92	87	1	23,727.84	91	7	31,120.70
95	3	2,622.31	103	3	2,086.59	75	1	2,277.92	88	1	23,727.84	92	7	31,120.70
96	3	2,622.31	104	3	2,086.59	76	1	2,277.92	89	1	23,727.84	93	7	31,120.70
97	3	2,622.31	105	3	2,086.59	77	1	2,277.92	90	1	23,727.84	94	7	31,120.70
98	3	2,622.31	106	3	2,086.59	78	1	2,277.92	91	1	23,727.84	95	7	31,120.70
99	3	2,622.31	107	3	2,086.59	79	1	2,277.92	92	1	23,727.84	96	7	31,120.70
100	3	2,622.31	108	3	2,086.59	80	1	2,277.92	93	1	23,727.84	97	7	31,120.70
101	3	2,622.31	109	3	2,086.59	81	1	2,277.92	94	1	23,727.84	98	7	31,120.70
102	3	2,622.31	110	3	2,086.59	82	1	2,277.92	95	1	23,727.84	99	7	31,120.70
103	3	2,622.31	111	3	2,086.59	83	1	2,277.92	96	1	23,727.84	100	7	31,120.70
104	3	2,622.31	112	3	2,086.59	84	1	2,277.92	97	1	23,727.84			

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

sewer hookup fee	2,300,000.00
Engineering Administrative	401,987.00
Bond Counsel	12,778.10
Rating Agency Fee	19,168.66
Underwriting Fee	15,973.87
Contingencies	2,164.46
Rounding	3,675.04
Service Charge	354.97
TOTAL:	\$ 13,488,811.63
LESS: Roofing Premium	337,500.40
LESS: Other Contributions	1,804,261.13
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 21st 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)
- Property owners who feel there are errors may object to pending assessments at this public hearing. - 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 - After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.	- Property owners must file a written notice of appeal before appealing at this public hearing. - A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District - The City Commission has final approval and certifies Special Assessments

*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.

Thank you,

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

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

PROJECT INFORMATION: Improvement District 1337 – The Wilds 21st 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>

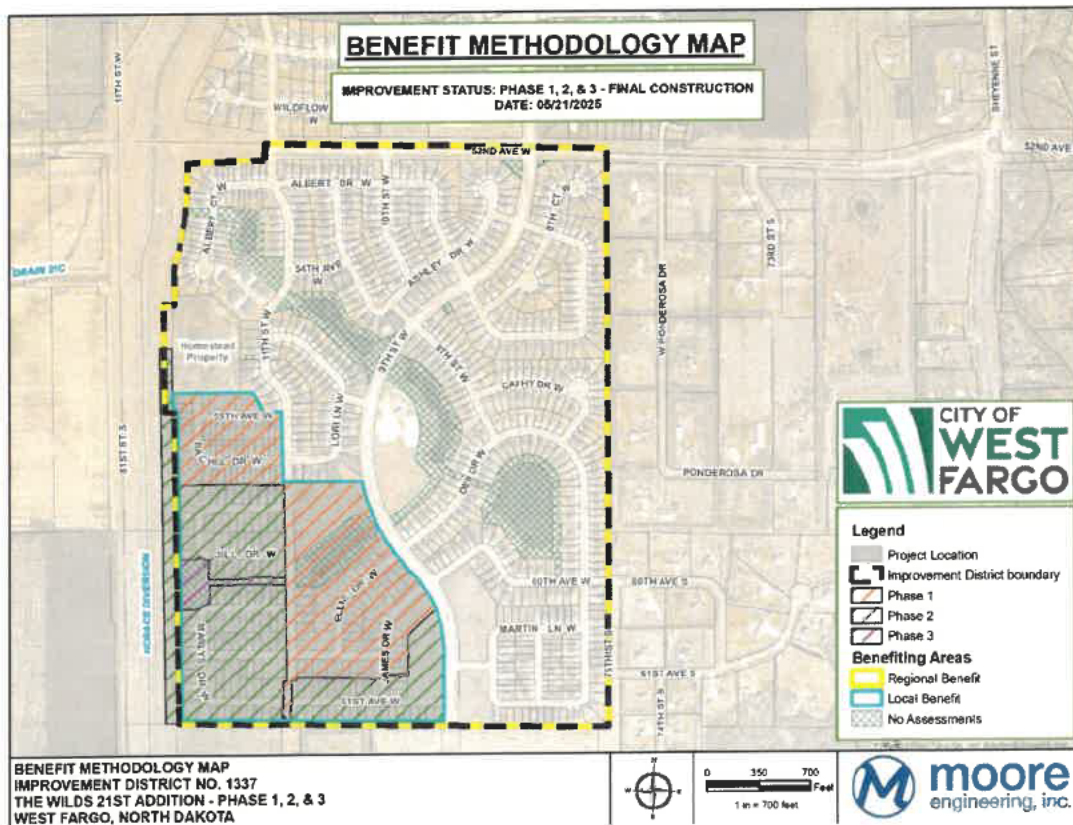
Project Funding:

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

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.



52nd Ave W

52nd Ave W

Sheyenne Diversion

HORACE

Estimated
Assessment (\$)

≤ 514,427

≤ 14,4639

≤ 55,882

≤ 29,949

≤ 2,967

0

Improvement District
BoundaryNon-West Fargo
JurisdictionWest 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 for informational purposes only. It is not a legal document and should not be used for legal aid for general (NOT exact) reviewing purposes.

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0 100 200 400 Feet





To: City Commission
From: Jerry Wallace, City Engineer
Date: September 15, 2025
Subject: Improvement District No. 1339; Stackyards 1st Addition - New Water Supply, Sewerage, and Incidentals
Action: Confirm and Approve Special Assessment List

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:

The Special Assessment Commission held a public meeting on July 29, 2025, to hear objections to assessments from property owners. With no objections noted, they approved the special assessment list as published.

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 and Approve Special Assessment List.

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 29, 2025 –

- Special Assessment Commission meeting to hear objections to assessments from property owners.
- **S.A. Commission Action:** Commissioner Brownlee moved to approve and confirm assessment list. No opposition, motion carried.

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.

Upcoming Items and Commission Actions:

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 1ST 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 29th 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 24th 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.

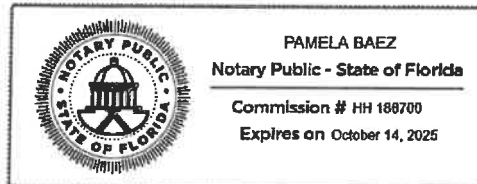
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

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

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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
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DATED this 24th 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 1st Addition

Parcel Number:	Address:	Allocated Amount*:	Payment Term
[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)
- Property owners who feel there are errors may object to pending assessments at this public hearing. - 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 - After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.	- Property owners must file a written notice of appeal before appealing at this public hearing. - A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District - The City Commission has final approval and certifies Special Assessments

*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.

Thank you,

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

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

PROJECT INFORMATION: Improvement District 1339 – Stockyards 1st 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>

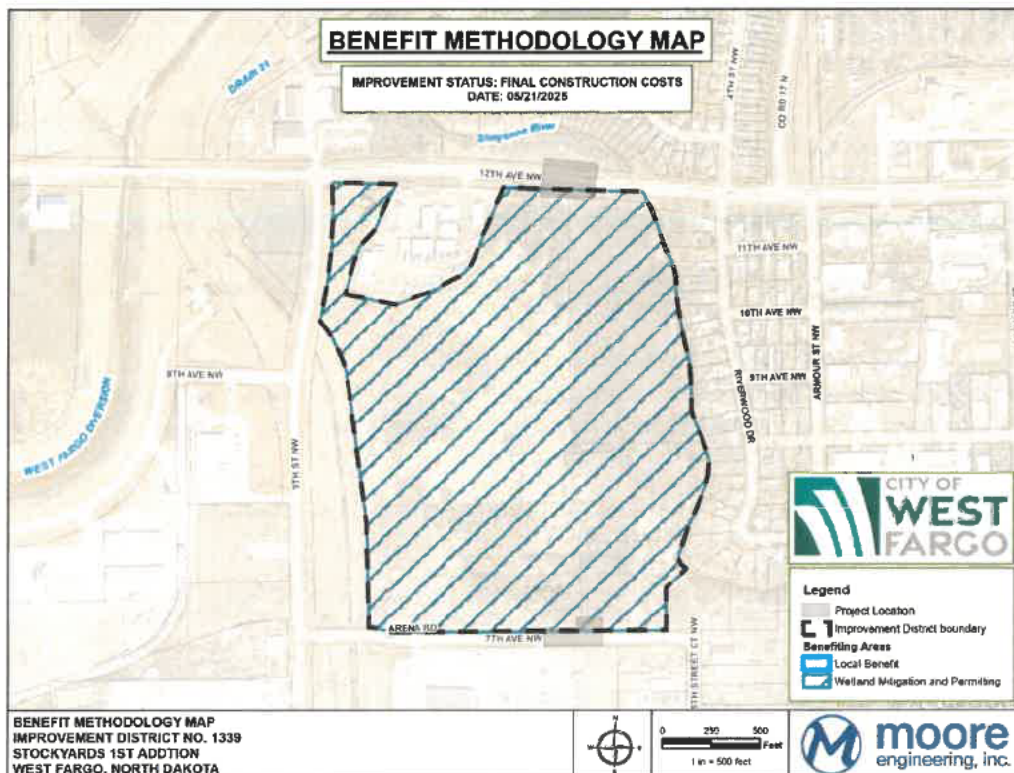
Project Funding:

