West Fargo City Commission - Special Assessment Meeting
West Fargo City Hall Commission Chamber
2515 6th St E, West Fargo, ND 58078
Tuesday, June 23, 2026 5:30 PM

Call to Order - Chairman Eddie Sheeley

Roll Call - Chairman Eddie Sheeley

Regular Agenda

Pre-Construction Districts -- Jerry Wallace, City Engineer

1. Improvement District No. 1356 — Brookwood Meter Pit Replacement
   Pre-Construction Information: No Formal Action
2. Improvement District No. 1358 — New Water Supply, Sewerage, Street Systems and Incidentals (Grant 2nd Addition)
   Pre-Construction Information: No Formal Action
3. Improvement District No. 1360 — New Water Supply, Sewerage, Street Systems and Incidentals (Hope Lutheran Addition)
   Pre-Construction Information: No Formal Action
4. Improvement District No. 2294 - 6th St and 23rd Ave E - Intersection Improvements
   Pre-Construction Information: No Formal Action
5. Improvement District No. 2296 - Shadow Wood Neighborhood Pavement Rehabilitation
   Pre-Construction Information — No Formal Action
6. Improvement District No. 2297 - South Pond Neighborhood Pavement Rehabilitation
   Pre-Construction Information — No Formal Action
7. Improvement District No. 3008 - Meadow Ridge Development Reconstruction - Phase 1
   Pre-Construction Information — No Formal Action
8. Improvement District No. 3009 - 1st Ave E Reconstruction (Sheyenne St to 4th St E)
   Pre-Construction Information — No Formal Action

Current Assessment Districts -- Jerry Wallace, City Engineer

1. Improvement District No. 1345 - Sandhills 6th Addition
   Approve Assessment List, Direct Publication of List, and Notice of Hearing of Objections
2. Improvement District No. 1353 - Dakota Medical Foundation Development
   Approve Assessment List, Direct Publication of List, and Notice of Hearing of Objections
3. Improvement District No. 2290 - 2025 Public Works Mill and Overlay
   Approve Assessment List, Direct Publication of List, and Notice of Hearing of Objections

Adjourn

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 1356 – Brookwood Water Meter Pit Replacement

Requested Action/Staff Recommendation: Pre-Construction Information: No Formal Action

Presented By: Jerry Wallace, City Engineer

New Information: This project is intended to be specially assessed to benefitting properties. The City of West Fargo cost share is 70% and the assessed cost share is 30% per the recommendations of the 2024 Capital Improvement Plan (CIP).

On January 29, 2026, bids were opened for the referenced project. Two (2) bids were received with the lowest bidder being Dirt Dynamics, LLC. in the amount of $186,611.00. The Engineering Report approved on December 1, 2025, estimated a project construction cost of $175,000 which included contingencies. The City Commission awarded this work to Dirt Dynamics, LLC at the March 2, 2026 Commission Meeting.

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

Background & Project Summary: The water meter pit serving the Brookwood Mobile Home Park is approximately 50 years old and has experienced extensive corrosion of the piping, meter supports, and internal structure. This facility is the only metered connection serving the east portion of the park and is critical for both daily water use and required fire flow. Due to advanced deterioration and the risk of operational failure, the project includes the reconstruction of the meter pit structure, the installation of a new 6-inch fire-service-type meter, the replacement of valves and asbestos-cement pipe (ACP) segments, and the restoration of the surrounding area.

Financial Analysis:

Total Estimated Project Cost:	$285,000
Special Assessments:	$ 85,500
Water Revenue Fund:	$199,500
Other Funds (Grants)	$ 0

Policy Analysis: Due to the age and deteriorated condition of the existing meter pit, and its inability to meet current fire flow and insurance requirements, replacement of the meter pit is recommended at this time.

This improvement district was administrated in accordance with 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.

Supporting Documents:

- Proposed Improvements General Layout
- Benefit Methodology Map
- Benefit Methodology
- District Cost Summary
- Preliminary Assessment List

Previously Presented Information & Commission Actions:

April 6, 2026 –

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

March 2, 2026 –

- **Staff Recommendation:** Accept bid and Award Contract to Dirt Dynamics, LLC for their bid amount of $186,611.00
- **Commission Action:** Commissioner Anderson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.

January 19, 2026 –

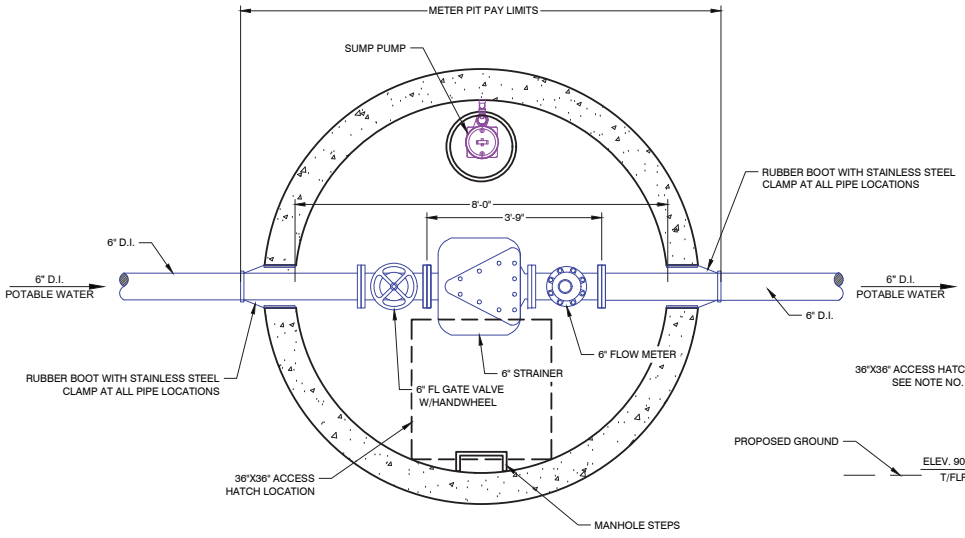
- **Staff Recommendation:** Approve Plans and Specifications and Direct Advertisement for Bids
- **Commission Action:** Commissioner Zundel moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

December 1, 2025 –

- **Staff Recommendation:** Approve Engineer's Report and Direct Engineer to prepare Plans and Specifications
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. Commissioner Jorgensen was absent and not voting. No opposition, motion carried.

November 3, 2025 –

- **Staff Recommendation:** Create Improvement District No. 1356 and Direct Engineer to prepare an Engineer's Report
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

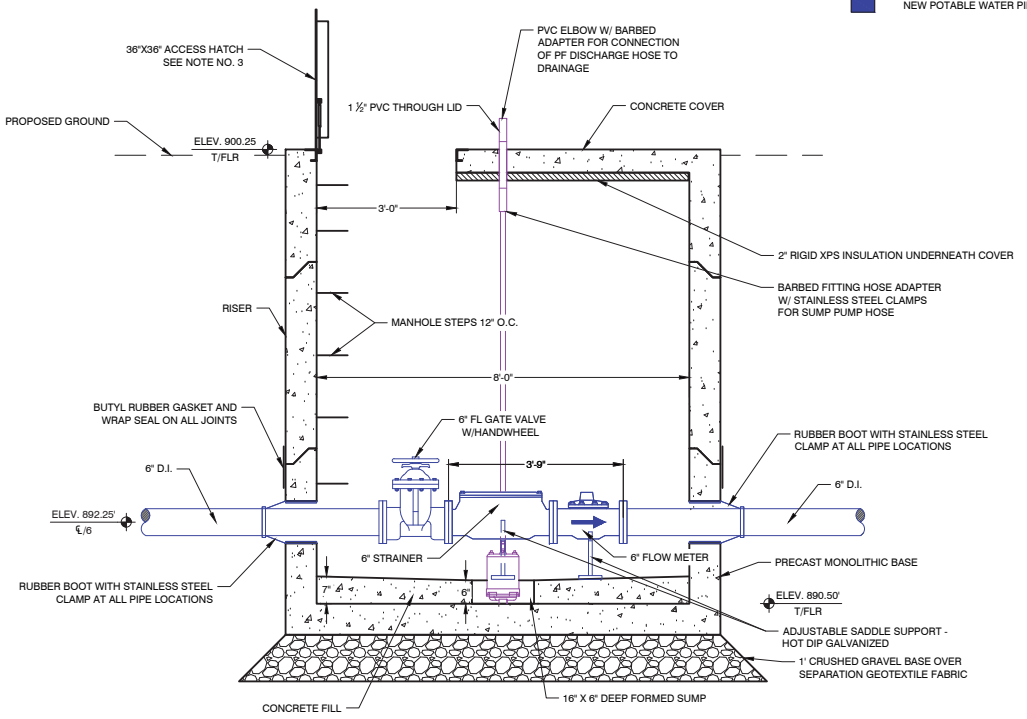


1 C-201 **METER PIT VAULT DETAIL**

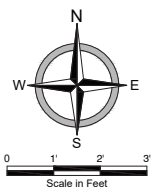
FLOOR ELEV. 890.50

NOTES:

1. CONTRACTOR SHALL INSTALL THE FOLLOWING METER:
   - 1.1. OMNI+ F² WATER METER AND STRAINER: OWNER-FURNISHED
2. COAT THE EXTERIOR OF ALL NEW PIPE, FITTINGS, AND VALVES WITH TWO COATS OF HIGH-SOLIDS EPOXY. PRIOR TO INSTALLATION.
   - 2.1. TNEMEC N69 OR EQUAL,
   - 2.2. COLOR - POTABLE: DARK BLUE
3. INSTALL 36" X 36" SINGLE-LEAF ALUM. HATCH WITH LOCK. HATCH IS TO HAVE FALL-THROUGH SAFETY GATE PROTECTION, RECESSED PADLOCK CLIP, AND LIFT HANDLE.
4. INSTALL SUMP PUMP W/INTEGRAL FLOAT IN 16" X 6" SUMP HOLE.
   - 4.1. 115V, 1 PHASE, 1/3 HP



2 C-201 **METER PIT VAULT DETAIL**



LEGEND

- NEW STRUCTURE
- NEW EQUIPMENT
- NEW POTABLE WATER PIPING

REGISTERED PROFESSIONAL ENGINEER
JAMES R. SEPP
PE-6786
DATE: 01.23.26
NORTH DAKOTA

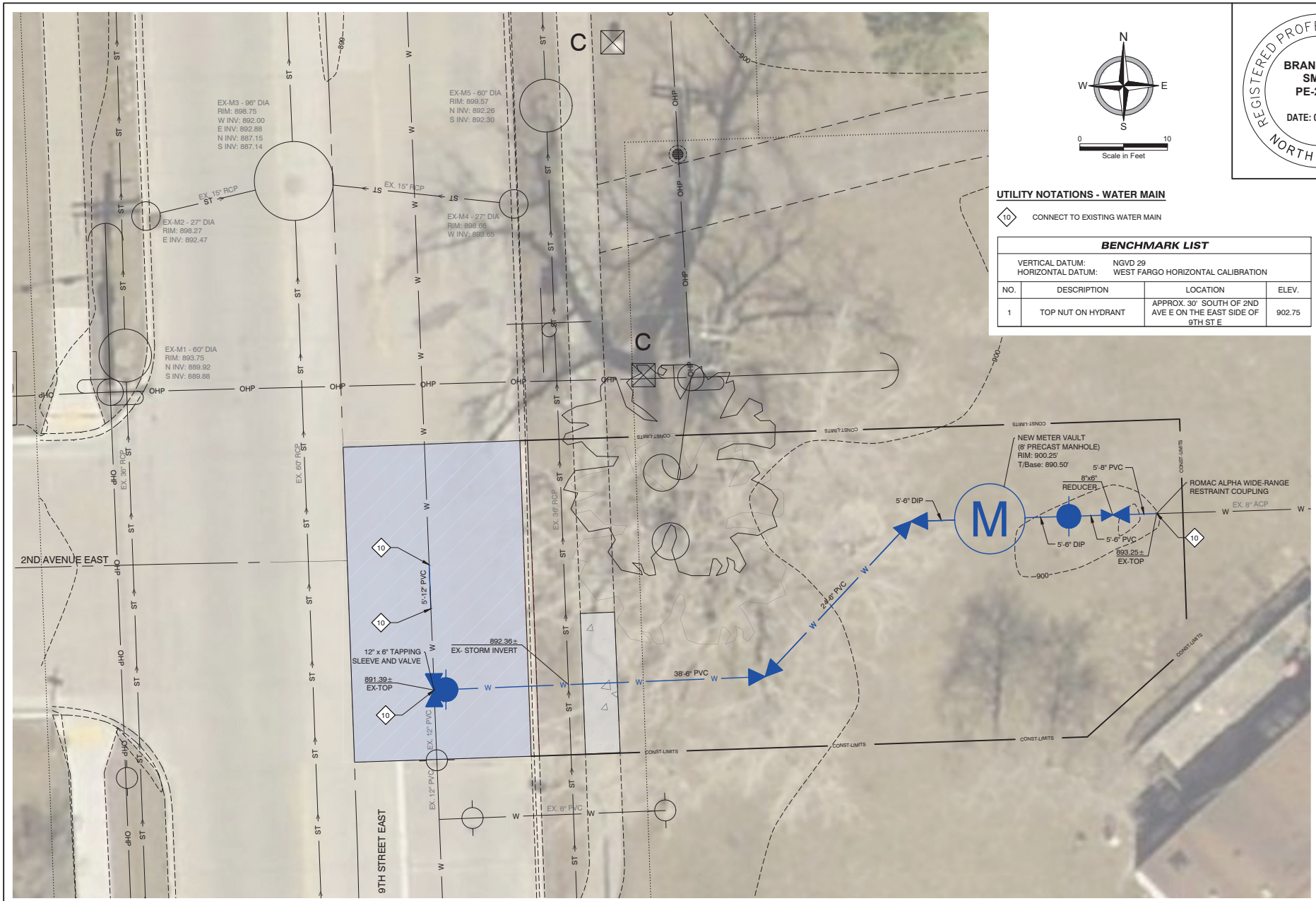
moore engineering, inc.
a Vistal company

DETAILS
IMPROVEMENT DISTRICT NO. 1356
BROOKWOOD WATER METER PIT REPLACEMENT (EAST SIDE)
WEST FARGO, NORTH DAKOTA
METER PIT VAULT DETAIL

DATE:	01.23.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30873
MANAGER:	MJP
DESIGNER:	BCM
DRAFTER:	BCM
REVIEWER:	EAG

C-201

FILE LOCATION: Q:\Projects\30000\30800\30873 Dist1356BrookwoodWaterMeterPitEastSide\CAD\C3D\Production\30873_SITE.dwg



UTILITY NOTATIONS - WATER MAIN

◇10 CONNECT TO EXISTING WATER MAIN

BENCHMARK LIST

VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: WEST FARGO HORIZONTAL CALIBRATION

NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	APPROX. 30' SOUTH OF 2ND AVE E ON THE EAST SIDE OF 9TH ST E	902.75