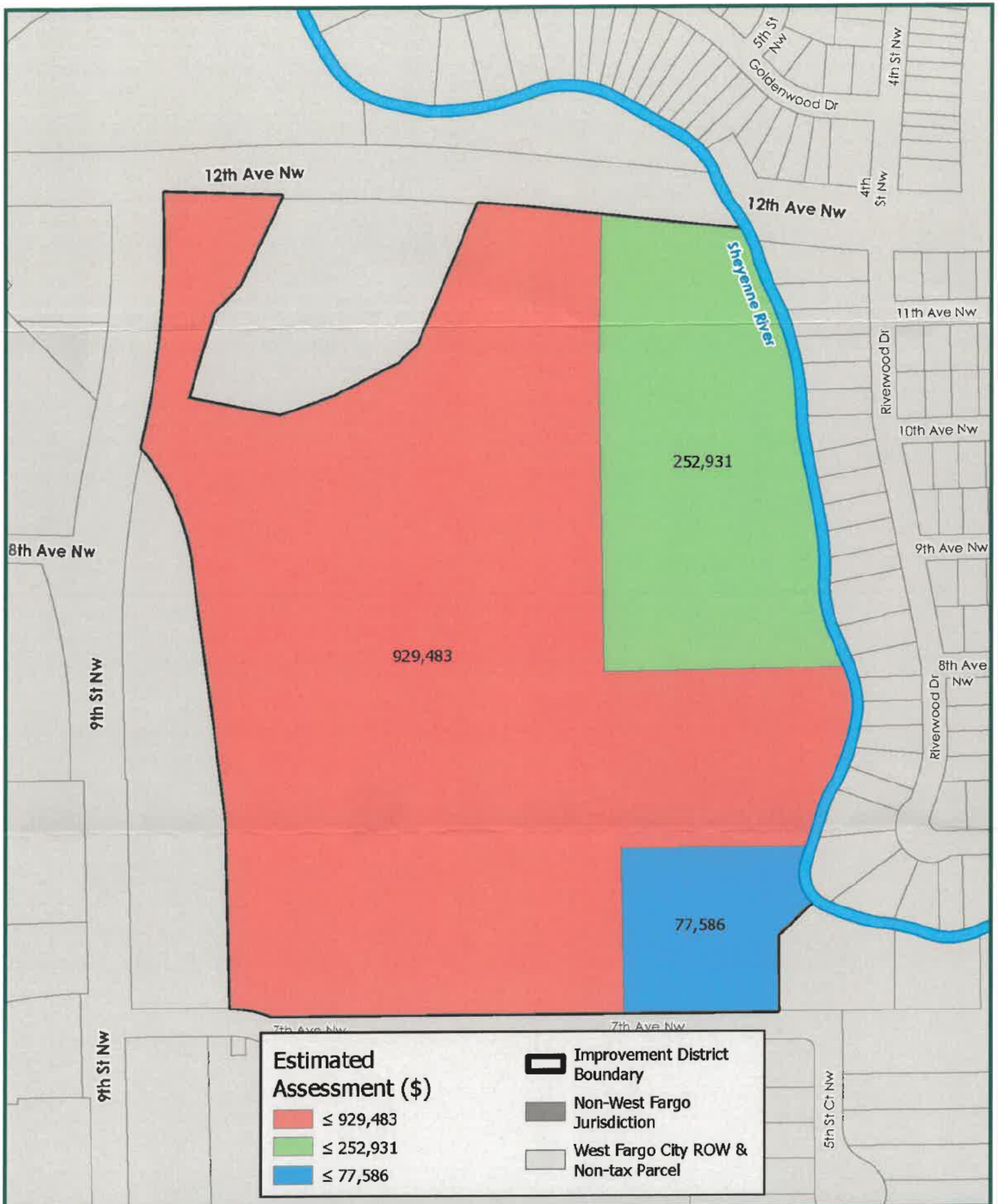
City Funds:	\$0.00
Special Assessments:	\$1,260,000.00
Other Funds	\$37,453.55
Total Project Cost:	\$1,297,453.55

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.





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: City Commission
From: Jerry Wallace, City Engineer
Date: September 15, 2025
Subject: Improvement District No. 2270 – Traffic Signal at 9th Street W and 32nd Ave W
Action: Confirm and Approve Special Assessment List

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:

The Special Assessment Commission held a public meeting on July 29, 2025, to hear objections to assessments from property owners. After hearing objections, they approved the special assessment list as published.

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 29, 2025 –

- Special Assessment Commission meeting to hear objections to assessments from property owners.
- **S.A. Commission Action:** Commissioner Brownlee moved to approve and confirm assessment list. No opposition, motion carried.

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.

Upcoming Items and Commission Actions:

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>
<u>BROOKS HARBOR 1ST ADDITION</u>		
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
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63	3	181.59

64	3	181.59
65	3	181.59
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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
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
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
3	6	1,374.13
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
1	7	181.59
2	7	181.59
3	7	181.59
4	7	181.59
5	7	181.59

BROOKS HARBOR 2ND 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
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
1	4	181.59
2	4	181.59
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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

1	5	181.59
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7	5	181.59
8	5	181.59
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13	5	181.59
14	5	181.59
19	5	181.59
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22	5	181.59
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11	6	181.59
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 3RD 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
<u>BROOKS HARBOR 4TH ADDITION</u>		
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
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
11	2	181.59
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2	3	181.59
3	3	181.59

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12	3	181.59
13	3	181.59
14	3	181.59
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12	4	181.59
13	4	181.59
14	4	181.59
15	4	181.59
16	4	181.59
17	4	181.59
18	4	181.59
19	4	181.59
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2	6	181.59
3	6	181.59
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2	7	181.59
3	7	181.59
4	7	181.59
1	8	181.59
2	8	181.59
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 5TH ADDITION

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

BROOKS HARBOR 6TH 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
15	1	181.59
16	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
1	3	181.59
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4	3	181.59
5	3	181.59
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7	3	181.59
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14	4	181.59
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16	4	181.59
17	4	181.59

18	4	181.59
19	4	181.59
1	5	181.59
2	5	181.59
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14	7	181.59
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16	7	181.59
<u>BROOKS HARBOR 7TH ADDITION</u>		
1	1	1,816.16
2 LESS R/W	1	1,013.34
<u>BROOKS HARBOR 8TH ADDITION</u>		
1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
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29	1	181.59
30	1	181.59
<u>BROOKS HARBOR 9TH ADDITION</u>		
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
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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 10TH ADDITION

1	1	2,390.52
2	1	2,429.75

EAGLE RUN 8TH ADDITION

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

EAGLE RUN 11TH ADDITION

1	1	726.36
3	2	181.59
4	2	181.59
5	2	181.59
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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
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30	5	181.59
31	5	181.59

EAGLE RUN 12TH ADDITION

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

EAGLE RUN 13TH ADDITION

3	1	181.59
4	1	181.59
5	1	181.59
6	1	181.59
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23	3	181.59
24	3	181.59
25	3	181.59
26	3	181.59
27	3	181.59

EAGLE RUN 15TH ADDITION

2	1	9,152.14
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EAGLE RUN 16TH 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
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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
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7	2	108.95
8	2	108.95
9	2	108.95
10	2	108.95
11	2	108.95

EAGLE RUN 17TH ADDITION

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

EAGLE RUN 18TH ADDITION

1	1	15,689.38
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EAGLE RUN 19TH ADDITION

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

EAGLE RUN 20TH ADDITION

1	1	181.59
2	1	181.59
3	1	181.59

EAGLE RUN 21ST ADDITION

1	1	5,229.79
2	1	7,844.69

EAGLE RUN 22ND ADDITION

1	1	1,546.79
2	1	1,230.16

3	1	181.59
<u>EAGLE RUN PLAZA 1ST ADDITION</u>		
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
<u>EAGLE RUN PLAZA 3RD ADDITION</u>		
1	1	181.59
<u>EAGLE RUN PLAZA 5TH ADDITION</u>		
1	2	8,535.04
<u>EAGLE RUN PLAZA 6TH ADDITION</u>		
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
<u>EAGLE RUN PLAZA 8TH ADDITION</u>		
3	1	725.13
<u>EAGLE RUN PLAZA 9TH ADDITION</u>		
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 10TH 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 11TH ADDITION

1	1	21,572.89
2	1	1,166.96

EAGLE RUN PLAZA 12TH ADDITION

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

EAGLE RUN PLAZA 13TH ADDITION

1	1	5,665.61
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EAGLE RUN PLAZA 14TH ADDITION

1	1	1,132.00
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2	1	719.30
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EAGLEWOOD 1ST 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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17	1	181.59
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18	1	181.59
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1	2	181.59
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35	2	181.59
36	2	181.59
1	3	181.59
2	3	181.59
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16	8	181.59
17	8	181.59
18	8	181.59

EAGLEWOOD 2ND 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
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28	1	181.59
29	1	181.59
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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
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5	4	181.59
6	4	181.59
7	4	181.59

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

EAGLEWOOD 4TH ADDITION

1	1	181.59
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1	2	181.59
2	2	181.59
3	2	181.59
4	2	181.59
5	2	181.59
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9	2	181.59
1	3	181.59
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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
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3	5	181.59
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5	5	181.59
1	6	181.59
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5	6	181.59
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31	8	181.59
32	8	181.59
1	9	181.59

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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
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8	11	181.59

9	11	181.59
10	11	181.59
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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 5TH ADDITION

1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
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1	2	181.59
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28	4	181.59
29	4	181.59

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1	5	181.59
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14	6	181.59
15	6	181.59

EAGLEWOOD 6TH ADDITION

1	1	181.59
2	1	181.59
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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 7TH ADDITION

1	1	181.59
2	1	181.59
3	1	181.59
4	1	181.59
5	1	181.59
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13	1	181.59
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18	2	181.59
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3	4	181.59
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12	4	181.59
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31	5	181.59
32	5	181.59
33	5	181.59
34	5	181.59
35	5	181.59