REGISTERED PROFESSIONAL ENGINEER
BRANDON M. SMITH
PE-29341
DATE: 01.23.26
NORTH DAKOTA

moore engineering, inc.
a Vistal company

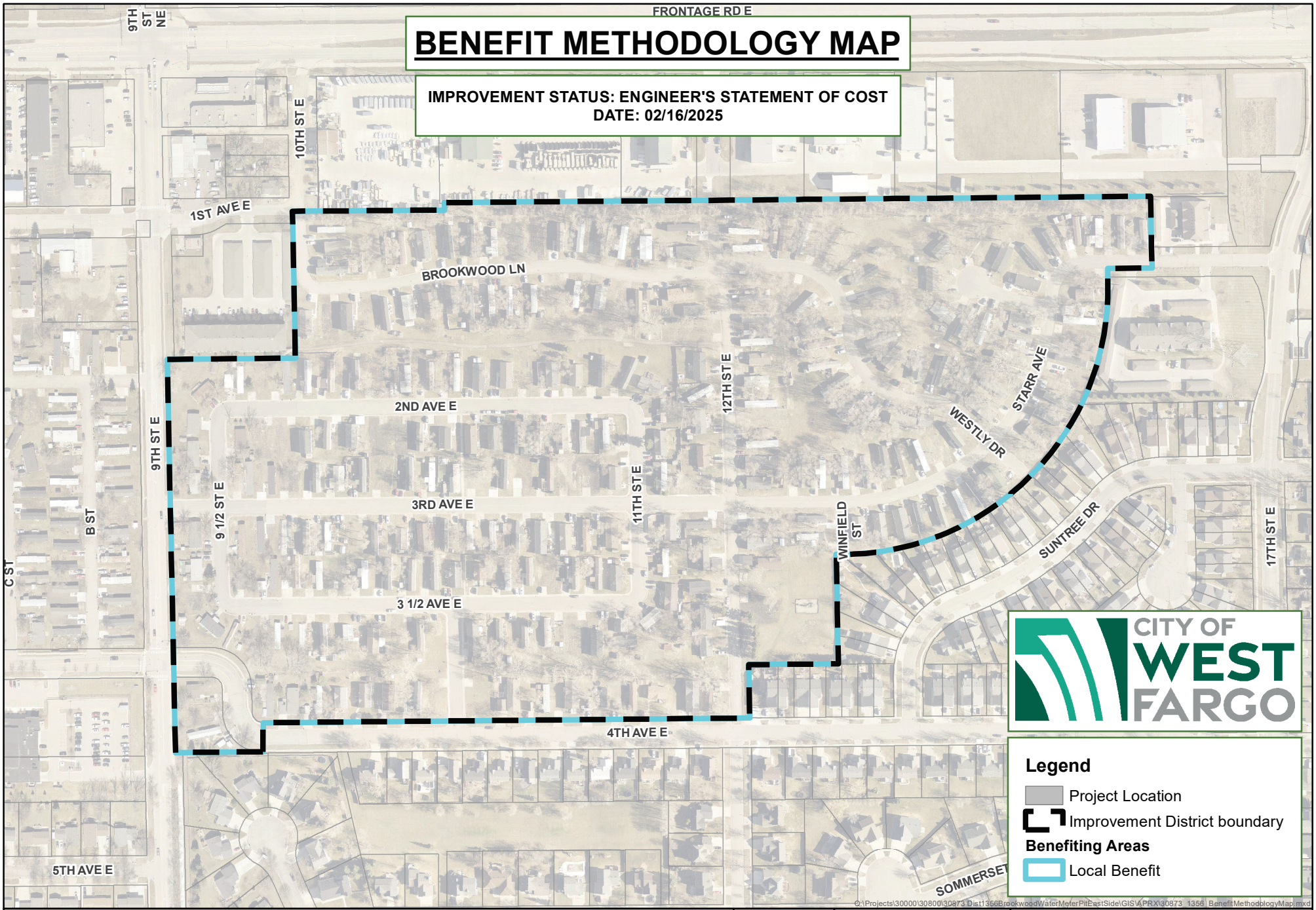
SITE
IMPROVEMENT DISTRICT NO. 1356
BROOKWOOD WATER METER PIT REPLACEMENT (EAST SIDE)
WEST FARGO, NORTH DAKOTA
UTILITY PLAN

DATE:	01.23.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30873
MANAGER:	MJP
DESIGNER:	BCM
DRAFTER:	BCM
REVIEWER:	EAG

C-602

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: ENGINEER'S STATEMENT OF COST
DATE: 02/16/2025



BENEFIT METHODOLOGY MAP
IMPROVEMENT DISTRICT NO. 1356
BROOKWOOD WATER METER PIT (EAST SIDE)
WEST FARGO, NORTH DAKOTA

DRAFT

N W E S

0 150 300 Feet

1 in = 300 feet

moore engineering, inc.

DISTRICT NO. 1356
BENEFIT METHODOLOGY

IMPROVEMENT STAUS: ENGINEER'S STATEMENT OF COST
DATE: 02/16/2025

Improvement Dist. No. 1356
Replacement of Water Supply and Incidentals
Brookwood Water Meter Replacement (East Side)
West Fargo, North Dakota

Summary of Location for Improvements

- Neighborhood:
    - Brookwood Trailer Court Subdivision

Assessment Summary

- Neighborhood:
    - Local Benefit – Water Supply Improvements

Assessment Methodology

- Neighborhood:
    - Local Benefit – Water Supply Improvements:
        - 70% of project cost contribution from City of West Fargo
        - 30% of project cost contribution assessed by equivalent units (EU) to 1 of 1 parcels, with EU values of 1.

Improvement District No. 1356
Replacement of Water Supply and Incidentals
West Fargo ND
Project No. 30873
ENGINEER'S STATEMENT OF ESTIMATED COST

BID ITEM NO. & DESCRIPTION			UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
BASE BID						
1.	12000	Mobilization	L SUM	1	$15,000.00	$15,000.00
2.	312500	Storm Water Management	L SUM	1	$2,000.00	$2,000.00
3.	15000	Traffic Control	L SUM	1	$4,250.00	$4,250.00
4.	Plan Note	Removal of Existing Meter Pit	LSUM	1	$6,000.00	$6,000.00
5.	24200	Removal of Pavement	SY	90	$30.00	$2,700.00
6.	24200	Removal of Curb & Gutter	LF	40	$20.00	$800.00
7.	24200	Removal of Pipe	LF	5	$40.00	$200.00
8.	24200	Removal of Valve	EA	2	$400.00	$800.00
9.	028213.33	Removal of Asbestos Cement Pipe	LF	40	$80.00	$3,200.00
10.	Plan Note	Abandon Gate Valve	EA	1	$500.00	$500.00
11.	331413	Water Main - 6" PVC	LF	70	$163.00	$11,410.00
12.	331413	Water Main - 8" PVC	LF	5	$239.00	$1,195.00
13.	331413	Water Main - 12" PVC	LF	5	$2,100.00	$10,500.00
14.	331413	Water Main - 6" DI	LF	10	$231.00	$2,310.00
15.	331413	Tapping Sleeve & Gate Valve - 12" x 6"	EA	1	$16,400.00	$16,400.00
16.	331419	Gate Valve - 6"	EA	1	$3,500.00	$3,500.00
17.	Plan Note	Meter Pit Structure	LSUM	1	$66,000.00	$66,000.00
18.	312316	Subgrade Preparation	SY	90	$15.00	$1,350.00
19.	Plan Note	Geogrid	SY	90	$27.00	$2,430.00
20.	321123	Aggregate Base Course	CY	20	$62.00	$1,240.00
21.	321313	Concrete Pavement	SY	83	$220.00	$18,260.00
22.	321313	Curb & Gutter	LF	40	$84.00	$3,360.00
23.	321623	Sidewalk - 4"	SY	7	$158.00	$1,106.00
24.	312316	Topsoil	CY	50	$30.00	$1,500.00
25.	329219	Seeding	SY	300	$6.00	$1,800.00
26.	329219	Hydraulic Mulch	SY	300	$6.00	$1,800.00
27.	Plan Note	Electrical Reconnection	LSUM	1	$5,000.00	$5,000.00
28.	Plan Note	Tree Trimming Allowance	ALLOW	1	$2,000.00	$2,000.00

Construction Subtotal	$186,611.00
Contingencies (~10%)	$18,661.10
Total Construction	$205,272.10
Study & Report	$8,000.00
Design & Construction Administration (8.5%)	$15,861.94
Additional Consultanting Services	$33,000.00
Legal & Administration (~5%)	$11,263.61
Bond Discount (~4%)	$9,549.63
City of West Fargo Engineering Fee (1%)	$2,052.72
TOTAL COST	$285,000.00

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 1356 ***Revised 02/16/2026***

Replacement of Water Supply and Incidentals

Brookwood Water Meter Replacement (East Side)

West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Local Water Assessment (30%)	Benefit	Total Assessment	Notes
Brookwood Trailer Court	9	0	02300000540010	1.00	52.63	52.63	1.0	$85,500.00	$134,500.00	$85,500.00	
					52.63	**52.63**	**1.0**	**$85,500.00**		**$85,500.00**	

Based on Assessment Total	
Local Water Assessment (30%)	$85,500.00
Local City Contribution (70%)	$199,500.00
Total Project	**$285,000.00**

	Assesssed	Benefit
Local Water Cost per EU	**$85,500.00**	**$134,500.00**

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 1358 – New Water Supply, Sewerage, Street Systems and Incidentals (Grant 2nd Addition)

Requested Action/Staff Recommendation: Preconstruction Information: No Formal Action

Presented By: Jerry Wallace, City Engineer

New Information: This project is intended to be specially assessed to benefiting properties. The assessed cost share is 100% per the recommendations of the 2024 Capital Improvement Plan (CIP).

The Engineering Report, approved on May 18, 2026, estimated the project construction cost at $1,800,000, including contingencies.

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

Background & Project Summary: The ownership group previously acquired, platted, and rezoned the property in anticipation of turnkey construction of multi-family dwellings. Since that time, market conditions within the City have delayed development of this type.

Current analysis indicates a limited supply of build-ready lots within the City of West Fargo. In response, the owner is pursuing a replat of the property to create a larger inventory of buildable lots, thereby necessitating the requested public infrastructure improvements.

Financial Analysis:

Total Estimated Project Cost:	$ 1,800,000
Special Assessment	$ 1,446,740
City Funds	$ 0
Cass Rural Water	$ 353,260

Policy Analysis: The project is consistent with the City's historical policy on greenfield development. The project, and associated special assessments, will be entirely contained within the proposed Grant 2nd Addition. No regional assessments are associated with this work.

Supporting Documents:

- Proposed Improvements General Layout
- Benefit Methodology Map
- Benefit Methodology
- District Cost Summary
- Preliminary Assessment List

Previously Presented Information & Commission Actions:

June 15, 2026-

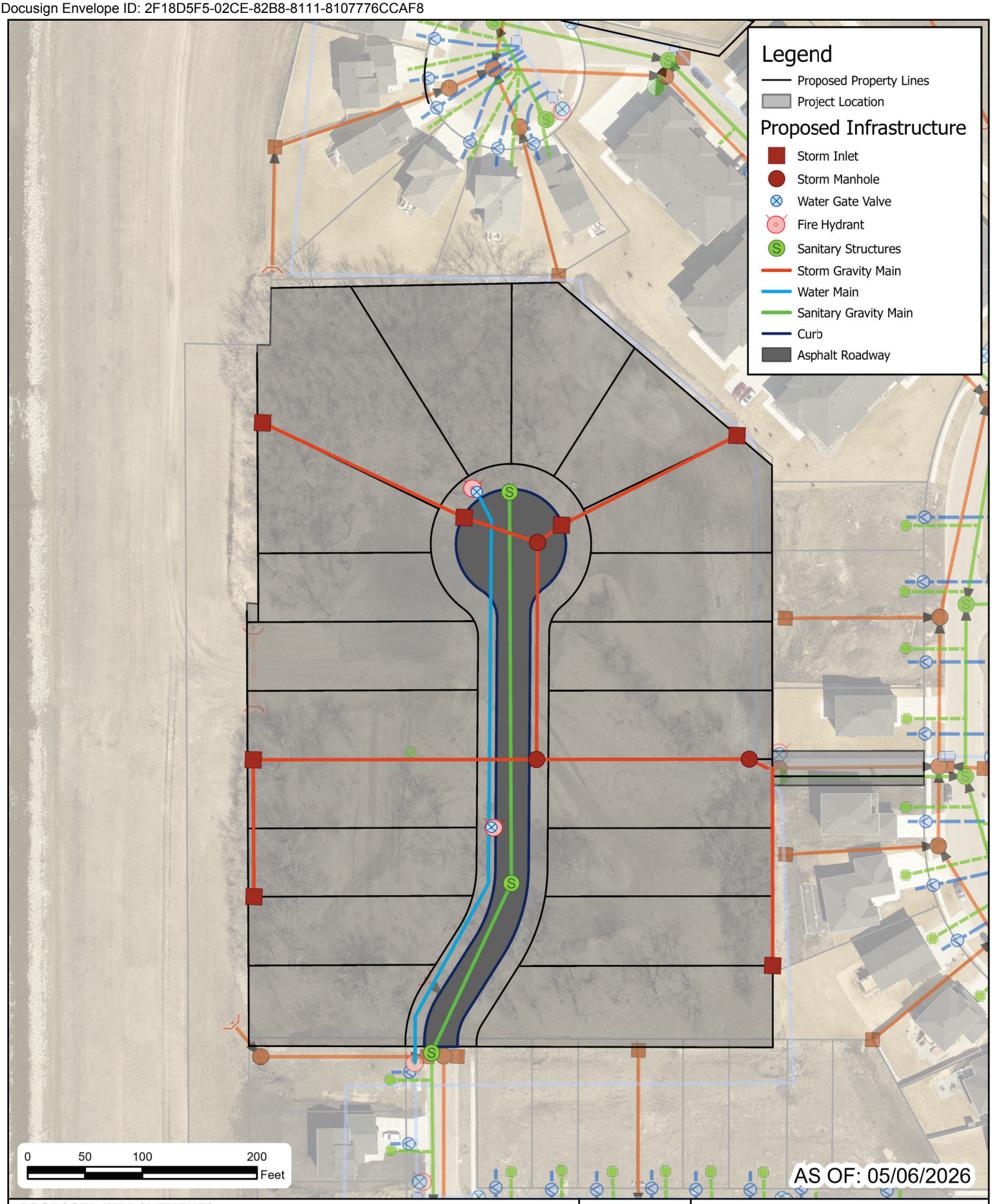
- **Staff Recommendation:** Approve Plans and Specifications and Direct Ad for Bids
- **Commission Action:** Commissioner Zundel moved, and Commissioner Jorgensen seconded to approve. No Opposition, motion carried.

May 18, 2026 –

- **Staff Recommendation:** Approve both an Engineer's Report and Task Order; and Direct Engineer to prepare Plans and Specifications
- **Commission Action:** Commissioner Zundel moved, and Commissioner Jorgensen seconded to approve. Commission President Dardis was Absent and Not voting. Commissioner Anderson voted nay Motion carried on a 3:1 vote.

April 20, 2026 –

- **Staff Recommendation:** Accept Petition for Improvements, Create Improvement District No. 1358, and Direct Engineer to prepare an Engineer's Report
- **Commission Action:** Commissioner Zundel moved, and Commissioner Olson seconded to approve. Commissioner Anderson voted nay. Motion carried on a 4:1 vote.



PROPOSED IMPROVEMENTS
IMPROVEMENT DISTRICT NO. 1358
GRANT 2ND ADDITION
WEST FARGO, ND

Created By: BAS Date Created: 04/30/26 Date Saved: 05/06/26 Date Exported: 05/06/26
Plotted By: Parcel Date: 03/29/26 Aerial Image: 2024 Hi-Res Pictometry Elevation Data: N/A
Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
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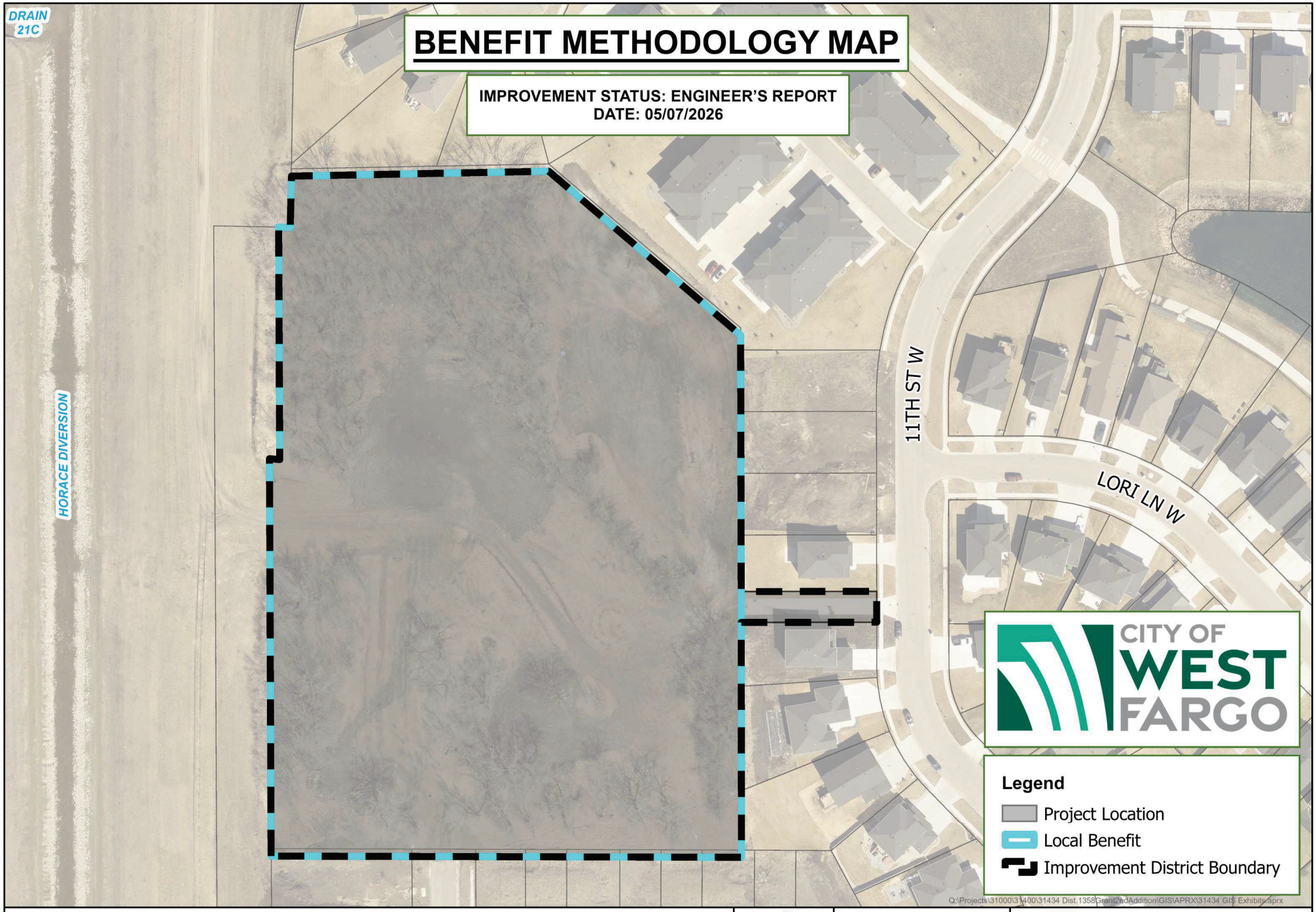


DISTRICT NO. 1358
BENEFIT METHODOLOGY

IMPROVEMENT STATUS: ENGINEER'S REPORT
DATE: 05/07/2026

Improvement District No. 1358
Grant 2nd Addition
West Fargo, North Dakota

Summary of Location for Improvements

- Local Benefitting Area
  - Grant 2nd Addition
- Regional Benefitting Area
  - None
- Non-Benefitting Areas
  - Lot 17 Block 1 Grant 2nd Addition
  - Lot 18 Block 1 Grant 2nd Addition

Assessment Methodology

- Local Benefit
  - Sanitary Sewer – Equivalent Unit (EU) for all properties with a service receiving 1 EU
  - Water Main – Equivalent Unit (EU) for all properties with a service receiving 1 EU
  - Storm Sewer – Square Foot
  - Street – Front Footage (FF)
    - Front Footage Modifications
      - Cul-de-sac parcels are modified with a FF length that is based on a 25' offset from the property line into the parcel
- Regional Benefit
  - None

Project #: 31434
Date Updated: 05/07/26

Improvement District No. 1358 - New Water Supply, Sewerage, Streets, & Incidentals
Grant 2nd Addition
West Fargo, ND

Engineer's Preliminary Opinion of Probable Cost

BID ITEM NO. & DESCRIPTION		*UNIT*	*QUANTITY*	*UNIT PRICE*	*TOTAL*
Base Bid					
Sanitary Sewer Items					
1.	Sanitary Sewer Main - 8" PVC SDR 35	LF	480	$85.00	$40,800.00
2.	Sanitary Manhole - 48"	EA	3	$12,000.00	$36,000.00
3.	Sanitary Sewer Service - 6" PVC SDR 26	LF	1,000	$60.00	$60,000.00
4.	Sanitary Sewer Service Connection	EA	20	$1,600.00	$32,000.00
5.	Television Inspection of Sewer Mains - Sanitary	LF	480	$4.00	$1,920.00
6.	Television Inspection of Sewer Services	EA	20	$225.00	$4,500.00
Water Main Items					
7.	Removal of Hydrant	EA	1	$950.00	$950.00
8.	Removal of Gate Valve	EA	1	$675.00	$675.00
9.	Water Main 6" PVC	LF	30	$100.00	$3,000.00
10.	Water Main 8" PVC	LF	420	$80.00	$33,600.00
11.	Hydrants	EA	3	$11,000.00	$33,000.00
12.	Gate Valve & Box - 6"	EA	3	$4,000.00	$12,000.00
13.	Gate Valve 7 Box - 8"	EA	2	$5,250.00	$10,500.00
14.	Water Service Line - 1"	LF	1,000	$45.00	$45,000.00
15.	Water Service Connection - 1"	EA	20	$1,500.00	$30,000.00
Storm Sewer Items					
16.	Removal of Storm Structure	EA	1	$1,300.00	$1,300.00
17.	Removal of Storm Sewer Pipe	LF	50	$35.00	$1,750.00
18.	Inlet Protection	EA	10	$250.00	$2,500.00
19.	Connection to Existing Storm Sewer Structure	EA	1	$2,500.00	$2,500.00
20.	Storm Sewer Manhole - 48"	EA	4	$7,000.00	$28,000.00
21.	Storm Sewer Catch Basin - 30"	EA	4	$4,000.00	$16,000.00
22.	Storm Sewer Catch Basin - 2'x3'	EA	2	$5,200.00	$10,400.00
23.	Storm Sewer HDPE - 15"	LF	600	$60.00	$36,000.00
24.	Storm Sewer RCP - 15"	LF	150	$100.00	$15,000.00
25.	Storm Sewer RCP - 18"	LF	425	$115.00	$48,875.00
26.	Storm Sewer RCP - 24"	LF	200	$130.00	$26,000.00
27.	Television Inspection of Sewer Mains - Storm	LF	1,375	$5.00	$6,875.00
Street Items					
28.	Removal of Concrete Pavement	SY	270	$20.00	$5,400.00
29.	Removal of Curb and Gutter	LF	50	$30.00	$1,500.00
30.	Signage	SF	30	$60.00	$1,800.00
31.	Excavation	CY	1,600	$20.00	$32,000.00
32.	Subgrade Preparation	SY	2,200	$8.00	$17,600.00
33.	Geogrid	SY	2,200	$8.00	$17,600.00
34.	Aggregate Base Course	SY	2,200	$19.00	$41,800.00

moore engineering, inc.

Improvement District No. 1358 - New Water Supply, Sewerage, Streets, & Incidentals
Grant 2nd Addition
West Fargo, ND

Engineer's Preliminary Opinion of Probable Cost

	BID ITEM NO. & DESCRIPTION	*UNIT*	*QUANTITY*	*UNIT PRICE*	*TOTAL*
35.	Edgedrain	LF	1,100	$12.00	$13,200.00
36.	Superpave FAA 43 - 6"	SY	2,100	$40.00	$84,000.00
37.	Curb and Gutter	LF	1,125	$35.00	$39,375.00
	Electrical Items				
38.	Concrete Base	EA	5	$1,200.00	$6,000.00
39.	#6 Copper Conductor Circuitry for Street Lights (2	LF	900	$7.50	$6,750.00
40.	1-1/2" PVC Conduit/Innerduct	LF	950	$12.75	$12,112.50
41.	Tracer Conductor	LF	750	$1.25	$937.50
42.	Type A Street Light Units	EA	5	$4,800.00	$24,000.00
43.	Feedpoint	EA	1	$12,000.00	$12,000.00
44.	Spare Type A Street Light Unit	EA	1	$4,500.00	$4,500.00
	General Items				
45.	Mobilization	LSUM	1	$100,000.00	$100,000.00
46.	Traffic Control	LSUM	1	$3,000.00	$3,000.00
47.	Stormwater Management	LSUM	1	$12,500.00	$12,500.00
48.	Removal of Tree	EA	20	$500.00	$10,000.00
49.	Cluster Box Unit - 8 Unit	EA	3	$1,800.00	$5,400.00
50.	Topsoil	CY	1,850	$30.00	$55,500.00
51.	Seeding	SY	8,800	$2.00	$17,600.00
52.	Hydraulic Mulch	SY	8,800	$2.00	$17,600.00
53.	Straw Mulch	SY	1,900	$2.50	$4,750.00
54.	Watering	MG	200	$32.00	$6,400.00
55.	Herbicide Weed Control	SY	8,800	$0.30	$2,640.00

Construction Subtotal	$1,095,110.00
Contingencies (25%)	$274,890.00
Total Construction	**$1,370,000.00**
Study & Report	$25,000.00
Design & Construction Administration (8.5%)	$116,450.00
Additional Consulting Services	$140,000.00
Legal & Administration (~5%)	$80,050.00
Bond Discount (4%)	$54,800.00
City of West Fargo Engineering Fee (1%)	$13,700.00
TOTAL PROJECT COST	$1,800,000.00

moore engineering, inc.

Improvement District No. 1358
Grant 2nd Addition
West Fargo, ND

PRELIMINARY SPECIAL ASSESSMENTS
Feasibility Study

Revised 05/07/2026

Moore Project # *31434*

Division	Block	Lot	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Local Sanitary Sewer	Local Water	Local Storm	Local Street and Lighting	Benefit	Total Assessment	Estimated Yearly Payment: 25 years, 5% interest	Notes
Grant 2nd Addtion	1	1	1.00	74.86	0.24	0.24	1.00	$18,342.95	$0.00	$16,952.51	$41,309.26	$430,067.32	$76,604.73	$5,435.29	
Grant 2nd Addtion	1	2	1.00	68.73	0.25	0.25	1.00	$18,342.95	$0.00	$18,009.25	$37,926.61	$410,121.99	$74,278.81	$5,270.26	
Grant 2nd Addtion	1	3	1.00	60.31	0.27	0.27	1.00	$18,342.95	$0.00	$19,752.30	$33,280.28	$384,199.96	$71,375.53	$5,064.27	
Grant 2nd Addtion	1	4	1.00	60.01	0.28	0.28	1.00	$18,342.95	$0.00	$19,863.10	$33,114.73	$383,522.64	$71,320.78	$5,060.38	
Grant 2nd Addtion	1	5	1.00	60.01	0.28	0.28	1.00	$18,342.95	$0.00	$19,930.90	$33,114.73	$383,865.53	$71,388.59	$5,065.20	
Grant 2nd Addtion	1	6	1.00	60.53	0.28	0.28	1.00	$18,342.95	$0.00	$19,972.25	$33,401.68	$386,219.88	$71,716.88	$5,088.49	
Grant 2nd Addtion	1	7	1.00	67.40	0.23	0.23	1.00	$18,342.95	$0.00	$16,360.47	$37,192.68	$396,296.94	$71,896.11	$5,101.21	
Grant 2nd Addtion	1	8	1.00	50.66	0.28	0.28	1.00	$18,342.95	$0.00	$19,820.10	$27,955.21	$344,731.62	$66,118.27	$4,691.25	
Grant 2nd Addtion	1	9	1.00	53.19	0.46	0.46	1.00	$18,342.95	$0.00	$33,048.39	$29,351.32	$422,066.43	$80,742.66	$5,728.89	
Grant 2nd Addtion	1	10	1.00	53.19	0.34	0.34	1.00	$18,342.95	$0.00	$24,169.44	$29,351.32	$377,164.40	$71,863.71	$5,098.91	
Grant 2nd Addtion	1	11	1.00	53.19	0.28	0.28	1.00	$18,342.95	$0.00	$19,884.60	$29,351.32	$355,495.34	$67,578.87	$4,794.89	
Grant 2nd Addtion	1	12	1.00	53.19	0.24	0.24	1.00	$18,342.95	$0.00	$17,167.50	$29,351.32	$341,754.60	$64,861.77	$4,602.10	
Grant 2nd Addtion	1	13	1.00	50.35	0.27	0.27	1.00	$18,342.95	$0.00	$19,780.41	$27,784.15	$343,252.00	$65,907.51	$4,676.30	
Grant 2nd Addtion	1	14	1.00	67.76	0.24	0.24	1.00	$18,342.95	$0.00	$17,076.54	$37,391.34	$401,403.40	$72,810.83	$5,166.11	
Grant 2nd Addtion	1	15	1.00	60.18	0.27	0.27	1.00	$18,342.95	$0.00	$19,325.63	$33,208.54	$381,505.94	$70,877.13	$5,028.91	
Grant 2nd Addtion	1	16	1.00	60.01	0.27	0.27	1.00	$18,342.95	$0.00	$19,381.86	$33,114.73	$381,088.95	$70,839.54	$5,026.24	
Grant 2nd Addtion	1	17	0.00	-	0.05	0.00	0.00	$0.00	$0.00	-	-	-	$0.00	$0.00	Inside District Boundary, No Benefit
Grant 2nd Addtion	1	18	0.00	-	0.05	0.00	0.00	$0.00	$0.00	-	-	-	$0.00	$0.00	Inside District Boundary, No Benefit
Grant 2nd Addtion	1	19	1.00	60.01	0.27	0.27	1.00	$18,342.95	$0.00	$19,431.47	$33,114.73	$381,339.85	$70,889.16	$5,029.76	
Grant 2nd Addtion	1	20	1.00	60.04	0.27	0.27	1.00	$18,342.95	$0.00	$19,505.89	$33,131.29	$381,839.96	$70,980.13	$5,036.21	
Grant 2nd Addtion	1	21	1.00	65.30	0.29	0.29	1.00	$18,342.95	$0.00	$20,810.69	$36,033.86	$410,138.74	$75,187.51	$5,334.74	
Grant 2nd Addtion	1	22	1.00	77.40	0.39	0.39	1.00	$18,342.95	$0.00	$28,447.68	$42,710.89	$498,678.75	$89,501.51	$6,350.35	
				1216	**5.76**	**5.67**	**20.00**	**$366,859.00**	**$0.00**	**$408,691.00**	**$671,190.00**		**$1,446,740.03**		

Inflation	**0%**

Based on Percentage of Project Funded by Assessments	
Local Sanitary Sewer	$366,859.00
Local Storm	$408,691.00
Local Street and Lighting	$671,190.00
Total Project Assessed	**$1,446,740.00**

Cass Rural Water District	**$353,260.00**

	Assessed	**Benefit***
Local Sanitary Sewer Cost per EU	**$18,342.95**	**$35,500.00**
Local Storm Sewer Cost per SF	**$1.65**	**$8.36**
Local Street Cost per FF	**$551.82**	**$4,125.52**

*Per the City of West Fargo Special Assessment Benefit Determination Document

Color Legend
Unassessable Parcel

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 1360 - New Water Supply, Sew- New Street Systems and Incidentals (Hope Lutheran Addition)
Requested Action/Staff Recommendation: Pre-Construction Information: No Formal Action

Presented By: Jerry Wallace, City Engineer

New Information: This project is intended to be specially assessed to benefiting properties. The assessed cost share is 100% per the recommendations of the 2024 Capital Improvement Plan (CIP).

The Engineering Report, approved on June 1, 2026, estimated a project construction cost of $568,000, including contingencies.

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

Background & Project Summary: The city has been working with Hope Lutheran Church on the process of the Hope Lutheran Addition. The project will consist of installing new sewerage, water supply, storm sewer, and turn lane systems to serve the Hope Lutheran Addition, which has petitioned for the improvements.