HIGHLAND MEADOWS 1ST 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
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19	2	181.59
20	2	181.59
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31	2	181.59
32	2	181.59
33	2	181.59
5	4	181.59
6	4	181.59
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HIGHLAND MEADOWS 2ND ADDITION

1	1	181.59
2	1	181.59
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4	1	181.59
5	1	181.59
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24	2	181.59
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HIGHLAND MEADOWS 3RD ADDITION

1	1	181.59
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29	1	181.59
30	1	181.59
31	1	181.59
32	1	181.59

HIGHLAND MEADOWS 4TH 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
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8	2	181.59
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10	2	181.59
11	2	181.59

HIGHLAND MEADOWS 5TH ADDITION

1	1	181.59
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8	1	181.59
1	2	181.59
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23	2	181.59
24	2	181.59
25	2	181.59
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10	4	181.59
11	4	181.59
12	4	181.59
13	4	181.59
14	4	181.59

HIGHLAND MEADOWS 6TH ADDITION

1	1	181.59
2	1	181.59

LAKE CREST 1ST 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 2ND
ADDITION**

1	1	1,089.54
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2	1	435.82
<u>UNPLATTED</u>		
02-3000-01150-000 PT OF NW1/4 30-139-49		7,603.20
<u>WEST LAKE 1ST ADDITION</u>		
3	1	8,498.41
<u>WEST LAKE 2ND ADDITION</u>		
1	1	6,537.24
2	1	8,498.41
<u>WEST LAKE 3RD ADDITION</u>		
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>
TOTAL:	\$ 862,063.45
LESS: Reoffering Premium	20,063.45
LESS: Other Contributions	<u>172,000.00</u>
TOTAL TO BE ASSESSED:	\$ 670,000.00

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 29th 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 24th day of June, 2025.

SPECIAL ASSESSMENT COMMISSION

James Brownlee

Eddie A. Sheeley

Elliot Steinbrink



Forum Communications Company

ND Affidavit No. nrH1dhC4FkZI3153S1b4

See Proof on Next Page

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.

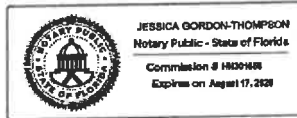
1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.

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

J. K. [Signature]

Notary Public
Notarized remotely online using communication technology via Proof.

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
Commissioner 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:

LOT	BLOCK	AMOUNT ASSESSED
BROOKS HARBOR 1 ST ADDITION		
1	3	\$ 181.59
2	3	181.59
3	3	181.59
4	3	181.59
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71	3	181.59
72	3	181.59
73	3	181.59
74	3	181.59

181.59	6	5	181.59	13	1	181.59	32	3	181.59	
181.59	7	5	181.59	14	1	181.59	1	4	181.59	
181.59	8	5	181.59	15	1	181.59	2	4	181.59	
181.59	9	5	181.59	16	1	181.59	3	4	181.59	
181.59	10	5	181.59	17	1	181.59	4	4	181.59	
181.59	11	5	181.59	18	1	181.59	5	4	181.59	
181.59	12	5	181.59	19	1	181.59	6	4	181.59	
181.59	13	5	181.59	20	1	181.59	7	4	181.59	
181.59	14	5	181.59	21	1	181.59	8	4	181.59	
181.59	15	5	181.59	22	1	181.59	9	4	181.59	
181.59	1	6	181.59	23	1	181.59	10	4	181.59	
181.59	2	6	181.59	24	1	181.59	11	4	181.59	
181.59	3	6	181.59	25	1	181.59	12	4	181.59	
181.59	1	7	181.59	26	1	181.59	13	4	181.59	
181.59	2	7	181.59	27	1	181.59	14	4	181.59	
181.59	3	7	181.59	28	1	181.59	15	4	181.59	
181.59	4	7	181.59	29	1	181.59	16	4	181.59	
181.59	1	8	181.59	30	1	181.59	17	4	181.59	
181.59	2	8	181.59	BROOKS HARBOR 2 ND ADDITION				18	4	181.59
181.59	3	8	181.59	1 & THE W2'	1	181.59	19	4	181.59	
181.59	4	8	181.59	OF 2	1	181.59	20	4	181.59	
181.59	1	9	181.59	2 EXCEPT THE	1	181.59	21	4	181.59	
181.59	2	9	181.59	W2'	1	181.59	22	4	181.59	
181.59	3	9	181.59				23	4	181.59	
181.59	4	9	181.59				24	4	181.59	
181.59	5	9	181.59				25	4	181.59	
181.59	6	9	181.59				26	4	181.59	
181.59	7	9	181.59				27	4	181.59	
181.59	8	9	181.59				28	4	181.59	
181.59	9	9	181.59				29	4	181.59	
BROOKS HARBOR 3 RD ADDITION			10			30	4	181.59		
181.59	1	3	8,541.41	11	1	181.59	31	4	181.59	
181.59	2	3	2,905.43	12	1	181.59	32	4	181.59	
181.59	3	3	3,775.42	13	1	181.59	33	4	181.59	
181.59	1	4	1,624.94	14	1	181.59	34	4	181.59	
BROOKS HARBOR 4 TH ADDITION			15	1	181.59	35	4	181.59		
181.59	1	1	181.59	16	1	181.59	36	4	181.59	
181.59	2	1	181.59	17	1	181.59	37	4	181.59	
181.59	3	1	181.59	18	1	181.59	38	4	181.59	
181.59	4	1	181.59	19	1	181.59	39	4	181.59	
181.59	5	1	181.59	20	1	181.59	40	4	181.59	
181.59	6	1	181.59	21	1	181.59	41	4	181.59	
181.59	7	1	181.59	22	1	181.59	42	4	181.59	
181.59	8	1	181.59	23	1	181.59	43	4	181.59	
181.59	9	1	181.59	24	1	181.59	44	4	181.59	
181.59	10	1	181.59	25	1	181.59	45	5	181.59	
181.59	11	1	181.59	26	1	181.59	6	5	181.59	
181.59	12	1	181.59	1	2	181.59	7	5	181.59	
181.59	13	1	181.59	2	2	181.59	8	5	181.59	
181.59	14	1	181.59	3	2	181.59	9	5	181.59	
181.59	15	1	181.59	4	2	181.59	10	5	181.59	
181.59	16	1	181.59	5	2	181.59	11	5	181.59	
181.59	1	2	181.59	6	2	181.59	12	5	181.59	
181.59	2	2	181.59	7	2	181.59	13	5	181.59	
181.59	3	2	181.59	8	2	181.59	14	5	181.59	
181.59	4	2	181.59	9	2	181.59	15	5	181.59	
181.59	5	2	181.59	10	2	181.59	16	5	181.59	
181.59	6	2	181.59	11	2	181.59	17	5	181.59	
181.59	7	2	181.59	12	2	181.59	18	5	181.59	
181.59	8	2	181.59	13	2	181.59	19	5	181.59	
181.59	1	3	181.59	14	2	181.59	20	6	181.59	
181.59	2	3	181.59	15	2	181.59	21	5	181.59	
181.59	3	3	181.59	16	2	181.59	22	5	181.59	
181.59	4	3	181.59	17	2	181.59	23	5	181.59	
181.59	5	3	181.59	18	2	181.59	24	5	181.59	
181.59	6	3	181.59	19	2	181.59	25	5	181.59	
181.59	7	3	181.59	20	2	181.59	26	5	181.59	
181.59	8	3	181.59	21	2	181.59	27	5	181.59	
181.59	1	4	181.59	22	2	181.59	28	6	181.59	
181.59	2	4	181.59	23	2	181.59	29	5	181.59	
181.59	3	4	181.59	24	2	181.59	30	5	181.59	
181.59	4	4	181.59	25	2	181.59	31	5	181.59	
181.59	5	4	181.59	26	2	181.59	EAGLE RUN 12 TH ADDITION			
181.59	6	4	181.59	27	2	181.59	1	1	27,456.41	
181.59	7	4	181.59	28	2	181.59	2	2	27,456.41	
181.59	8	4	181.59	29	2	181.59	1	3	1,594.03	
181.59	9	4	181.59	30	2	181.59	EAGLE RUN 13 TH ADDITION			
181.59	10	4	181.59	31	2	181.59	3	1	181.59	
181.59	11	4	181.59	32	2	181.59	4	1	181.59	
181.59	12	4	181.59				5	1	181.59	
181.59	13	4	181.59				6	1	181.59	
181.59	14	4	181.59				7	1	181.59	
181.59	15	4	181.59				8	1	181.59	
181.59	16	4	181.59				9	1	181.59	
181.59	17	4	181.59				10	1	181.59	
181.59	18	4	181.59	BROOKS HARBOR 10 TH ADDITION			11	1	181.59	
181.59	19	4	181.59	1	1	2,590.62	12	1	181.59	
181.59	1	5	181.59	2	1	2,429.76	13	1	181.59	
181.59	2	5	181.59	EAGLE RUN 8 TH ADDITION			14	1	181.59	
181.59	3	5	181.59	5	1	726.36	15	1	181.59	
181.59	4	5	181.59	6	1	726.36	16	1	181.59	
181.59	5	5	181.59	7	1	726.36	17	1	181.59	
181.59	6	5	181.59	8	1	726.36	18	1	181.59	
181.59	7	5	181.59	EAGLE RUN 11 TH ADDITION			19	1	181.59	
181.59	8	5	181.59	1	1	726.36	20	1	181.59	
181.59	9	5	181.59	2	1	181.59	21	1	181.59	
181.59	10	5	181.59	3	1	181.59	22	1	181.59	
181.59	11	5	181.59	4	1	181.59				

75	3	181.59	13	7	181.59	12	5	181.59	5	2	181.59	23	1	181.59
76	3	181.59	14	7	181.59	13	5	181.59	6	2	181.59	24	1	181.59
77	3	181.59	BROOKS HARBOR 3 RD ADDITION			14	5	181.59	7	2	181.59	25	1	181.59
78	3	181.59	1	1	435.82	15	5	181.59	8	2	181.59	26	1	181.59
79	3	181.59	2	1	435.82	16	5	181.59	9	2	181.59	27	1	181.59
80	3	181.59	3	1	435.82	17	5	181.59	10	2	181.59	28	1	181.59
81	3	181.59	4	1	435.82	18	5	181.59	11	2	181.59	29	1	181.59
82	3	181.59	5	1	435.82	19	5	181.59	12	2	181.59	30	1	181.59
83	3	181.59	6	1	435.82	20	5	181.59	13	2	181.59	31	1	181.59
84	3	181.59	BROOKS HARBOR 4 TH ADDITION			21	5	181.59	14	2	181.59	32	1	181.59
85	3	181.59	1	1	181.59	22	5	181.59	15	2	181.59	1	2	181.59
86	3	181.59	2	1	181.59	23	5	181.59	16	2	181.59	2	2	181.59
87	3	181.59	3	1	181.59	24	5	181.59	17	2	181.59	3	2	181.59
88	3	181.59	4	1	181.59	25	5	181.59	18	2	181.59	4	2	181.59
89	3	181.59	5	1	181.59	26	5	181.59	19	2	181.59	5	2	181.59
90	3	181.59	6	1	181.59	27	5	181.59	20	2	181.59	6	2	181.59
91	3	181.59	7	1	181.59	28	5	181.59	21	2	181.59	7	2	181.59
92	3	181.59	8	1	181.59	29	5	181.59	22	2	181.59	8	2	181.59
93	3	181.59	9	1	181.59	30	5	181.59	23	2	181.59	9	2	181.59
94	3	181.59	10	1	181.59	31	5	181.59	24	2	181.59	10	2	181.59
95	3	181.59	11	1	181.59	1	6	181.59	25	2	181.59	11	2	181.59
1	4	181.59	12	1	181.59	2	6	181.59	26	2	181.59	12	3	181.59
2	4	181.59	13	1	181.59	3	6	181.59	27	2	181.59	13	3	181.59
3	4	181.59	14	1	181.59	4	6	181.59	28	2	181.59	14	3	181.59
4	4	181.59	15	1	181.59	5	6	181.59	29	2	181.59	15	3	181.59
5	4	181.59	16	1	181.59	6	6	181.59	30	2	181.59	16	3	181.59
6	4	181.59	17	1	181.59	7	6	181.59	31	2	181.59	17	3	181.59
7	4	181.59	18	1	181.59	8	6	181.59	32	2	181.59	18	3	181.59
8	4	181.59	19	1	181.59	9	6	181.59	33	2	181.59	19	3	181.59
9	4	181.59	20	1	181.59	10	6	181.59	34	2	181.59	20	3	181.59
10	4	181.59	21	1	181.59	11	6	181.59	35	2	181.59	21	3	181.59
11	4	181.59	22	1	181.59	12	6	181.59	36	2	181.59	22	3	181.59
12	4	181.59	23	1	181.59	13	6	181.59	37	2	181.59	23	3	181.59
13	4	181.59	24	1	181.59	14	6	181.59	38	2	181.59	24	3	181.59
14	4	181.59	25	1	181.59	15	6	181.59	39	2	181.59	25	3	181.59
15	4	181.59	2	2	181.59	16	6	181.59	40	2	181.59	26	3	181.59
16	4	181.59	3	2	181.59	17	6	181.59	41	2	181.59	27	3	181.59
1	5	181.59	4	2	181.59	18	6	181.59	42	2	181.59	28	3	181.59
2	5	181.59	5	2	181.59	19	6	181.59	43	2	181.59	29	3	181.59
3	5	181.59	6	2	181.59	20	6	181.59	44	2	181.59	30	3	181.59
4	5	181.59	7	2	181.59	21	6	181.59	45	2	181.59	31	3	181.59
5	5	181.59	8	2	181.59	22	6	181.59	46	2	181.59	32	3	181.59
6	5	181.59	9	2	181.59	23	6	181.59	47	2	181.59	33	3	181.59
7	5	181.59	10	2	181.59	24	6	181.59	48	2	181.59	34	3	181.59
8	5	181.59	11	2	181.59	25	6	181.59	49	2	181.59	35	3	181.59
9	5	181.59	1	3	181.59	26	6	181.59	50	2	181.59	36	3	181.59
10	5	181.59	2	3	181.59	27	6	181.59	51	2	181.59	37	3	181.59
3	6	1,374.13	3	3	181.59	28	6	181.59	52	2	181.59	EAGLE RUN 15 TH ADDITION		
4	6	181.59	4	3	181.59	29	6	181.59	53	2	181.59	2	1	9,152.14
5	6	181.59	5	3	181.59	30	6	181.59	54	2	181.59	EAGLE RUN 16 TH ADDITION		
6	6	181.59	6	3	181.59	31	6	181.59	55	2	181.59	02-0195-00065-016 LOTS		
7	6	181.59	7	3	181.59	32	6	181.59	56	2	181.59	8-11 BLK 1 AND THAT PT		
8	6	181.59	8	3	181.59	1	7	181.59	57	2	17,660.95	OF LOT 7 BLK 1 DESC		
9	6	181.59	9	3	181.59	2	7	181.59	1	3	181.59	AS: BEG AT NW COR LOT		
10	6	181.59	10	3	181.59	3	7	181.59	2	3	181.59	7 THIN N87DEG41'04"		
11	6	181.59	11	3	181.59	4	7	181.59	3	3	181.59	E ALG S LN LOT 7 FOR		
12	6	181.59	12	3	181.59	5	7	181.59	4	3	181.59	9' THIN S02DEG18 56"E		
13	6	181.59	13	3	181.59	6	7	181.59	5	3	181.59	PARA TO W LN LOT 7 FOR		
14	6	181.59	14	3	181.59	7	7	181.59	6	3	181.59	150' TO PT ON S LN LOT		
15	6	181.59	15	3	181.59	8	7	181.59	7	3	181.59	7 THIN S87DEG41'04"W		
1	7	181.59	1	4	181.59	9	7	181.59	8	3	181.59	ALG S LN LOT 7 FOR 9'		
2	7	181.59	2	4	181.59	10	7	181.59	9	3	181.59	TO SW COR LOT 7 THEN		
3	7	181.59	3	4	181.59	11	7	181.59	10	3	181.59	N02DEG18'56"W ALG W		
4	7	181.59	4	4	181.59	12	7	181.59	11	3	181.59	LN LOT 7 FOR 150' TO NW		
5	7	181.59	5	4	181.59	13	7	181.59	12	3	181.59	CORN LOT 7 PT OF BEG		
BROOKS HARBOR 2 ND ADDITION			6	4	181.59	14	7	181.59	13	3	181.59	02-0195-00065-025 LOTS		
1	1	181.59	7	4	181.59	15	7	181.59	14	3	181.59	8-11 BLK 1 AND THAT PT		
2	1	181.59	8	4	181.59	16	7	181.59	15	3	181.59	OF LOT 7 BLK 1 DESC		
3	1	181.59	9	4	181.59	17	7	181.59	16	3	181.59	AS: BEG AT NW COR LOT		
4	1	181.59	10	4	181.59	18	7	181.59	17	3	181.59	7 THIN N87DEG41'04"		
5	1	181.59	11	4	181.59	1	1,916.16	18	3	181.59	E ALG S LN LOT 7 FOR			
6	1	181.59	12	4	181.59	2	1,013.34	19	3	181.59	9' THIN S02DEG18 56"E			
7	1	181.59	13	4	181.59	1	181.59	20	3	181.59	PARA TO W LN LOT 7 FOR			
8	1	181.59	14	4	181.59	2	181.59	21	3	181.59	150' TO PT ON S LN LOT			
9	1	181.59	15	4	181.59	3	181.59	22	3	181.59	7 THIN S87DEG41'04"W			
1	2	181.59	16	4	181.59	4	181.59	23	3	181.59	ALG S LN LOT 7 FOR 9'			
1	2	181.59	17	4	181.59	5	181.59	24	3	181.59	TO SW COR LOT 7 THEN			
3	2	181.59	18	4	181.59	6	181.59	25	3	181.59	N02DEG18'56"W ALG W			
4	2	181.59	19	4	181.59	7	181.59	26	3	181.59	LN LOT 7 FOR 150' TO NW			
5	2	181.59	1	5	181.59	8	181.59	27	3	181.59	CORN LOT 7 PT OF BEG			
6	2	181.59	2	5	181.59	9	181.59	28	3	181.59				
7	2	181.59	3	5	181.59	10	181.59	29	3	181.59				
8	2	181.59	4	5	181.59	11	181.59	30	3	181.59				
9	2	181.59	5	5	181.59	12	181.59	31	3	181.59				
			6	5	181.59	13	181.59							
			7	5	181.59	14	181.59							
			8	5	181.59	15	181.59							
			9	5	181.59	16	181.59							
			10	5	181.59	17	181.59							
			11	5	181.59	18	181.59							
			12	5	181.59	19	181.59							
			13	5	181.59	20	181.59							
			14	5	181.59	21	181.59							
			15	5	181.59	22	181.59							
			16	5	181.59	23	181.59							
			17	5	181.59	24	181.59							
			18	5	181.59	25	181.59							
			19	5	181.59	26	181.59							
			20	5	181.59	27	181.59							
			21	5	181.59	28	181.59							
			22	5	181.59	29	181.59							
			23	5	181.59	30	181.59							
			24	5	181.59	31	181.59							
			25	5	181.59	32	181.59							
			26	5	181.59	33	181.59							
			27	5	181.59	34	181.59							
			28	5	181.59	35	181.59							
			29	5	181.59	36	181.59							
			30	5	181.59	37	181.59							
			31	5	181.59	38	181.59							
			32	5	181.59	39	181.59							
			33	5	181.59	40	181.59							
			34	5	181.59	41	181.59							
			35	5	181.59	42	181.59							
			36	5	181.59	43	181.59							
			37	5	181.59	44	181.59							
			38	5	181.59	45	181.59							
			39											