Financial Analysis:

Total Estimated Project Cost:	$ 568,000.00
Special Assessment	$ 568,000.00
City Funds	$ 0.00
Other Funds (Grants)	$ 0.00

Policy Analysis: This improvement district was administrated in accordance with 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.

Supporting Documents:

- Proposed Improvements General Layout
- Benefit Methodology Map
- Benefit Methodology
- District Cost Summary
- Preliminary Assessment List

Previously Presented Information & Commission Actions:

June 15, 2026 –

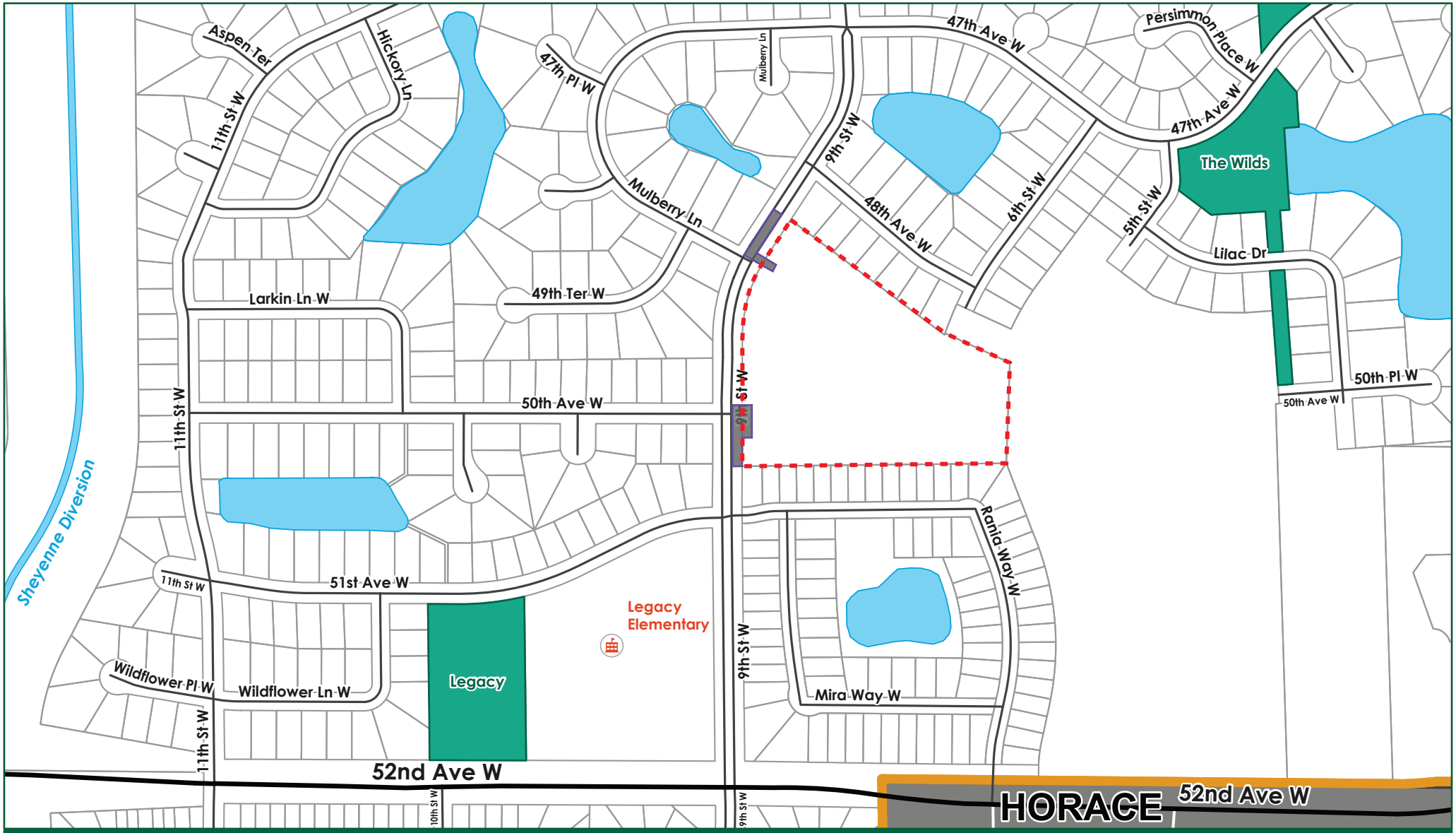
- **Staff Recommendation:** Rename District to Improvement District No. 1360 – New Water Supply, Sewerage, Street Systems, and Incidentals – Hope Lutheran Addition, Approve Plans and Specifications and Direct Advertisement for Bids
- **Commission Action:** Commissioner Zundel moved and Commissioner Jorgensen seconded to approve. Commissioner Anderson voted nay, motion carried on a 4:1 vote.

June 1, 2026 –

- **Staff Recommendation: Approve Engineer's Report and Direct Engineer to prepare Plans and Specifications**
- **Commission Action: Commissioner Olson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.**

April 20, 2026 –

- **Staff Recommendation: Accept Petition for Improvements, Create Improvement District No. 2301, and Direct Engineer to prepare an Engineer's Report**
- **Commission Action: Commissioner Olson moved and Commissioner Zundel seconded to approve. Commissioner Anderson voted nay, motion carried on a 4:1 vote.**

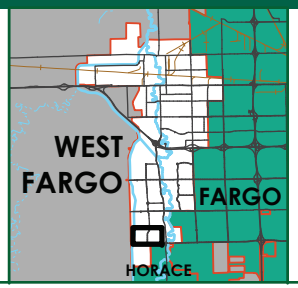


IMPROVEMENT DISTRICT NO. 1360
Proposed Improvements General Layout

Prepared by:

CITY OF WEST FARGO

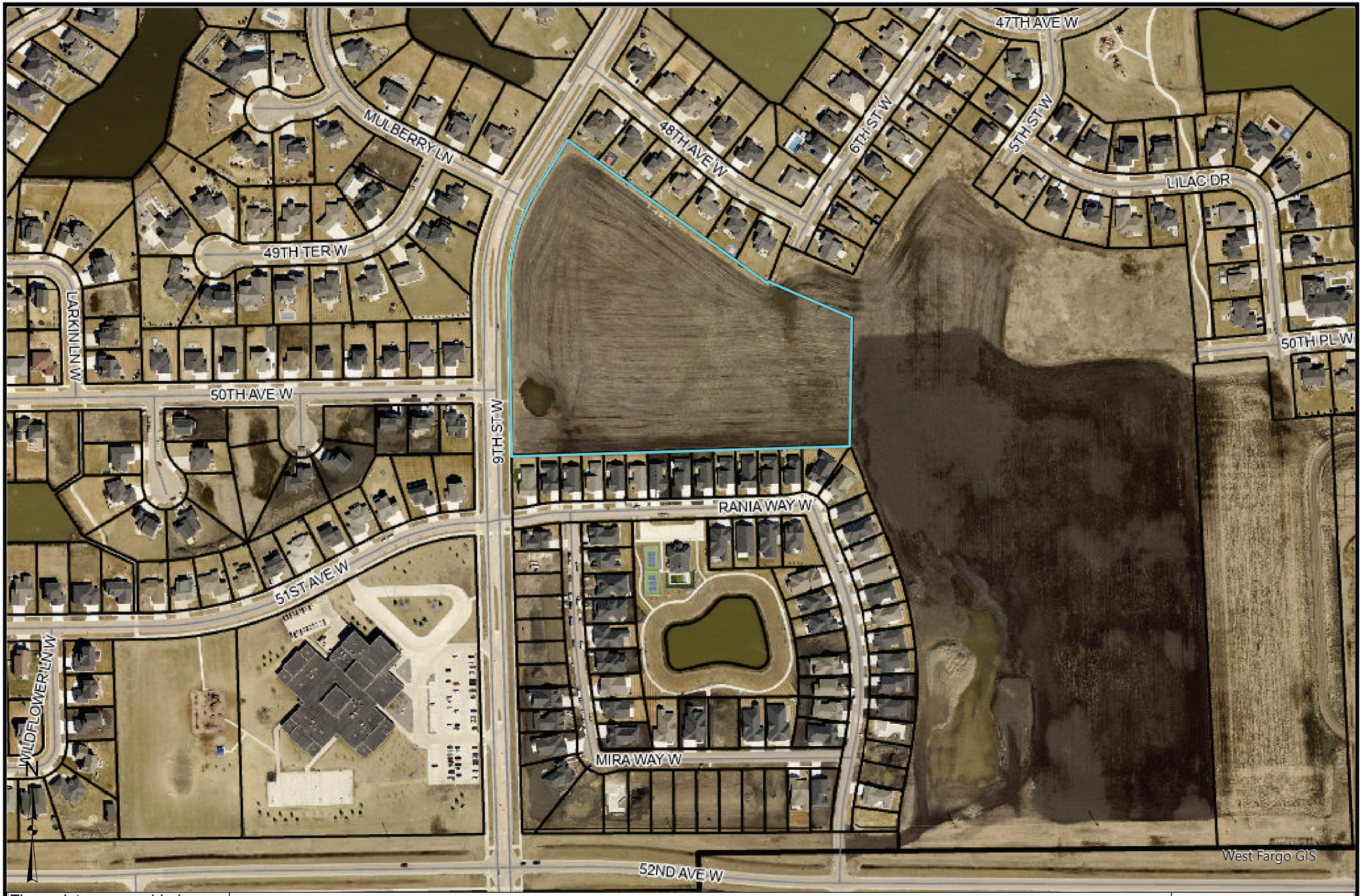
0 250 500 1,000 Feet



- Project Area
- Park District
- Parcel Boundary
- City Limit
- Improvement District Boundary

N

Issued: 4/15/2026



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1360 Benefit Methodology Map

Date: 4/14/2026

This map is not a substitute for accurate field surveys or locating actual property lines and any adjacent features.

CITY OF WEST FARGO

SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

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

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

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

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

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

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

SANITARY SEWER

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

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

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

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

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

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

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

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

WATER MAIN

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

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

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

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

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

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

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

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

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

STORM SEWER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARKS

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

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

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: https://www.cmfclearinghouse.org.

- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance.

- FHWA Highway Safety Manual (HSM), 1st Edition.

- USDOT Value of Statistical Life (VSL) Guidance: https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life.

- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.

- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from https://www.tpl.org

- Crompton, J.L. (2005). The impact of parks on property values: A review of the empirical evidence. Journal of Leisure Research, 37(1), 1–33.

- National Recreation and Park Association. (2020). The Economic Impact of Parks. Retrieved from https://www.nrpa.org

- USDA Forest Service. (2021). i-Tree Tools: Quantifying the benefits of urban forests. Retrieved from https://www.itreetools.org

- World Health Organization. (2022). Health Economic Assessment Tool (HEAT). Retrieved from https://www.who.int/tools/heat

IMPROVEMENT DIST. NO. 1360
New Water Supply, Sewerage, Street Systems and Incidentals Hope Lutheran Addition
West Fargo, ND

Engineer's Opinion of Probable Cost

NO.	ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
1.	Sanitary Sewer - Remove	LF	5	$ 100.00	$500.00
2.	Sanitary Sewer - Connect To Existing	Each	1	$ 2,000.00	$2,000.00
3.	Sanitary Sewer - 8" PVC SDR 26	LF	65	$ 200.00	$13,000.00
4.	Sanitary Sewer Manhole	Each	1	$ 11,000.00	$11,000.00
5.	External Manhole Chimney Seal	Each	1	$ 1,000.00	$1,000.00
6.	Sanitary Sewer Cleanout - Remove	Each	1	$ 1,000.00	$1,000.00
7.	Sanitary Sewer Cleanout	Each	1	$ 2,000.00	$2,000.00
8.	Televising - Sanitary Sewer Main	LF	65	$ 10.00	$650.00
9.	Tapping Sleeve & Valve - 10" x 8"	Each	1	$ 5,000.00	$5,000.00
10.	Water Main - Connect To Existing	Each	1	$ 2,000.00	$2,000.00
11.	Water Main - 8" PVC C900	LF	150	$ 80.00	$12,000.00
12.	Water Main Fittings - 90^{o} Bends	Each	1	$ 500.00	$500.00
13.	Water Main Fittings - Tees	Each	2	$ 600.00	$1,200.00
14.	Water Main Fittings - Plugs	Each	3	$ 500.00	$1,500.00
15.	Gate Valve & Box - 6"	Each	1	$ 4,000.00	$4,000.00
16.	Gate Valve & Box - 8"	Each	2	$ 6,000.00	$12,000.00
17.	Hydrant - 6"	Each	1	$ 9,500.00	$9,500.00
18.	Hydrant Lead - 6" PVC C900	LF	5	$ 150.00	$750.00
19.	Storm Sewer - Connect To Existing	Each	1	$ 2,000.00	$2,000.00
20.	Storm Sewer - 36" RCP	LF	50	$ 200.00	$10,000.00
21.	Storm Sewer Plug	Each	1	$ 1,500.00	$1,500.00
22.	Storm Sewer Manhole - Multi	Each	1	$ 15,000.00	$15,000.00
23.	External Manhole Chimney Seal	Each	1	$ 1,000.00	$1,000.00
24.	Temporary Pumping	LSum	1	$ 5,000.00	$5,000.00
25.	Excavation - Unclassified	CY	150	$ 55.00	$8,250.00
26.	Subgrade Preparation	SY	400	$ 20.00	$8,000.00
27.	Reinforcement Fabric	SY	400	$ 7.00	$2,800.00
28.	Gravel - 6" NDDOT Class 5	CY	60	$ 20.00	$1,200.00
29.	Curb & Gutter - Saw Full Depth	LF	20	$ 25.00	$500.00
30.	Curb & Gutter - Remove	LF	320	$ 10.00	$3,200.00
31.	Curb & Gutter - Connect To Existing	Each	6	$ 100.00	$600.00
32.	Curb & Gutter - Highback Inflow	LF	150	$ 50.00	$7,500.00
33.	Curb & Gutter - Highback Outflow	LF	350	$ 50.00	$17,500.00
34.	Curb & Gutter - Knockdown Inflow	LF	280	$ 50.00	$14,000.00
35.	Curb & Gutter - Knockdown Outflow	SY	10	$ 50.00	$500.00
36.	Concrete Pavement - Saw Full Depth	LF	450	$ 15.00	$6,750.00
37.	Concrete Pavement - Remove	SY	55	$ 20.00	$1,100.00
38.	Concrete Pavement - Connect To Existing - Longitudinal	Each	3	$ 2,000.00	$6,000.00
39.	Concrete Pavement - Connect To Existing - Transverse	Each	3	$ 500.00	$1,500.00
40.	Concrete Pavement - Regular	SY	280	$ 150.00	$42,000.00
41.	Flexible Delineator - Remove & Reset	Each	1	$ 100.00	$100.00
42.	Street Patch - Concrete Surface	SY	85	$ 50.00	$4,250.00
43.	Median Nose Apron - Concrete	SY	305	$ 280.00	$85,400.00
44.	Sidewalk - Saw Full Depth	LF	15	$ 20.00	$300.00
45.	Sidewalk - Remove	SY	10	$ 50.00	$500.00
46.	Sidewalk - Connect To Existing	Each	2	$ 50.00	$100.00
47.	Sidewalk - 4" Concrete	SY	10	$ 100.00	$1,000.00
48.	Curb Ramp - 6" Concrete	SY	10	$ 120.00	$1,200.00
49.	Multi-Use Path - Saw Full Depth	LF	15	$ 25.00	$375.00
50.	Multi-Use Path - Remove	SY	15	$ 40.00	$600.00

IMPROVEMENT DIST. NO. 1360
New Water Supply, Sewerage, Street Systems and Incidentals Hope Lutheran Addition
West Fargo, ND