181.50	2	3	181.50	4	1	181.50	25	9	181.50	14	6	181.50
CORN LOT 7 PT OF BEG	3	3	181.50	5	1	181.50	26	9	181.50	15	6	181.50
02-0195-00065-045 LOTS	4	3	181.50	6	1	181.50	1	10	181.50	EAGLEWOOD 4TH ADDITION		
8-11 BLK 1 AND THAT PT	5	3	181.50	7	1	181.50	2	10	181.50	1	1	181.50
OF LOT 7 BLK 1 DESC	6	3	181.50	8	1	181.50	3	10	181.50	2	1	181.50
AS: BEG AT NW COR LOT	7	3	181.50	9	1	181.50	4	10	181.50	3	1	181.50
7 THN N87DEG41'04"	8	3	181.50	10	1	181.50	5	10	181.50	4	1	181.50
5' ALG N LN LOT 7 FOR	9	3	181.50	12	1	181.50	6	10	181.50	5	1	181.50
9' THN S02DEG18' 55"E	10	3	181.50	1	2	181.50	7	10	181.50	6	1	181.50
PARA TO W LN LOT 7 FOR	11	3	181.50	2	2	181.50	1	11	181.50	7	1	181.50
150' TO PT ON S LN LOT	12	3	181.50	3	2	181.50	2	11	181.50	8	1	181.50
7 THN S87DEG41'04"W	13	3	181.50	4	2	181.50	3	11	181.50	9	1	181.50
ALG S LN LOT 7 FOR 9'	14	3	181.50	5	2	181.50	4	11	181.50	10	1	181.50
TO SW COR LOT 7 THEN	15	3	181.50	6	2	181.50	5	11	181.50	11	1	181.50
N02DEG18'55"W ALG W	16	3	181.50	7	2	181.50	6	11	181.50	12	1	181.50
LN LOT 7 FOR 150' TO NW	17	3	181.50	8	2	181.50	7	11	181.50	13	1	181.50
CORN LOT 7 PT OF BEG	18	3	181.50	9	2	181.50	8	11	181.50	14	1	181.50
7 2	19	3	181.50	10	2	181.50	9	11	181.50	15	1	181.50
8 2	20	3	181.50	11	2	181.50	10	11	181.50	16	1	181.50
9 2	21	3	181.50	12	2	181.50	11	11	181.50	17	1	181.50
10 2	22	3	181.50	13	2	181.50	12	11	181.50	18	1	181.50
11 2	23	3	181.50	14	2	181.50	13	11	181.50	19	1	181.50
EAGLE RUN 17TH ADDITION	24	3	181.50	15	2	181.50	1	12	181.50	20	1	181.50
1 1	25	3	181.50	16	2	3,827.36	2	12	181.50	21	1	181.50
2 1	26	3	181.50	1	3	181.50	3	12	181.50	22	1	181.50
3 1	27	3	181.50	2	3	181.50	4	12	181.50	23	1	181.50
4 1	28	3	181.50	3	3	181.50	5	12	181.50	24	1	10,192.72
EAGLE RUN 18TH ADDITION	29	3	181.50	4	3	181.50	6	12	181.50	25	1	626.59
1 1	1	4	181.50	5	3	181.50	7	12	181.50	1	2	1,226.57
EAGLE RUN 19TH ADDITION	2	4	181.50	6	3	181.50	8	12	181.50	EAGLEWOOD 7TH ADDITION		
1 1	3	4	181.50	7	3	181.50	9	12	181.50	1	1	181.50
3 1	4	4	181.50	8	3	181.50	10	12	181.50	2	1	181.50
4 1	5	4	181.50	9	3	181.50	11	12	181.50	3	1	181.50
EAGLE RUN 20TH ADDITION	6	4	181.50	10	3	181.50	12	12	181.50	4	1	181.50
1 1	7	4	181.50	11	3	181.50	13	12	181.50	5	1	181.50
2 1	8	4	181.50	12	3	181.50	14	12	181.50	6	1	181.50
3 1	9	4	181.50	13	3	181.50	15	12	181.50	7	1	181.50
EAGLE RUN 21ST ADDITION	10	4	181.50	1	4	181.50	16	12	181.50	8	1	181.50
1 1	11	4	181.50	2	4	181.50	17	12	181.50	9	1	181.50
2 1	12	4	181.50	3	4	181.50	1	1	181.50	10	1	181.50
EAGLE RUN 22ND ADDITION	13	4	181.50	4	4	181.50	2	1	181.50	11	1	181.50
1 1	14	4	181.50	5	4	181.50	3	1	181.50	12	1	181.50
2 1	15	4	181.50	6	4	181.50	4	1	181.50	13	1	181.50
3 1	16	4	181.50	7	4	181.50	5	1	181.50	1	2	181.50
EAGLE RUN PLAZA 1ST ADDITION	17	4	181.50	8	4	181.50	6	1	181.50	2	2	181.50
1 1	18	4	181.50	9	4	181.50	7	1	181.50	3	2	181.50
2 1	19	4	181.50	10	4	181.50	8	1	181.50	4	2	181.50
3 1	20	4	181.50	11	4	181.50	9	1	181.50	5	2	181.50
4 1	21	4	181.50	12	4	181.50	10	1	181.50	6	2	181.50
5 1	22	4	181.50	13	4	181.50	11	1	181.50	7	2	181.50
6 1	23	4	181.50	14	4	181.50	12	1	181.50	8	2	181.50
7 1	24	4	181.50	15	4	181.50	13	1	181.50	9	2	181.50
8 1	25	4	181.50	16	4	181.50	14	1	181.50	10	2	181.50
9 1	26	4	181.50	1	5	181.50	15	1	181.50	11	2	181.50
EAGLE RUN PLAZA 3RD ADDITION	1	5	181.50	2	5	181.50	16	1	181.50	12	2	181.50
1 1	2	5	181.50	3	5	181.50	17	1	181.50	13	2	181.50
2 1	3	5	181.50	4	5	181.50	18	1	181.50	14	2	181.50
EAGLE RUN PLAZA 5TH ADDITION	4	5	181.50	5	5	181.50	19	1	181.50	15	2	181.50
1 1	5	5	181.50	6	5	181.50	20	1	181.50	16	2	181.50
2 1	6	5	181.50	7	5	181.50	21	1	181.50	17	2	181.50
3 1	7	5	181.50	8	5	181.50	22	1	181.50	18	2	181.50
4 1	8	5	181.50	9	5	181.50	23	1	181.50	1	3	181.50
5 1	9	5	181.50	10	5	181.50	24	1	181.50	2	3	181.50
6 1	10	5	181.50	11	5	181.50	25	1	181.50	3	3	181.50
7 1	11	5	181.50	12	5	181.50	1	2	181.50	4	3	181.50
8 1	12	5	181.50	13	5	181.50	2	2	181.50	5	3	181.50
9 1	13	5	181.50	14	5	181.50	3	2	181.50	6	3	181.50
10 1	14	5	181.50	15	5	181.50	4	2	181.50	7	4	181.50
11 1	15	5	181.50	16	5	181.50	5	2	181.50	8	4	181.50
12 1	16	5	181.50	1	6	181.50	6	2	181.50	9	4	181.50
13 1	17	5	181.50	2	6	181.50	7	2	181.50	10	4	181.50
14 1	18	5	181.50	3	6	181.50	8	2	181.50	11	4	181.50
15 1	19	5	181.50	4	6	181.50	9	2	181.50	12	4	181.50
16 1	20	5	181.50	5	6	181.50	10	2	181.50	13	4	181.50
17 1	21	5	181.50	6	6	181.50	11	2	181.50	14	4	181.50
18 1	22	5	181.50	7	6	181.50	12	2	181.50	15	4	181.50
19 1	23	5	181.50	8	6	181.50	13	2	181.50	16	4	181.50
20 1	24	5	181.50	9	6	181.50	14	2	181.50	17	4	181.50
21 1	25	5	181.50	10	6	181.50	1	3	181.50	18	4	181.50
22 1	1	6	181.50	11	6	181.50	2	3	181.50	19	4	181.50
23 1	2	6	181.50	12	6	181.50	3	3	181.50	20	4	181.50
24 1	3	6	181.50	13	6	181.50	4	3	181.50	21	4	181.50
25 1	4	6	181.50	14	6	181.50	5	3	181.50	22	4	181.50
26 1	5	6	181.50	15	6	181.50	6	3	181.50	23	4	181.50
27 1	6	6	181.50	16	6	181.50	7	3	181.50	24	4	181.50
28 1	7	6	181.50	17	6	181.50	8	3	181.50	25	4	181.50
29 1	8	6	181.50	18	6	181.50	9	3	181.50	26	4	181.50
30 1	9	6	181.50	19	6	181.50	10	3	181.50	27	4	181.50
31 1	10	6	181.50	20	6	181.50	11	3	181.50	28	4	181.50
32 1	11	6	181.50	21	6	181.50	12	3	181.50	29	4	181.50
33 1	12	6	181.50	22	6	181.50	13	3	181.50	30	4	181.50
34 1	13	6	181.50	23	6	181.50	14	3	181.50	31	4	181.50
35 1	14	6	181.50	24	6	181.50	15	3	181.50	32	4	181.50
36 1	15	6	181.50	25	6	181.50	16	3	181.50	33	4	181.50
37 1	16	6	181.50	26	6	181.50	17	3	181.50	34	4	181.50
38 1	17	6	181.50	27	6	181.50	18	3	181.50	35	4	181.50
39 1	18	6	181.50	28	6	181.50	19	3	181.50	36	4	181.50
40 1	19	6	181.50	29	6	181.50	20	3	181.50	37	4	181.50
41 1	20	6	181.50	30	6	181.50	21	3	181.50	38	4	181.50
42 1	21	6	181.50	31	6	181.50	22	3	181.50	39	4	181.50
43 1	22	6	181.50	32	6	181.50	23	3	181.50	40	4	181.50
44 1	23	6	181.50	33	6	181.50	24	3	181.50	41	4	181.50
45 1	24	6	181.50	34	6	181.50	25	3	181.50	42	4	181.50
46 1	25	6	181.50	35	6	181.50	26	3	181.50	43	4	181.50
47 1	26	6	181.50	36	6	181.50	27	3	181.50	44	4	181.50
48 1	27	6	181.50	37	6	181.50	28	3	181.50	45	4	181.50
49 1	28	6	181.50	38	6	181.50	29	3	181.50	46	4	181.50
50 1	29	6	181.50	39	6	181.50	30	3	181.50	47	4	181.50
51 1	30	6	181.50	40	6	181.50	31	3	181.50	48	4	181.50
52 1	31	6	181.50	41	6	181.50	32					