Engineer's Opinion of Probable Cost

NO.	*ITEM*	*UNIT*	*QUANTITY*	*UNIT PRICE*	*TOTAL*
51.	Multi-Use Path - Connect To Existing	Each	2	$ 75.00	$150.00
52.	Multi-Use Path - 5" Concrete	SY	10	$ 125.00	$1,250.00
53.	Detectable Warning Panel	SF	30	$ 65.00	$1,950.00
54.	Decorative Colored Concrete - Saw Full Depth	LF	10	$ 25.00	$250.00
55.	Decorative Colored Concrete - Remove	SY	65	$ 15.00	$975.00
56.	Decorative Colored Concrete - Connect To Existing	Each	2	$ 500.00	$1,000.00
57.	Decorative Colored Concrete	SY	45	$ 230.00	$10,350.00
58.	Sign & Sign Post - Remove & Reset	Each	1	$ 150.00	$150.00
59.	Sign Anchor - Surface Mount	Each	1	$ 250.00	$250.00
60.	Message - White Grooved Epoxy	Each	2	$ 500.00	$1,000.00
61.	Striping - 8" White Grooved Epoxy	LF	180	$ 5.00	$900.00
62.	Striping - 24" White Grooved Epoxy	LF	20	$ 15.00	$300.00
63.	Inlet Protection Device	Each	3	$ 200.00	$600.00
64.	Sedimentation Control Wattle - 9"	LF	300	$ 8.00	$2,400.00
65.	Stabilized Construction Entrance	Each	2	$ 1,000.00	$2,000.00
66.	Concrete Washout	Each	1	$ 1,000.00	$1,000.00
67.	Topsoil - 4"	CY	60	$ 20.00	$1,200.00
68.	Seeding - Type II	SY	900	$ 2.00	$1,800.00
69.	Mulch - Type B - Hydromulch	SY	900	$ 2.00	$1,800.00
70.	Mulch - Type A - Temporary Straw	SY	1,400	$ 2.00	$2,800.00
71.	Storm Water Management	LSum	1	$ 5,000.00	$5,000.00
72.	Tree - Remove & Reset	Each	2	$ 1,500.00	$3,000.00
73.	Traffic Control - Type A	LSum	1	$ 5,000.00	$5,000.00
74.	Traffic Control - Type B	LSum	1	$ 5,000.00	$5,000.00
75.	Traffic Control - Type C	LSum	1	$ 5,000.00	$5,000.00
76.	Light Standard - Remove & Reset	Each	1	$ 1,500.00	$1,500.00
77.	Conductor - #6 USE/Cu.	LF	75	$ 7.00	$525.00
78.	Conductor - #6 USE/Cu. - Connect To Existing	Each	1	$ 100.00	$100.00
79.	Tracer Wire - #12	LF	25	$ 10.00	$250.00
80.	Tracer Wire - #12 - Connect To Existing	Each	1	$ 100.00	$100.00
81.	Innerduct - 1.5" PVC	LF	25	$ 15.00	$375.00
82.	Innerduct - 1.5" PVC - Connect To Existing	Each	1	$ 100.00	$100.00
83.	Concrete Base - 5'	Each	1	$ 1,000.00	$1,000.00

Subtotal Construction	$388,400.00
Subtotal Contingencies	$39,600.00
Total Construction	$428,000.00
Preliminary Engineering (Consultant)	$14,150.00
Design & Construction Engineering	$47,628.00
Materials Testing (Consultant)	$6,500.00
Legal & Administration	$21,500.00
Bond Discount	$17,000.00
Sewer Hook-up Fee	$33,222.00
TOTAL PROJECT	$568,000.00

Improvement District No. 1360 *Preliminary Special Assessments*

New Water Supply, Sewerage, Street Systems and Incidentals

Hope Lutheran Addition

PIN	Acrea (Acres)	Equivalent Units	Total Assessment
02-5920-00100-000	$12.11	$52.80	$568,000.00

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 2294 – 6th St and 23rd Ave E – Intersection Improvements

Requested Action/Staff Recommendation: Pre-Construction Information: No Formal Action

Presented By: Jerry Wallace, City Engineer

New Information: This project is intended to be specially assessed to benefitting properties. The City of West Fargo's Capital Improvements Sales Tax cost share is One-Third (1/3), The City of West Fargo's Economic Development Sales Tax cost share is One-Third (1/3), and the assessed cost share is One-Third (1/3).

On January 29, 2026, bids were opened for the referenced project. Three (3) bids were received with the lowest bidder being All Finish Concrete, Inc. in the amount of $933,735.00. The Engineering Report approved on March 17, 2025, estimated a project construction cost of $1,167,500 which included contingencies. The City Commission awarded this work to All Finish Concrete, Inc. at the February 2, 2026 Commission Meeting.

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

Background & Project Summary: To meet high traffic demand, the intersection will be upgraded with signalization and surface reconstruction to accommodate improved crosswalk geometry and ADA ramps. Previously, a single-lane roundabout was planned for the area, but the project was discontinued after properties within the district successfully protested the creation of the project.

Financial Analysis:

Total Estimated Project Cost:	$ 1,214,108.50
Special Assessments	$ 404,702.84
Capital Improvements Sales Tax	$ 404,702.83
Economic Development Sales Tax	$ 404,702.83

Policy Analysis: Given the existing commercial traffic volumes and the continued development of the surrounding greenfield areas, intersection improvements and the addition of a traffic signal are recommended to maintain acceptable future levels of service and ensure safe, efficient operations.

This improvement district was administrated in accordance with 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.

Supporting Documents:

- Proposed Improvements General Layout
- Benefit Methodology Map
- Benefit Methodology
- District Cost Summary
- Preliminary Assessment List

Previously Presented Information & Commission Actions:

3/16/2026 –

- **Staff Recommendation:** Adopt Resolution Approving Contract and Contractors Bond and Authorize Notice to Proceed.
- **Commission Action:** Commissioner Zundel moved, and Commissioner Olson seconded to Approve. No opposition, motion carried

2/17/2026 –

- **Staff Recommendation:** Accept Bid and Award Contract to All Finish Concrete, Inc.
- **Commission Action:** Commissioner Olson moved, and Commissioner Anderson seconded to Approve. No opposition, motion carried

1/5/2026 –

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

7/7/2025 –

- **Staff Recommendation:** Conduct the determination of Protest Sufficiency and Approve associated Resolution
- **Commission Action:** Commissioner Olson moved, and Commissioner Zundel seconded to Approve. No opposition, motion carried.

5/19/2025 –

- **Staff Recommendation:** Authorize Resolution of Necessity and Approve Task Order with Bolton & Menk
- **Commission Action:** Commissioner Olson moved, and Commissioner Zundel seconded to Approve. No opposition, motion carried.

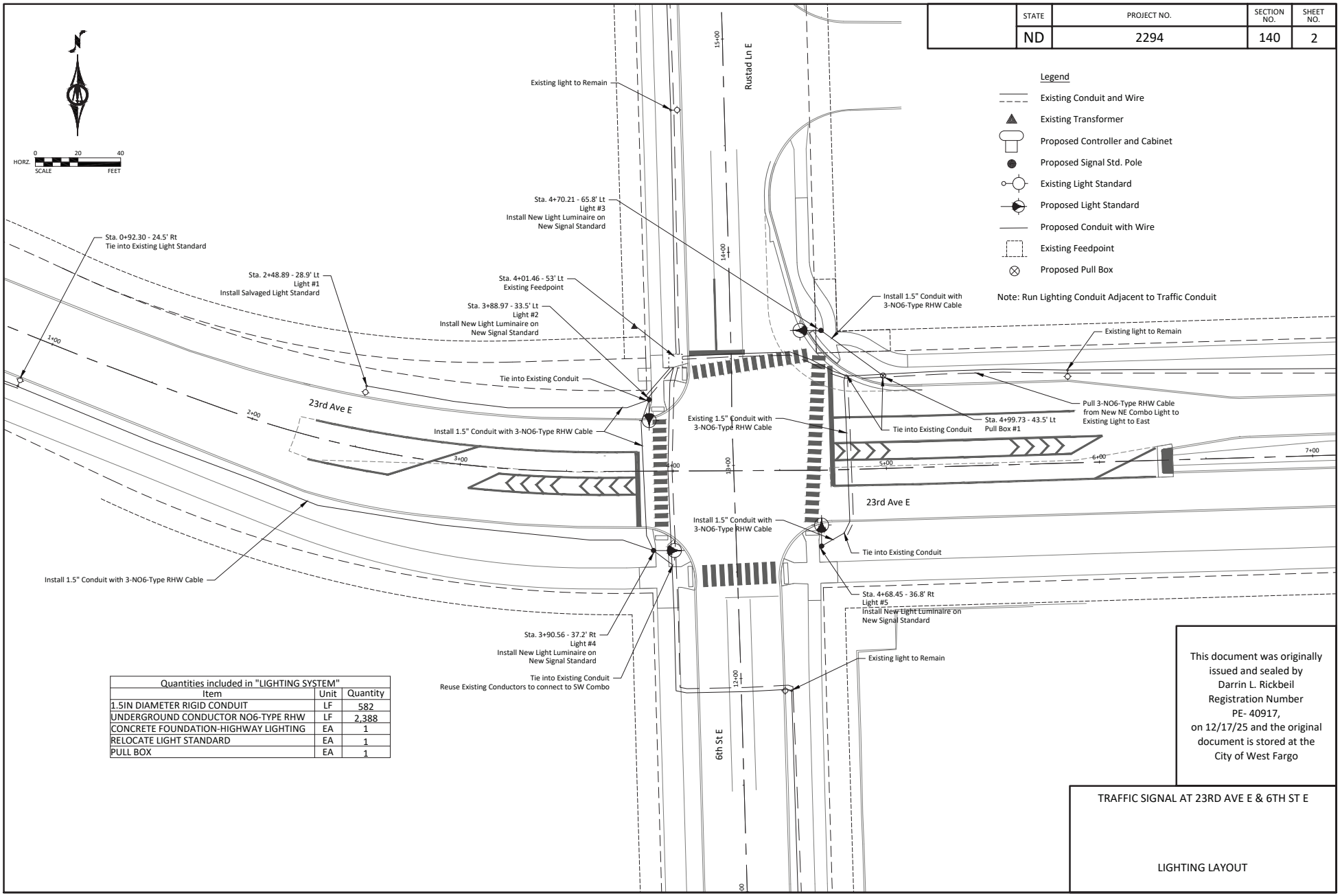
3/17/2025 –

- **Staff Recommendation:** Rescind previously adopted Resolution Declaring Petition for Improvements Received, Approve Engineer's Report and Direct Plans and Specifications
- **Commission Action:** Commissioner Anderson moved, and Commissioner Olson seconded to Approve. No opposition, motion carried.

2/24/2025 –

- **Staff Recommendation:** Accept Petition for Improvements, Create Improvement District No. 2294; and Direct Engineer to prepare an Engineer's Report
- **Commission Action:** Commissioner Zundel moved to approve and prepare the Engineer's Report with both intersection options, and Commissioner Olson seconded to approve. No opposition, motion carried

STATE	PROJECT NO.	SECTION NO.	SHEET NO.
ND	2294	140	2



Quantities included in "LIGHTING SYSTEM"		
Item	Unit	Quantity
1.5IN DIAMETER RIGID CONDUIT	LF	582
UNDERGROUND CONDUCTOR NO6-TYPE RHW	LF	2,388
CONCRETE FOUNDATION-HIGHWAY LIGHTING	EA	1
RELOCATE LIGHT STANDARD	EA	1
PULL BOX	EA	1

This document was originally issued and sealed by Darrin L. Rickbeil Registration Number PE- 40917, on 12/17/25 and the original document is stored at the City of West Fargo

TRAFFIC SIGNAL AT 23RD AVE E & 6TH ST E

LIGHTING LAYOUT

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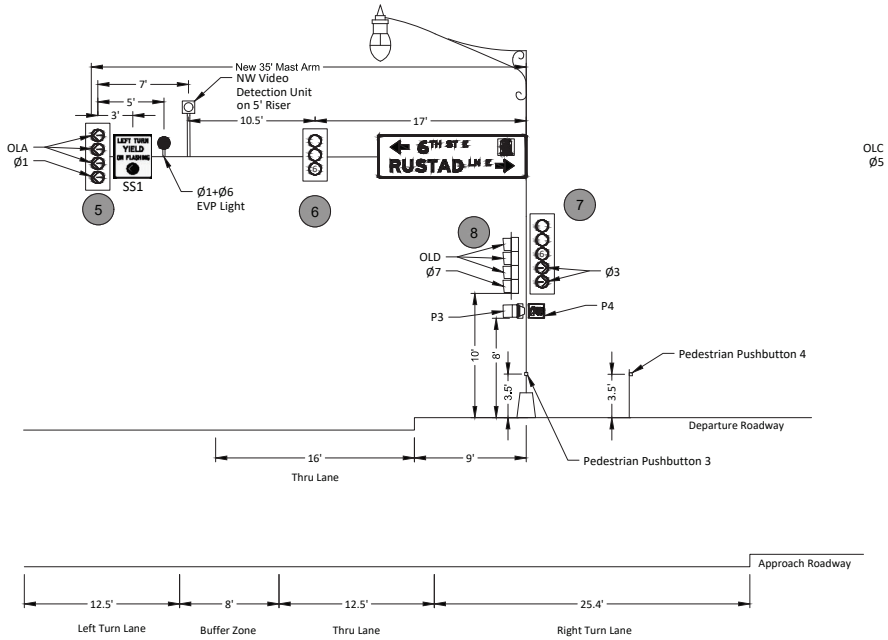
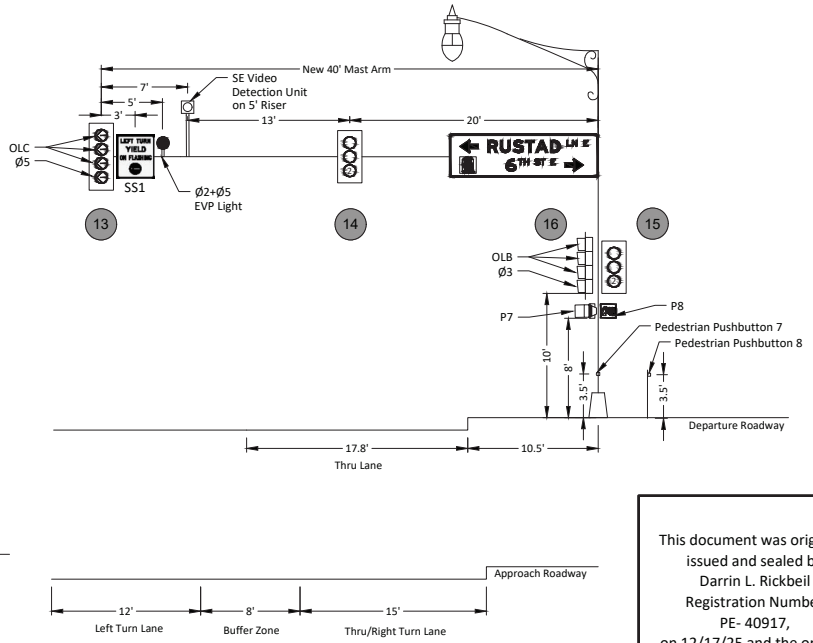
	STATE	PROJECT NO.	SECTION NO.	SHEET NO.
	ND	2294	150	4

Northwest Combo Signal Standard



Southeast Combo Signal Standard



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TRAFFIC SIGNAL AT 23RD AVE E & 6TH ST E

SIGNAL HEADS & HEAD LOCATIONS

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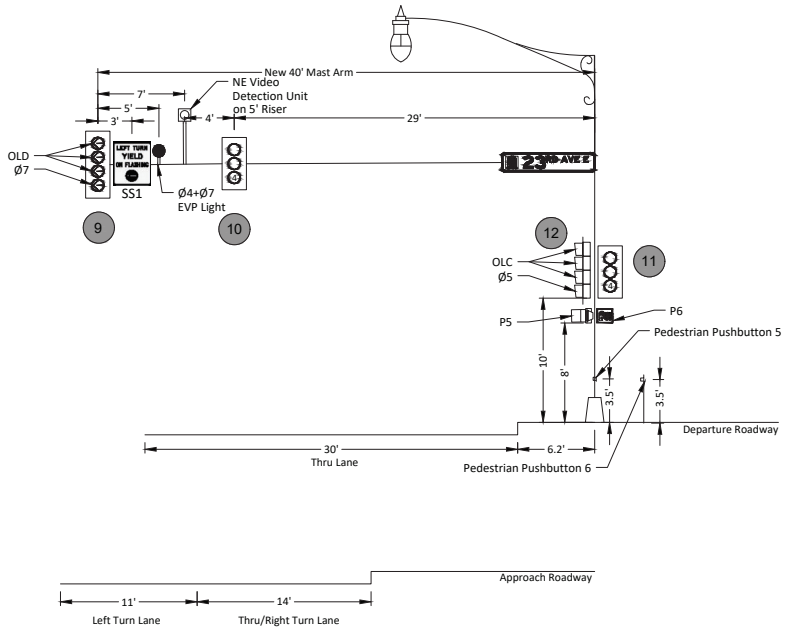
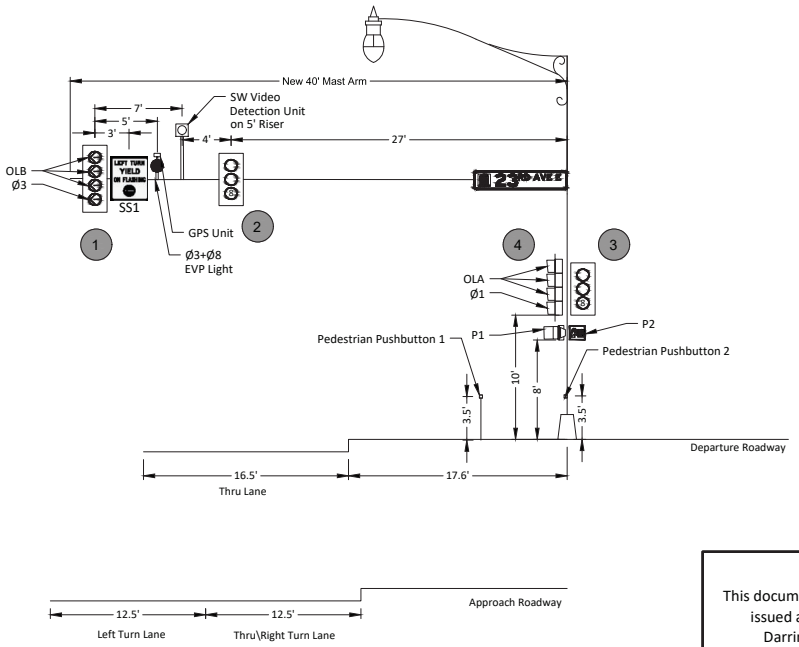
	STATE	PROJECT NO.	SECTION NO.	SHEET NO.
	ND	2294	150	5

Northeast Combo Signal Standard



Southwest Combo Signal Standard



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TRAFFIC SIGNAL AT 23RD AVE E & 6TH ST E

SIGNAL HEADS & HEAD LOCATIONS

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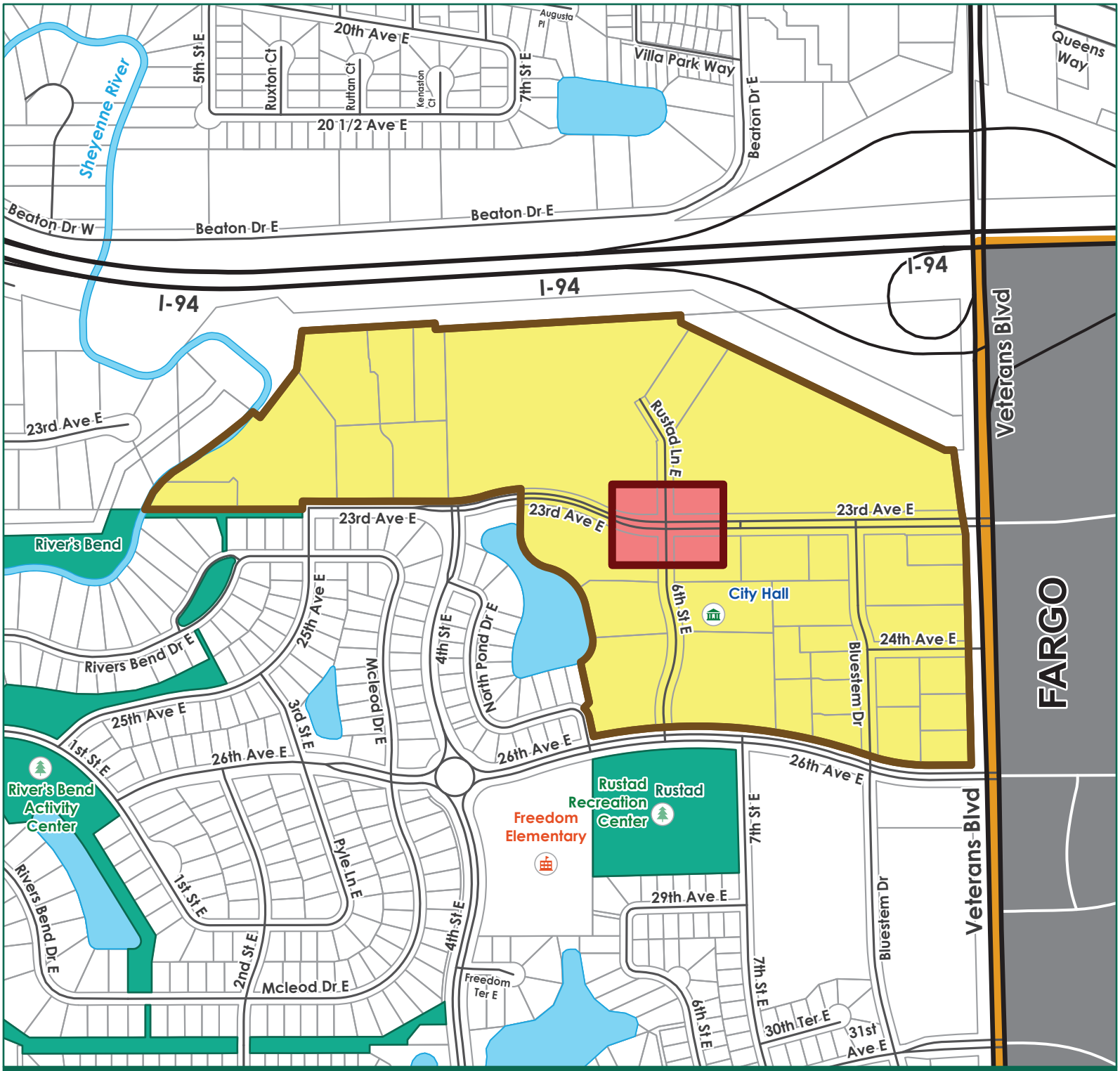


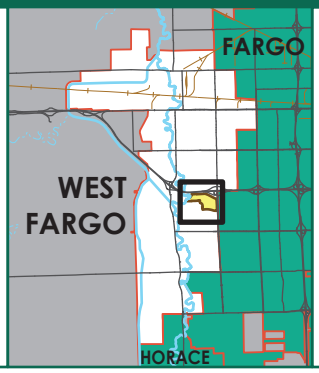
IMPROVEMENT DISTRICT NO. 2294

23rd Ave E and 6th St E Intersection Improvements

Issued: 2/14/2025

Prepared by:

CITY OF WEST FARGO



Project Location

Improvement District

Parcel Boundary

Park District

City Limit

N

Feet

0 200 400 800

CITY OF WEST FARGO

SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

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

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

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

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

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

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

SANITARY SEWER

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

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

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

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

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

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

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

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

WATER MAIN

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

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

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

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

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

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

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

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

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

STORM SEWER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARKS

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

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

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: https://www.cmfclearinghouse.org.

- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance.

- FHWA Highway Safety Manual (HSM), 1st Edition.

- USDOT Value of Statistical Life (VSL) Guidance: https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life.

- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.

- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from https://www.tpl.org

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IMPROVEMENT DISTRICT NO. 2294
DISTRICT COST SUMMARY

City of West Fargo
Date: 01/29/2026

Construction Costs	
Regional Street	$933,735.00
Total Construction	$933,735.00
contingency	$93,373.50
Non-Construction Costs	
Legal	$47,000.00
Engineering	$140,000.00
Special Assessment Administration	$0.00
Right-of-Way Administration	$0.00
Additional Record Drawings	$0.00
Contstruction Restaking	$0.00
Miscellaneous City Costs	$0.00
Total Non-Construction Costs	$187,000.00
Total District Cost**	**$1,214,108.50**

Preliminary Special Assessment Allocations
based on Contractor's Bid Pricing dated 1/29/2026

Improvement District No. 2294 *1/29/2026*

6th St. and 23rd Ave. E. - Intersection Improvements

West Fargo, ND

Division	Block	Lot	GIS PIN	Lot Area	Area Factor	Developable/Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Local Storm Sewer	Regional Street	Proposed Assessments	Total Preliminary Assessment (Contractor's Bid) 1/29/2026
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 17TH	0	0	2461600010000	7.09	1.00	7.09	7.09	31	$0.00	$27,982.67	$27,982.67	$27,982.67
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 8TH	0	0	2460700010000	2.67	1.00	2.67	2.67	12	$0.00	$10,537.90	$10,537.90	$10,537.90
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 12TH	0	0	2461100010000	1.99	1.00	1.99	1.99	9	$0.00	$7,854.09	$7,854.09	$7,854.09
LOT 2 BLK 1 NORTH POND AT THE PRESERVE 17TH	0	0	2461600020000	1.32	1.00	1.32	1.32	6	$0.00	$5,209.75	$5,209.75	$5,209.75
LOT 2 BLK 1 NORTH POND AT THE PRESERVE 7TH	0	0	2460600020000	1.01	1.00	1.01	1.01	4	$0.00	$3,986.25	$3,986.25	$3,986.25
LOT 3 BLK 1 NORTH POND AT THE PRESERVE 18TH	0	0	2461700030000	0.76	1.00	0.76	0.76	3	$0.00	$2,999.55	$2,999.55	$2,999.55
LOT 5 BLK 1 NORTH POND AT THE PRESERVE 15TH	0	0	2461400050000	2.35	1.00	2.35	2.35	10	$0.00	$9,274.93	$9,274.93	$9,274.93
LOT 2 BLK 1 NORTH POND AT THE PRESERVE 11TH	0	0	2461000020000	1.20	1.00	1.20	1.20	5	$0.00	$4,736.14	$4,736.14	$4,736.14
LOT 4 BLK 1 NORTH POND AT THE PRESERVE 15TH	0	0	2461400040000	2.53	1.00	2.53	2.53	11	$0.00	$9,985.35	$9,985.35	$9,985.35
LOT 4 BLK 1 NORTH POND AT THE PRESERVE 3RD	0	0	2460200040000	1.00	1.00	1.00	1.00	4	$0.00	$3,946.78	$3,946.78	$3,946.78
LOT 2 BLK 2 NORTH POND AT THE PRESERVE 9TH	0	0	2460800040000	1.02	1.00	1.02	1.02	4	$0.00	$4,025.72	$4,025.72	$4,025.72
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 11TH	0	0	2461000010000	1.34	1.00	1.34	1.34	6	$0.00	$5,288.69	$5,288.69	$5,288.69
LOT 2 BLK 1 NORTH POND AT THE PRESERVE 18TH	0	0	2461700020000	0.82	1.00	0.82	0.82	4	$0.00	$3,236.36	$3,236.36	$3,236.36
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 1ST	0	0	2460000010000	18.14	1.00	18.14	18.14	79	$0.00	$71,594.59	$71,594.59	$71,594.59
LOT 3 BLK 2 NORTH POND AT THE PRESERVE 9TH	0	0	2460800050000	0.99	1.00	0.99	0.99	4	$0.00	$3,907.31	$3,907.31	$3,907.31
LOT 2 BLK 1 NORTH POND AT THE PRESERVE 8TH	0	0	2460700020000	5.21	1.00	5.21	5.21	23	$0.00	$20,562.72	$20,562.72	$20,562.72
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 18TH	0	0	2461700010000	1.96	1.00	1.96	1.96	9	$0.00	$7,735.69	$7,735.69	$7,735.69
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 7TH	0	0	2460600010000	1.73	1.00	1.73	1.73	8	$0.00	$6,827.93	$6,827.93	$6,827.93
LOT 3 BLK 1 NORTH POND AT THE PRESERVE 15TH	0	0	2461400030000	1.69	1.00	1.69	1.69	7	$0.00	$6,670.06	$6,670.06	$6,670.06
LOT 2 BLK 1 NORTH POND AT THE PRESERVE 15TH	0	0	2461400020000	2.19	1.00	2.19	2.19	10	$0.00	$8,643.45	$8,643.45	$8,643.45
LOT 6 BLK 1 NORTH POND AT THE PRESERVE 18TH	0	0	2461700060000	1.16	1.00	1.16	1.16	5	$0.00	$4,578.27	$4,578.27	$4,578.27
LOT 4 BLK 1 NORTH POND AT THE PRESERVE 18TH	0	0	2461700040000	0.95	1.00	0.95	0.95	4	$0.00	$3,749.44	$3,749.44	$3,749.44
LOT 5 BLK 1 NORTH POND AT THE PRESERVE 18TH	0	0	2461700050000	0.86	1.00	0.86	0.86	4	$0.00	$3,394.23	$3,394.23	$3,394.23
LOT 8 BLK 1 NORTH POND AT THE PRESERVE 18TH	0	0	2461700070000	0.93	1.00	0.93	0.93	4	$0.00	$3,670.51	$3,670.51	$3,670.51
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 15TH	0	0	2461400010000	3.46	1.00	3.46	3.46	15	$0.00	$13,655.86	$13,655.86	$13,655.86
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 16TH	0	0	2461500010000	2.33	1.00	2.33	2.33	10	$0.00	$9,196.00	$9,196.00	$9,196.00
LOT 1 BLK 2 NORTH POND AT THE PRESERVE 9TH	0	0	2460800030000	1.02	1.00	1.02	1.02	4	$0.00	$4,025.72	$4,025.72	$4,025.72
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 6TH	0	0	2460500010000	4.39	1.00	4.39	4.39	19	$0.00	$17,326.36	$17,326.36	$17,326.36
LOT 2 BLK 1 NORTH POND AT THE PRESERVE 16TH	0	0	2461500020000	3.93	1.00	3.93	3.93	17	$0.00	$15,510.85	$15,510.85	$15,510.85
LOT 2 BLK 1 NORTH POND AT THE PRESERVE 4TH	0	0	2460300020000	1.71	1.00	1.71	1.71	7	$0.00	$6,748.99	$6,748.99	$6,748.99
LOT 1 BLK 1 NORTH POND AT THE PRESERVE 10TH	0	0	2460900010000	2.32	1.00	2.32	2.32	10	$0.00	$9,156.53	$9,156.53	$9,156.53
LOT 5 BLK 1 NORTH POND AT THE PRESERVE 3RD	0	0	2460200050000	3.03	1.00	3.03	3.03	13	$0.00	$11,958.74	$11,958.74	$11,958.74
LOT 1 BLK 1 DMF ADDITION	0	0	2451000010000	3.38	1.00	3.38	3.38	15	$0.00	$13,340.12	$13,340.12	$13,340.12
LOT 2 BLK 1 DMF ADDITION	0	0	2451000020000	4.72	1.00	4.72	4.72	21	$0.00	$18,628.80	$18,628.80	$18,628.80
LOT 1 BLK 1 DMF 2ND ADDITION	0	0	2451100010000	2.84	1.00	2.84	2.84	12	$0.00	$11,208.86	$11,208.86	$11,208.86
LOT 2 BLK 1 DMF 2ND ADDITION	0	0	2451100020000	3.10	1.00	3.10	3.10	13	$0.00	$12,235.02	$12,235.02	$12,235.02
LOT 2 BLK 2 DMF ADDITION	0	0	2451000060000	1.21	1.00	1.21	1.21	5	$0.00	$4,775.60	$4,775.60	$4,775.60
LOT 3 BLK 2 DMF ADDITION	0	0	2451000070000	1.29	1.00	1.29	1.29	6	$0.00	$5,091.35	$5,091.35	$5,091.35
LOT 1 BLK 2 DMF ADDITION	0	0	2451000050000	2.90	1.00	2.90	2.90	13	$0.00	$11,445.66	$11,445.66	$11,445.66
				102.54		**102.54**	**102.54**	**446.00**	**$0.00**	**$404,702.84**	**$404,702.84**	
												$404,702.84

Funding Summary	
Assessed	$404,702.84
Other (e.g. Sales Tax, Cass Rural Water, etc.)	$809,405.66
Total Project Cost	**$1,214,108.50**
Based on Assessment Total	
Local Storm Sewer	$0.00
Regional Street	$404,702.84
Total Assessment	**$404,702.84**

Local Storm Sewer Cost per SF	**$0.00**
Regional Street Cost per SF	**$0.09**

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 2296 – Shadow Wood Neighborhood Pavement Rehabilitation

Requested Action/Staff Recommendation: Pre-Construction Information: No Formal Action

Presented By: Jerry Wallace, City Engineer

New Information: This project is intended to be specially assessed to benefiting properties. The City of West Fargo cost share is 50%, and the assessed cost share is 50% per the recommendations of the 2024 Capital Improvement Plan (CIP).