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	27	5	181.59
1 UNIT 704	1	108.95	10	8	181.59	3	3	181.59	29	3	181.59	28	5	181.59
1 UNIT 705	1	108.95	11	8	181.59	4	3	181.59	30	3	181.59	29	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
EAGLE RUN PLAZA 1 ST ADDITION	1	21,572.89	16	8	181.59	4	4	181.59	5	4	181.59	35	5	181.59
2	1	1,166.96	17	8	181.59	5	4	181.59	6	4	181.59			
EAGLE RUN PLAZA 12 TH ADDITION	1	183.51	18	8	181.59	1	5	181.59	7	4	181.59	HIGHLAND MEADOWS 1 ST ADDITION		
2	1	179.71	19	8	181.59	2	5	181.59	8	4	181.59	1	1	181.59
3	1	179.71	20	8	181.59	3	5	181.59	9	4	181.59	2	1	181.59
4	1	179.71	21	8	181.59	4	5	181.59	10	4	181.59	3	1	181.59
EAGLE RUN PLAZA 13 TH ADDITION	1	6,866.81	22	8	181.59	5	5	181.59	11	4	181.59	4	1	181.59
EAGLE RUN PLAZA 14 TH ADDITION	1	1,132.00	23	8	181.59	6	5	181.59	12	4	181.59	5	1	181.59
2	1	719.30	24	8	181.59	7	5	181.59	13	4	181.59	6	1	181.59
EAGLEWOOD 1 ST ADDITION	1	181.59	25	8	181.59	8	5	181.59	14	4	181.59	7	1	181.59
2	1	181.59	26	8	181.59	9	5	181.59	15	4	181.59	8	1	181.59
3	1	181.59	27	8	181.59	10	5	181.59	16	4	181.59	9	1	181.59
4	1	181.59	28	8	181.59	11	5	181.59	17	4	181.59	10	1	181.59
5	1	181.59	29	8	181.59	12	5	181.59	18	4	181.59	11	1	181.59
6	1	181.59	30	8	181.59	13	5	181.59	19	4	181.59	12	1	181.59
7	1	181.59	31	8	181.59	14	5	181.59	20	4	181.59	13	1	181.59
8	1	181.59	32	8	181.59	15	5	181.59	21	4	181.59	14	1	181.59
9	1	181.59	33	8	181.59	16	5	181.59	22	4	181.59	15	1	181.59
10	1	181.59	34	8	181.59	17	5	181.59	23	4	181.59	16	1	181.59
11	1	181.59	35	8	181.59	18	5	181.59	24	4	181.59	17	1	181.59
12	1	181.59	36	8	181.59	19	5	181.59	25	4	181.59	18	1	181.59
13	1	181.59	37	8	181.59	20	5	181.59	26	4	181.59	19	1	181.59
14	1	181.59	38	8	181.59	21	5	181.59	27	4	181.59	20	1	181.59
15	1	181.59	39	8	181.59	22	5	181.59	28	4	181.59	21	1	181.59
16	1	181.59	40	8	181.59	23	5	181.59	29	4	181.59	22	1	181.59
17	1	181.59	41	8	181.59	24	5	181.59	30	4	181.59	23	1	181.59
18	1	181.59	42	8	181.59	25	5	181.59	31	4	181.59	24	1	181.59
19	1	181.59	43	8	181.59	26	5	181.59	32	4	181.59	25	1	181.59
20	1	181.59	44	8	181.59	27	5	181.59	33	4	181.59	26	1	181.59
21	1	181.59	45	8	181.59	28	5	181.59	34	4	181.59	27	1	181.59
22	1	181.59	46	8	181.59	29	5	181.59	35	4	181.59	28	1	181.59
23	1	181.59	47	8	181.59	30	5	181.59	36	4	181.59	29	1	181.59
24	1	181.59	48	8	181.59	31	5	181.59	37	4	181.59	30	1	181.59
25	1	181.59	49	8	181.59	32	5	181.59	38	4	181.59	31	1	181.59
26	1	181.59	50	8	181.59	33	5	181.59	39	4	181.59	32	1	181.59
27	1	181.59	51	8	181.59	34	5	181.59	40	4	181.59	33	1	181.59
28	1	181.59	52	8	181.59	35	5	181.59	41	4	181.59	34	1	181.59
29	1	181.59	53	8	181.59	36	5	181.59	42	4	181.59	35	1	181.59
30	1	181.59	54	8	181.59	37	5	181.59	43	4	181.59	36	1	181.59
31	1	181.59	55	8	181.59	38	5	181.59	44	4	181.59	37	1	181.59
32	1	181.59	56	8	181.59	39	5	181.59	45	4	181.59	38	1	181.59
33	1	181.59	57	8	181.59	40	5	181.59	46	4	181.59	39	1	181.59
34	1	181.59	58	8	181.59	41	5	181.59	47	4	181.59	40	1	181.59
35	1	181.59	59	8	181.59	42	5	181.59	48	4	181.59	41	1	181.59
36	1	181.59	60	8	181.59	43	5	181.59	49	4	181.59	42	1	181.59
37	1	181.59	61	8	181.59	44	5	181.59	50	4	181.59	43	1	181.59
38	1	181.59	62	8	181.59	45	5	181.59	51	4	181.59	44	1	181.59
39	1	181.59	63	8	181.59	46	5	181.59	52	4	181.59	45	1	181.59
40	1	181.59	64	8	181.59	47	5	181.59	53	4	181.59	46	1	181.59
41	1	181.59	65	8	181.59	48	5	181.59	54	4	181.59	47	1	181.59
42	1	181.59	66	8	181.59	49	5	181.59	55	4	181.59	48	1	181.59
43	1	181.59	67	8	181.59	50	5	181.59	56	4	181.59	49	1	181.59
44	1	181.59	68	8	181.59	51	5	181.59	57	4	181.59	50	1	181.59
45	1	181.59	69	8	181.59	52	5	181.59	58	4	181.59	51	1	181.59
46	1	181.59	70	8	181.59	53	5	181.59	59	4	181.59	52	1	181.59
47	1	181.59	71	8	181.59	54	5	181.59	60	4	181.59	53	1	181.59
48	1	181.59	72	8	181.59	55	5	181.59	61	4	181.59	54	1	181.59
49	1	181.59	73	8	181.59	56	5	181.59	62	4	181.59	55	1	181.59
50	1	181.59	74	8	181.59	57	5	181.59	63	4	181.59	56	1	181.59
51	1	181.59	75	8	181.59	58	5	181.59	64	4	181.59	57	1	181.59
52	1	181.59	76	8	181.59	59	5	181.59	65	4	181.59	58	1	181.59
53	1	181.59	77	8	181.59	60	5	181.59	66	4	181.59	59	1	181.59
54	1	181.59	78	8	181.59	61	5	181.59	67	4	181.59	60	1	181.59
55	1	181.59	79	8	181.59	62	5	181.59	68	4	181.59	61	1	181.59
56	1	181.59	80	8	181.59	63	5	181.59	69	4	181.59	62	1	181.59
57	1	181.59	81	8	181.59	64	5	181.59	70	4	181.59	63	1	181.59
58	1	181.59	82	8	181.59	65	5	181.59	71	4	181.59	64	1	181.59
59	1	181.59	83	8	181.59	66	5	181.59	72	4	181.59	65	1	181.59
60	1	181.59	84	8	181.59	67	5	181.59	73	4	181.59	66	1	181.59
61	1	181.59	85	8	181.59	68	5	181.59	74	4	181.59	67	1	181.59
62	1	181.59	86	8	181.59	69	5	181.59	75	4	181.59	68	1	181.59
63	1	181.59	87	8	181.59	70	5	181.59	76	4	181.59	69	1	181.59
64	1	181.59	88	8	181.59	71	5	181.59	77	4	181.59	70	1	181.59
65	1	181.59	89	8	181.59	72	5	181.59	78	4	181.59	71	1	181.59
66	1	181.59	90	8	181.59	73	5	181.59	79	4	181.59	72	1	181.59
67	1	181.59	91	8	181.59	74	5	181.59	80	4	181.59	73	1	181.59
68	1	181.59	92	8	181.59	75	5	181.59	81	4	181.59	74	1	181.59
69	1	181.59	93	8	181.59	76	5	181.59	82	4	181.59	75	1	181.59
70	1	181.59	94	8	181.59	77	5	181.59	83	4	181.59	76	1	181.59
71	1	181.59	95	8	181.59	78	5	181.59	84	4	181.59	77	1	181.59
72	1	181.59	96	8	181.59	79	5	181.59	85	4	181.59	78	1	181.59
73	1	181.59	97	8	181.59	80	5	181.59	86	4	181.59	79	1	181.59
74	1	181.59	98	8	181.59	81	5	181.59	87	4	181.59	80	1	181.59
75	1	181.59	99	8	181.59	82	5	181.59	88	4</				