On January 29, 2026, bids were opened for the referenced project. Two (2) bids were received, with the lowest bidder being Northern Improvement Company in the amount of $764,673.20. The Engineering Report, approved on November 3, 2025, estimated the project's construction cost at $1,338,686.25, including contingencies. The City Commission awarded this work to Northern Improvement Company at the February 17, 2026 Commission Meeting.

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

Background & Project Summary: This project is intended to improve pavement condition and ride quality and extend the lifespan of the roadways within the district. The project involves the rehabilitation of existing asphalt roadways through a mill-and-overlay process. This will restore pavement condition and ride quality while extending service life. ADA curb ramps will also be upgraded where needed. The project is consistent with the City's pavement management policy, which recommends resurfacing approximately every 10–15 years based on observed pavement conditions.

Financial Analysis:

Total Estimated Project Cost:	$1,235,000
Special Assessment	$ 617,500
City Funds	$ 617,500
Other Funds (Grants)	$ 0

Policy Analysis: This improvement district was administrated in accordance with 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.

Supporting Documents:

- Proposed Improvements General Layout
- Benefit Methodology Map
- Benefit Methodology
- District Cost Summary
- Preliminary Assessment List

Previously Presented Information & Commission Actions:

March 16, 2026-

- **Staff Recommendation:** Adopt Resolution Approving Contract and Contractors Bond and Authorize Notice to Proceed
- **Commission Action:** Commissioner Zundel moved and Commissioner Olson seconded to approve. No opposition, motion carried.

January 5, 2026-

- **Staff Recommendation:** Accept Bid and Award Contract to Northern Improvement Company
- **Commission Action:** Commissioner Olson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.

January 5, 2026-

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

December 15, 2025-

- **Staff Recommendation:** Conduct the determination of Protests Sufficiency and Approve Associated Resolution
- **Commission Action:** Commissioner Anderson moved and Commissioner Olson seconded to approve. No opposition, motion carried.

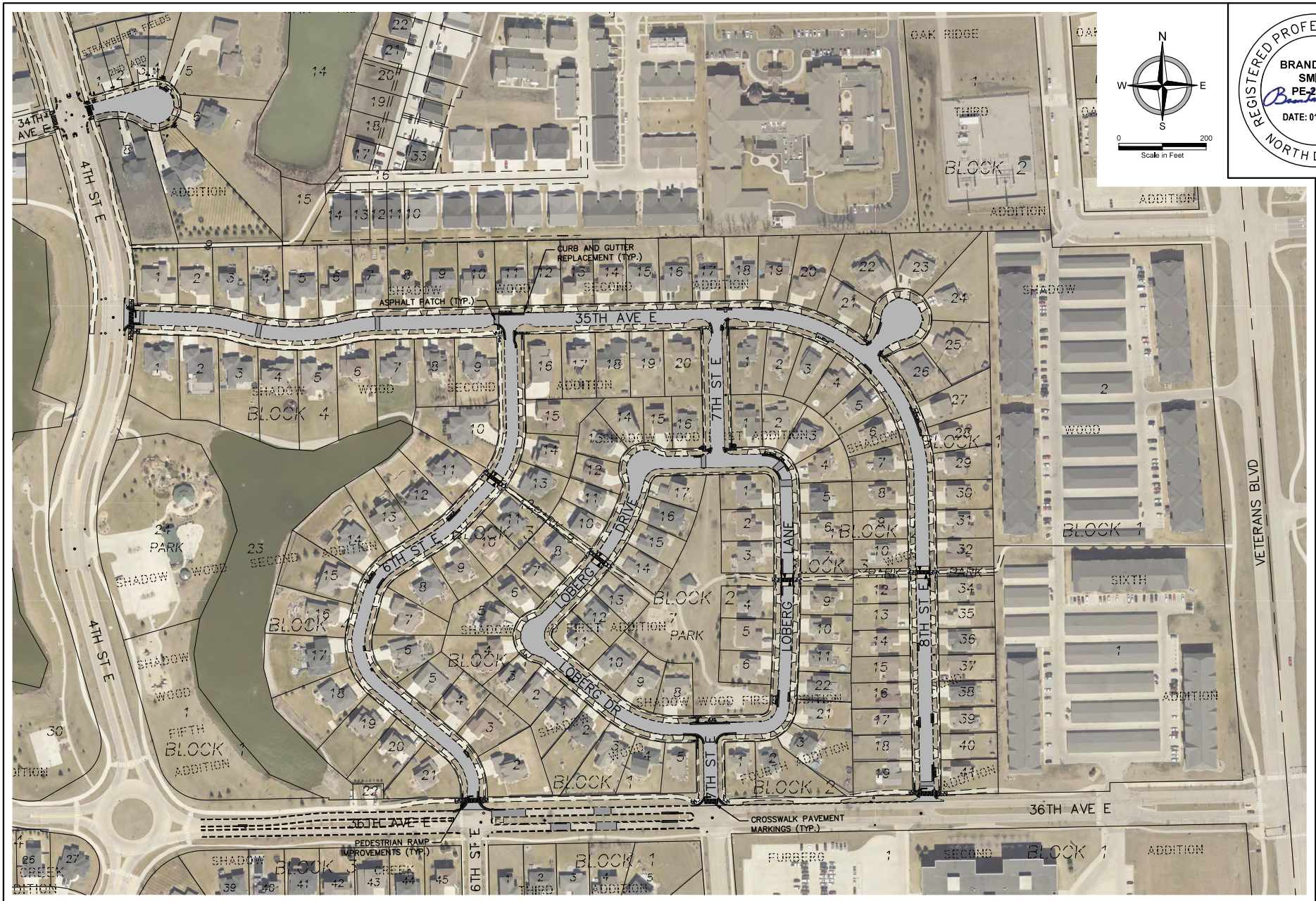
November 3, 2025 –

- **Staff Recommendation:** Approve both an Engineer's Report and Task Order, Direct Engineer to prepare Plans and Specifications, and Authorize Resolution of Necessity.
- **Commission Action:** Commissioner Jorgensen moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

August 18, 2025 –

- **Staff Recommendation:** Create Improvement District No. 2296 and Direct Engineer to prepare an Engineer's Report.
- **Commission Action:** Commissioner Olson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.

FILE LOCATION: R:\Projects\22000\22900\22962\CIVIL\PRODUCTION\1-Shadow Wood\30627_ProjectLayouts.dwg



REGISTERED PROFESSIONAL ENGINEER
BRANDON M. SMITH
PE-29341
DATE: 01/13/26
NORTH DAKOTA

moore engineering, inc.
a Vistal company

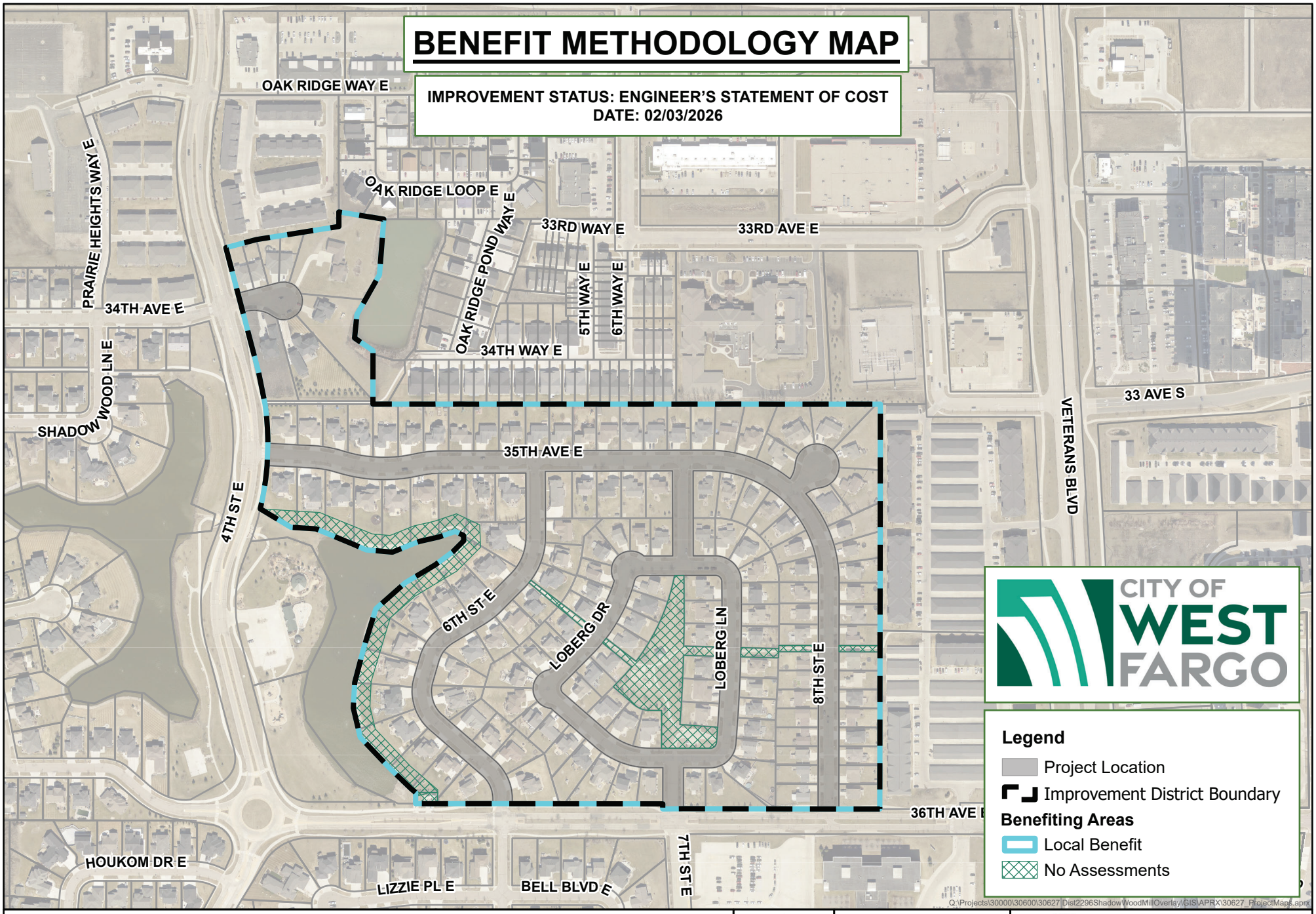
PROJECT LAYOUTS
IMPROVEMENT DISTRICT NO. 2296
SHADOW WOOD MILL & OVERLAY
WEST FARGO, NORTH DAKOTA
PROPOSED CONDITIONS

DATE:	01.13.26
REV DATE:	---
REV NUM.	---
RECORD:	---
PROJECT No.	30627
MANAGER:	MJP
DESIGNER:	BMS/BJP
DRAFTER:	DLM/BJP
REVIEWER:	EAG

C-101

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: ENGINEER'S STATEMENT OF COST
DATE: 02/03/2026



BENEFIT METHODOLOGY
IMPROVEMENT DISTRICT NO. 2296
SHADOW WOOD MILL & OVERLAY
WEST FARGO, NORTH DAKOTA

DRAFT

N W E S

0 200 400 Feet

1:4,800

moore engineering, inc.

DISTRICT NO. 2296
BENEFIT METHODOLOGY

IMPROVEMENT STAUS: ENGINEER'S STATEMENT OF COST
DATE: 02/03/2026

Improvement Dist. No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
Shadow Wood Mill & Overlay
West Fargo, North Dakota

Summary of Location for Improvements

- Neighborhood:
  - Shadow Wood 1st and 2nd Additions ("Shadow Wood")
  - Strawberry Fields Addition

Assessment Summary

- Neighborhood:
  - Local Benefit – Street and ADA Improvements

Assessment Methodology

- Neighborhood:
  - Local Benefit - Street and ADA Improvements:
    - 50% of project cost contribution from City of West Fargo
    - 50% of project cost contribution assessed by equivalent units (EU) to 155 of 162 parcels, with EU values of 1.
    - 7 exempt parcels not assessed per City of West Fargo assessment policy

moore engineering, inc.

Improvement District No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
West Fargo ND
Project No. 30627
ENGINEER'S STATEMENT OF ESTIMATED COST

		BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
BASE BID						
1.	12000.00	Mobilization	LSum	1	$24,680.00	$24,680.00
2.	15000.00	Traffic Control	LSum	1	$6,500.00	$6,500.00
3.	312500.00	Stormwater Management	LSum	1	$1,000.00	$1,000.00
4.	312500.00	Inlet Protection	EA	48	$195.00	$9,360.00
5.	24200.00	Removal of Concrete Pavement	SY	874	$21.00	$18,354.00
6.	24200.00	Removal of Curb & Gutter	LF	1,550	$12.00	$18,600.00
7.	24200.00	Removal of Bituminous Surfacing	SY	577	$20.00	$11,540.00
8.	312316.00	Excavation Waste	CY	60	$85.00	$5,100.00
9.	312316.00	Subgrade Preparation	SY	238	$7.00	$1,666.00
10.	Plan	Base Preparation	SY	947	$6.25	$5,918.75
11.	Plan	Geogrid	SY	238	$11.00	$2,618.00
12.	321123.00	Aggregate Base Course	TON	112	$65.00	$7,280.00
13.	Plan	Milling Pavement Surface - Tapered	SY	21,226	$1.85	$39,268.10
14.	321216.00	Superpave FAA 43 - Patching 3"	SY	238	$40.00	$9,520.00
15.	Plan	Concrete Patch	SY	333	$50.00	$16,650.00
16.	321216.00	Superpave FAA 43 - 2"	SY	21,226	$10.85	$230,302.10
17.	321313.00	Curb & Gutter	LF	1,550	$52.00	$80,600.00
18.	321313.00	Curb Type I	LF	31	$55.00	$1,705.00
19.	330130.86	Adjust Manhole Cover	EA	65	$350.00	$22,750.00
20.	330130.86	Adjust Manhole Casting	EA	1	$800.00	$800.00
21.	330130.86	Replace Manhole Casting	EA	5	$2,200.00	$11,000.00
22.	Plan	Adjust Inlet Casting	EA	16	$500.00	$8,000.00
23.	Plan	Replace Inlet Casting	EA	6	$1,700.00	$10,200.00
24.	331419.00	Adjust Gate Valve Box Cover	EA	18	$100.00	$1,800.00
25.	321216.00	Superpave FAA 43 - Leveling	TON	295	$105.00	$30,975.00
26.	321723.00	Grooved Epoxy Pavement Message	SF	170	$29.40	$4,998.00
27.	321723.00	Grooved Epoxy Pavement Markings - 24"	LF	640	$26.00	$16,640.00
28.	321623.00	Driveway Concrete - 6"	SY	167	$120.00	$20,040.00
29.	321636.00	Sidewalk Concrete - 4"	SY	244	$120.00	$29,280.00
30.	321636.00	Sidewalk Concrete - 5"	SY	263	$127.00	$33,401.00
31.	321636.00	Sidewalk Concrete - 6"	SY	211	$134.00	$28,274.00
32.	321636.00	Detectable Warning Panels	SF	428	$55.00	$23,540.00
33.	312316.00	Topsoil	CY	295	$45.00	$13,275.00
34.	312316.00	Topsoil Imported	CY	70	$76.00	$5,320.00
35.	329219.00	Seeding	SY	1,765	$3.15	$5,559.75
36.	329219.00	Hydraulic Mulch	SY	1,765	$3.15	$5,559.75
37.	Plan	Landscape Preparation	SF	225	$11.55	$2,598.75