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

6	1	181.59	1	2	181.59	7	4	181.59	Construction Interest	17,463.39
7	1	181.59	2	2	181.59	8	4	181.59	Capitalized Interest	28,623.61
8	1	181.59	3	2	181.59	9	4	181.59	Bond Discount	9,899.20
9	1	181.59	4	2	181.59	10	4	181.59	Testing and Consulting	1,614.50
10	1	181.59	5	2	181.59	11	4	181.59	Legal	4,246.12
11	1	181.59	6	2	181.59	12	4	181.59	Advertising	1,653.62
16	1	181.59	7	2	181.59	13	4	181.59	Engineering Administrative	28,301.00
17	1	181.59	8	2	181.59	14	4	181.59	Bond Counsel	754.89
18	1	181.59	9	2	181.59	HIGHLAND MEADOWS 6TH ADDITION			Rating Agency Fee	1,132.04
19	1	181.59	10	2	181.59	1	1	181.59	Underwriting Fee	943.37
20	1	181.59	11	2	181.59	2	1	181.59	Contingencies	127.63
21	1	181.59	12	2	181.59	LAKE CREST 1ST ADDITION			Rounding	767.18
22	1	181.59	13	2	181.59	4	1	553.18	Service Charge	20.96
23	1	181.59	14	2	181.59	MONTGOMERY HOMESTEAD ADDITION				
24	1	181.59	15	2	181.59	3	1	1,089.54		
25	1	181.59	16	2	181.59	4	1	1,089.54	TOTAL:	\$ 662,063.45
26	1	181.59	20	2	181.59	5	1	1,089.54		
27	1	181.59	21	2	181.59	6	1	1,089.54	LESS: Reoffering Premium	20,063.45
28	1	181.59	22	2	181.59	7	1	762.68	LESS: Other Contributions	172,000.00
29	1	181.59	23	2	181.59	8	1	653.72		
30	1	181.59	24	2	181.59	MONTGOMERY HOMESTEAD 2ND ADDITION				
31	1	181.59	25	2	181.59	1	1	1,089.54	TOTAL TO BE ASSESSED:	\$ 670,000.00
32	1	181.59	1	3	181.59					
HIGHLAND MEADOWS 4TH ADDITION										



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 9th Street W. and 32nd 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)
- Property owners who feel there are errors may object to pending assessments at this public hearing. - 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 - After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.	- Property owners must file a written notice of appeal before appealing at this public hearing. - A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District - The City Commission has final approval and certifies Special Assessments

*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.

Thank you,

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

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

PROJECT INFORMATION: Improvement District 2270 – Traffic Signal at 9th Street W. and 32nd 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.westfargond.gov/1021/Special-Assessment-Projects>

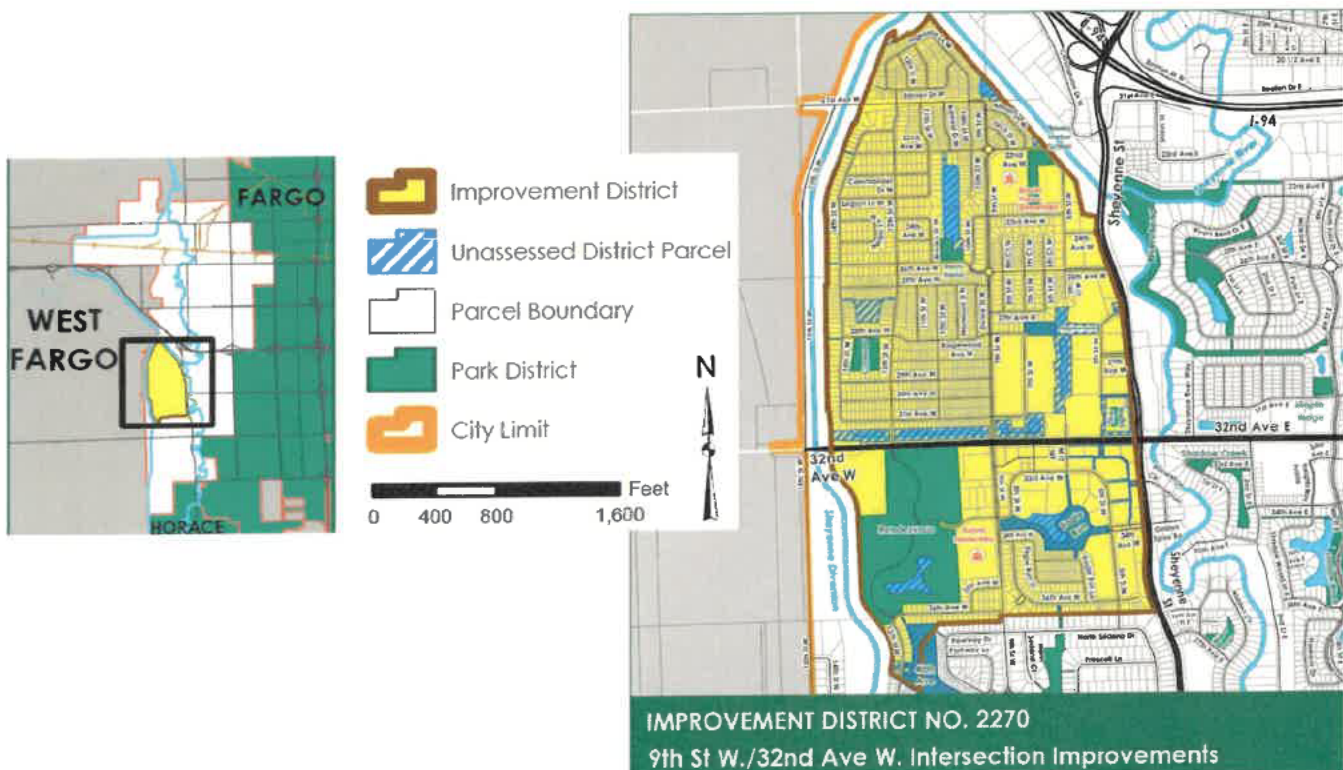
Project Funding:

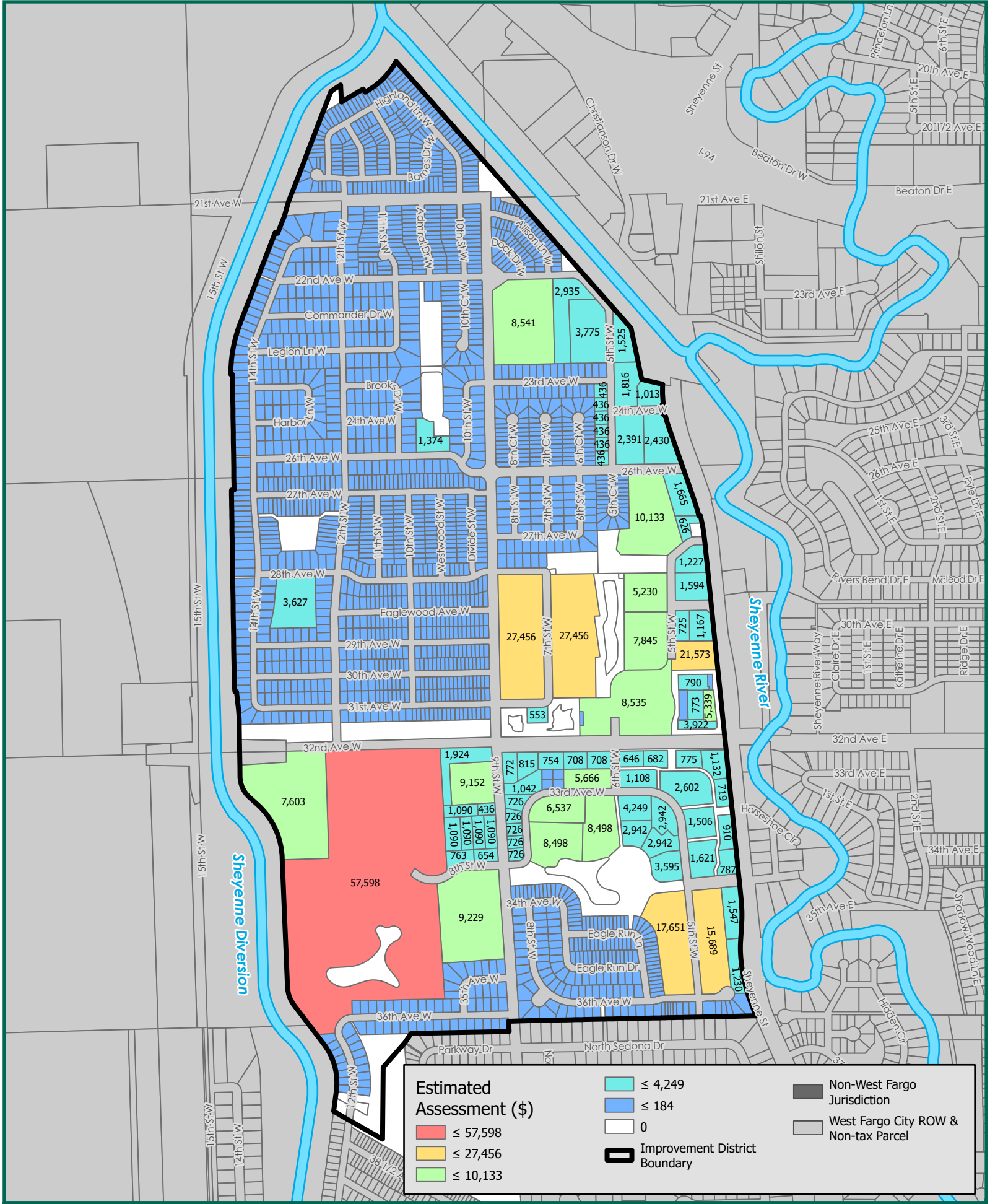
City Funds:	\$172,000.00
Special Assessments:	\$670,000.00
Other Funds	\$20,063.45
Total Project Cost:	\$862,063.45

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.





Estimated Assessment (\$)

- Red: $\leq 57,598$
- Yellow: $\leq 27,456$
- Green: $\leq 10,133$
- Light Blue: $\leq 4,249$
- Dark Blue: ≤ 184
- White: 0

- Thick Black Line: Improvement District Boundary

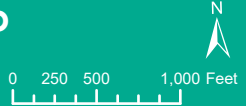
- Dark Grey: Non-West Fargo Jurisdiction
- Light Grey: West Fargo City ROW & Non-tax Parcel



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 for informational purposes only. It is not to be used for general (NOT exact) reviewing purposes.





To: City Commission
From: Jerry Wallace, City Engineer
Date: September 15, 2025
Subject: Improvement District No. 2271 – Concrete Paving, Street Lighting, Storm Sewer; and Incidentals – 7th Avenue NW & 5th St Ct. NW
Action: Confirm and Approve Special Assessment List

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:

The Special Assessment Commission held a public meeting on July 29, 2025, to hear objections to assessments from property owners. After hearing objections, they approved the special assessment list as published.

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 29, 2025 –

- Special Assessment Commission meeting to hear objections to assessments from property owners.
- S.A. Commission Action: Commissioner Brownlee moved to approve and confirm assessment list. No opposition, motion carried.

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.

Upcoming Items and Commission Actions:

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>
<u>STOCKYARD'S 1ST ADDITION</u>		
1	1	\$ 939,086.65
2	1	181,116.50
3	1	64,256.70
<u>THE YARDS FIRST ADDITION</u>		
8	1	59,868.13
9	1	22,089.47
<u>THE YARDS SECOND ADDITION</u>		
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 29th 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 24th 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.

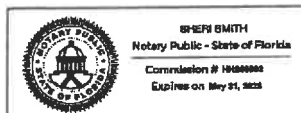
1. I am the designated agent of The The Forum of Fargo-Moorhead (ND), under the provisions and for the purposes of, Section 31-04-06, NDCC, for the newspaper listed on the attached exhibit.

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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Underwriting Fee	3,808.67
Contingencies	516.07
Rounding	(1,089.12)
Service Charge	84.64

TOTAL: \$ 2,785,967.05

LESS: Reoffering Premium 80,867.05

TOTAL TO BE ASSESSED: \$ 2,705,000.00

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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. Shaeley

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 – 7th Avenue NW and 5th 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?

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)
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*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.

Thank you,

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

engineering@westfargond.gov
www.westfargond.gov
2515 6th 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>

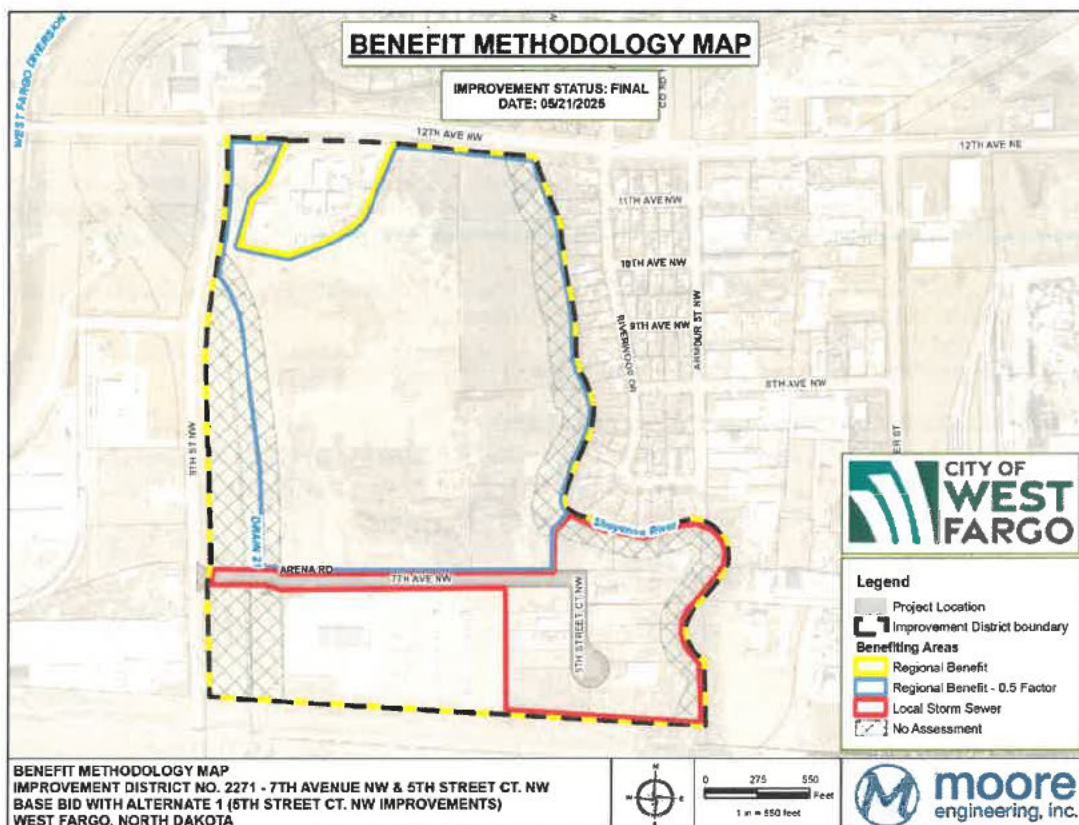
Project Funding:

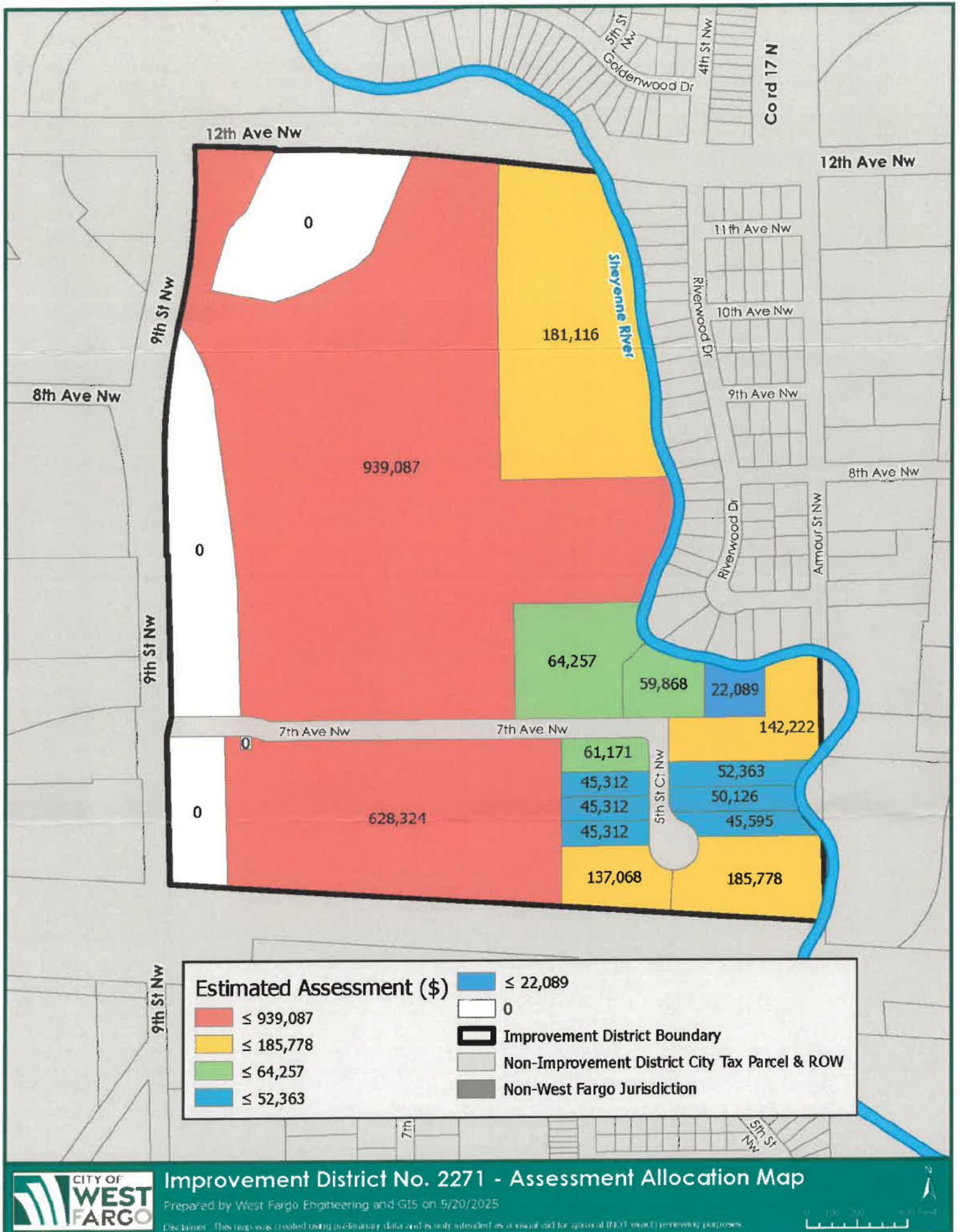
City Funds:	\$0.00
Special Assessments:	\$2,705,000.00
Other Funds	\$80,967.05
Total Project Cost:	\$2,785,967.05

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 (NOT exact) reviewing purposes.