Construction Subtotal	$764,673.20
Contingencies (~15%)	$114,701.00
Total Construction	$879,374.20

Improvement District No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
West Fargo ND
Project No. 30627
ENGINEER'S STATEMENT OF ESTIMATED COST

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
			Study & Report	$10,000.00
			Design & Bidding	$40,000.00
			Construction Administration (3.5%)	$26,763.56
			Additional Consultanting Services	$187,489.47
			Legal & Administration (~5%)	$43,968.71
			Bond Discount (~4)	$38,610.32
			City of West Fargo Engineering Fee (1%)	$8,793.74
			TOTAL COST	$1,235,000.00

Preliminary Special Assessment Allocations
Preliminary Assessment List

Improvement District No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
Shadow Wood Mill & Overlay
West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Assessment
Shadow Wood Second Addition	1	16	02507600160000	1.00	0.25	0.25	1.0	$3,983.87
Shadow Wood Second Addition	1	17	02507600170000	1.00	0.25	0.25	1.0	$3,983.87
Shadow Wood Second Addition	4	11	02507600940000	1.00	0.37	0.37	1.0	$3,983.87
Shadow Wood Second Addition	1	18	02507600180000	1.00	0.26	0.26	1.0	$3,983.87
Shadow Wood Second Addition	4	8	02507600910000	1.00	0.33	0.33	1.0	$3,983.87
Shadow Wood Second Addition	1	13	02507600130000	1.00	0.25	0.25	1.0	$3,983.87
Shadow Wood Second Addition	4	19	02507601020000	1.00	0.37	0.37	1.0	$3,983.87
Shadow Wood Second Addition	1	36	02507600360000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood Second Addition	2	1	02507600420000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood Second Addition	4	22	02507601050000	0.00	0.00	0.00	0.0	$0.00
Shadow Wood 4th Addition	1	3	02507800030000	1.00	0.34	0.34	1.0	$3,983.87
Shadow Wood 4th Addition	1	2	02507800020000	1.00	0.33	0.33	1.0	$3,983.87
Shadow Wood Second Addition	1	21	02507600210000	1.00	0.23	0.23	1.0	$3,983.87
Shadow Wood Second Addition	2	2	02507600430000	1.00	0.22	0.22	1.0	$3,983.87
Shadow Wood Second Addition	1	41	02507600410000	1.00	0.24	0.24	1.0	$3,983.87
Shadow Wood Second Addition	2	5	02507600460000	1.00	0.21	0.21	1.0	$3,983.87
Shadow Wood Second Addition	2	13	02507600540000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	1	16	02507500160000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood First Addition	1	10	02507500100000	1.00	0.17	0.17	1.0	$3,983.87
Shadow Wood Second Addition	2	7	02507600480000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood Second Addition	2	9	02507600500000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	2	11	02507600520000	0.00	0.00	0.00	0.0	$0.00
Shadow Wood Second Addition	2	17	02507600580000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	3	2	02507600650000	1.00	0.41	0.41	1.0	$3,983.87
Shadow Wood Second Addition	3	4	02507600670000	1.00	0.22	0.22	1.0	$3,983.87
Shadow Wood Second Addition	3	7	02507600700000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood First Addition	1	9	02507500090000	0.00	0.00	0.00	0.0	$0.00
Shadow Wood Second Addition	2	16	02507600570000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood First Addition	1	7	02507500070000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood First Addition	2	1	02507500170000	1.00	0.22	0.22	1.0	$3,983.87
Shadow Wood First Addition	2	10	02507500260000	1.00	0.21	0.21	1.0	$3,983.87
Shadow Wood First Addition	1	4	02507500040000	1.00	0.30	0.30	1.0	$3,983.87
Shadow Wood First Addition	1	6	02507500060000	1.00	0.18	0.18	1.0	$3,983.87

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
Shadow Wood Mill & Overlay
West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Assessment
Shadow Wood First Addition	1	11	02507500110000	1.00	0.17	0.17	1.0	$3,983.87
Shadow Wood First Addition	2	15	02507500310000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	2	17	02507500330000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	2	6	02507500220000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood First Addition	3	5	02507500380000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood First Addition	3	7	02507500400000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	1	11	02507600110000	1.00	0.25	0.25	1.0	$3,983.87
Shadow Wood Second Addition	1	20	02507600200000	1.00	0.34	0.34	1.0	$3,983.87
Shadow Wood First Addition	3	9	02507500420000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	2	2	02507500180000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood Second Addition	1	9	02507600090000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood First Addition	2	11	02507500270000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood Second Addition	1	23	02507600230000	1.00	0.43	0.43	1.0	$3,983.87
Shadow Wood First Addition	3	11	02507500440000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	2	13	02507500290000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	3	1	02507500340000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	1	1	02507600010000	1.00	0.28	0.28	1.0	$3,983.87
Shadow Wood First Addition	3	8	02507500410000	0.00	0.00	0.00	0.0	$0.00

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
Shadow Wood Mill & Overlay
West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Assessment
Shadow Wood Second Addition	1	24	02507600240000	1.00	0.46	0.46	1.0	$3,983.87
Shadow Wood Second Addition	1	25	02507600250000	1.00	0.39	0.39	1.0	$3,983.87
Shadow Wood Second Addition	1	32	02507600320000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood Second Addition	2	4	02507600450000	1.00	0.22	0.22	1.0	$3,983.87
Shadow Wood Second Addition	2	8	02507600490000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	2	15	02507600560000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	3	6	02507600690000	1.00	0.28	0.28	1.0	$3,983.87
Shadow Wood Second Addition	1	38	02507600380000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood Second Addition	2	21	02507600620000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	3	17	02507600800000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood Second Addition	2	22	02507600630000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood Second Addition	3	13	02507600760000	1.00	0.23	0.23	1.0	$3,983.87
Shadow Wood Second Addition	3	18	02507600810000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood Second Addition	1	29	02507600290000	1.00	0.21	0.21	1.0	$3,983.87
Shadow Wood Second Addition	1	37	02507600370000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood Second Addition	3	10	02507600730000	1.00	0.23	0.23	1.0	$3,983.87
Shadow Wood Second Addition	3	11	02507600740000	1.00	0.22	0.22	1.0	$3,983.87
Shadow Wood First Addition	2	9	02507500250000	1.00	0.21	0.21	1.0	$3,983.87
Shadow Wood Second Addition	2	10	02507600510000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	3	5	02507600680000	1.00	0.23	0.23	1.0	$3,983.87
Shadow Wood Second Addition	4	20	02507601030000	1.00	0.31	0.31	1.0	$3,983.87
Shadow Wood First Addition	1	15	02507500150000	1.00	0.17	0.17	1.0	$3,983.87
Shadow Wood Second Addition	3	3	02507600660000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood Second Addition	3	12	02507600750000	0.00	0.00	0.00	0.0	$0.00
Shadow Wood Second Addition	4	6	02507600890000	1.00	0.43	0.43	1.0	$3,983.87
Shadow Wood First Addition	3	3	02507500360000	1.00	0.21	0.21	1.0	$3,983.87
Shadow Wood Second Addition	1	2	02507600020000	1.00	0.24	0.24	1.0	$3,983.87
Shadow Wood Second Addition	1	22	02507600220000	1.00	0.39	0.39	1.0	$3,983.87
Shadow Wood Second Addition	1	31	02507600310000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood Second Addition	1	40	02507600400000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	1	5	02507500050000	1.00	0.30	0.30	1.0	$3,983.87
Shadow Wood First Addition	1	8	02507500080000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	2	8	02507500240000	1.00	0.21	0.21	1.0	$3,983.87

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
Shadow Wood Mill & Overlay
West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Assessment
Shadow Wood Second Addition	2	18	02507600590000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	2	19	02507600600000	1.00	0.25	0.25	1.0	$3,983.87
Shadow Wood Second Addition	4	15	02507600980000	1.00	0.42	0.42	1.0	$3,983.87
Shadow Wood 4th Addition	1	4	02507800040000	1.00	0.24	0.24	1.0	$3,983.87
Shadow Wood First Addition	3	10	02507500430000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood Second Addition	1	14	02507600140000	1.00	0.25	0.25	1.0	$3,983.87
Shadow Wood Second Addition	1	26	02507600260000	1.00	0.23	0.23	1.0	$3,983.87
Shadow Wood Second Addition	1	35	02507600350000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood Second Addition	2	6	02507600470000	1.00	0.21	0.21	1.0	$3,983.87
Shadow Wood 4th Addition	1	5	02507800050000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood Second Addition	1	28	02507600280000	1.00	0.24	0.24	1.0	$3,983.87
Shadow Wood Second Addition	1	33	02507600330000	0.00	0.00	0.00	0.0	$0.00
Shadow Wood Second Addition	1	39	02507600390000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	2	5	02507500210000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood First Addition	2	7	02507500230000	0.00	0.00	0.00	0.0	$0.00
Shadow Wood Second Addition	1	15	02507600150000	1.00	0.25	0.25	1.0	$3,983.87
Shadow Wood Second Addition	1	30	02507600300000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood Second Addition	1	34	02507600340000	1.00	0.18	0.18	1.0	$3,983.87

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
Shadow Wood Mill & Overlay
West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Assessment
Shadow Wood Second Addition	4	13	02507600960000	1.00	0.35	0.35	1.0	$3,983.87
Shadow Wood Second Addition	3	9	02507600720000	1.00	0.23	0.23	1.0	$3,983.87
Shadow Wood Second Addition	4	3	02507600860000	1.00	0.43	0.43	1.0	$3,983.87
Shadow Wood Second Addition	4	14	02507600970000	1.00	0.48	0.48	1.0	$3,983.87
Shadow Wood First Addition	1	2	02507500020000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood First Addition	1	13	02507500130000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood First Addition	2	14	02507500300000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood Second Addition	1	7	02507600070000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood First Addition	2	3	02507500190000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood First Addition	2	4	02507500200000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood First Addition	2	12	02507500280000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	2	16	02507500320000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood First Addition	3	2	02507500350000	1.00	0.21	0.21	1.0	$3,983.87
Shadow Wood First Addition	3	4	02507500370000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood First Addition	1	3	02507500030000	1.00	0.17	0.17	1.0	$3,983.87
Shadow Wood First Addition	1	14	02507500140000	1.00	0.20	0.20	1.0	$3,983.87
Shadow Wood Second Addition	2	3	02507600440000	1.00	0.22	0.22	1.0	$3,983.87
Shadow Wood Second Addition	2	12	02507600530000	1.00	0.17	0.17	1.0	$3,983.87
Shadow Wood Second Addition	3	14	02507600770000	1.00	0.23	0.23	1.0	$3,983.87
Shadow Wood Second Addition	3	16	02507600790000	1.00	0.29	0.29	1.0	$3,983.87
Shadow Wood 4th Addition	2	2	02507800070000	1.00	0.38	0.38	1.0	$3,983.87
Shadow Wood 4th Addition	2	3	02507800080000	1.00	0.38	0.38	1.0	$3,983.87
Shadow Wood Second Addition	1	19	02507600190000	1.00	0.28	0.28	1.0	$3,983.87
Shadow Wood First Addition	3	6	02507500390000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	1	10	02507600100000	1.00	0.29	0.29	1.0	$3,983.87
Shadow Wood Second Addition	3	8	02507600710000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood Second Addition	3	15	02507600780000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood Second Addition	3	20	02507600830000	1.00	0.29	0.29	1.0	$3,983.87
Shadow Wood Second Addition	4	9	02507600920000	1.00	0.35	0.35	1.0	$3,983.87
Shadow Wood 4th Addition	1	1	02507800010000	1.00	0.22	0.22	1.0	$3,983.87
Shadow Wood Second Addition	4	1	02507600840000	1.00	0.42	0.42	1.0	$3,983.87
Shadow Wood Second Addition	4	21	02507601040000	1.00	0.32	0.32	1.0	$3,983.87
Shadow Wood First Addition	1	12	02507500120000	1.00	0.16	0.16	1.0	$3,983.87

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2296
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
Shadow Wood Mill & Overlay
West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Factored Assessable Area (Acres)	Equivalent Units	Total Assessment
Shadow Wood Second Addition	4	16	02507600990000	1.00	0.40	0.40	1.0	$3,983.87
Shadow Wood Second Addition	4	17	02507601000000	1.00	0.48	0.48	1.0	$3,983.87
Shadow Wood Second Addition	4	18	02507601010000	1.00	0.49	0.49	1.0	$3,983.87
Shadow Wood 4th Addition	2	1	02507800060000	1.00	0.21	0.21	1.0	$3,983.87
Shadow Wood Second Addition	4	10	02507600930000	1.00	0.43	0.43	1.0	$3,983.87
Shadow Wood Second Addition	4	12	02507600950000	1.00	0.35	0.35	1.0	$3,983.87
Shadow Wood Second Addition	1	8	02507600080000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood Second Addition	4	5	02507600880000	1.00	0.46	0.46	1.0	$3,983.87
Shadow Wood Second Addition	4	7	02507600900000	1.00	0.39	0.39	1.0	$3,983.87
Shadow Wood Second Addition	1	12	02507600120000	1.00	0.25	0.25	1.0	$3,983.87
Shadow Wood Second Addition	2	14	02507600550000	1.00	0.18	0.18	1.0	$3,983.87
Shadow Wood Second Addition	3	19	02507600820000	1.00	0.27	0.27	1.0	$3,983.87
Shadow Wood Second Addition	4	2	02507600850000	1.00	0.40	0.40	1.0	$3,983.87
Shadow Wood Second Addition	4	4	02507600870000	1.00	0.46	0.46	1.0	$3,983.87
Shadow Wood Second Addition	1	27	02507600270000	1.00	0.28	0.28	1.0	$3,983.87
Shadow Wood Second Addition	1	5	02507600050000	1.00	0.31	0.31	1.0	$3,983.87
Strawberry Fields 2nd Addition	1	2	02505100020000	1.00	0.16	0.16	1.0	$3,983.87
Strawberry Fields Addition	1	5	02505000050000	1.00	1.41	1.41	1.0	$3,983.87
Strawberry Fields 2nd Addition	1	3	02505100030000	1.00	0.19	0.19	1.0	$3,983.87
Shadow Wood Second Addition	1	4	02507600040000	1.00	0.30	0.30	1.0	$3,983.87
Strawberry Fields Addition	1	6	02505000060000	1.00	0.90	0.90	1.0	$3,983.87
Strawberry Fields 2nd Addition	1	1	02505100010000	1.00	0.18	0.18	1.0	$3,983.87
Strawberry Fields 2nd Addition	1	4	02505100040000	1.00	0.19	0.19	1.0	$3,983.87
Strawberry Fields Addition	1	8	02505000080000	1.00	0.67	0.67	1.0	$3,983.87
Shadow Wood Second Addition	1	3	02507600030000	1.00	0.26	0.26	1.0	$3,983.87
Shadow Wood Second Addition	1	6	02507600060000	1.00	0.29	0.29	1.0	$3,983.87
Strawberry Fields Addition	1	7	02505000070000	1.00	0.93	0.93	1.0	$3,983.87
					42.43	**42.43**	**155.0**	**$617,500.00**

Based on Assessment Total	
Local Street Assessment (Local Only) (50%)	$617,500.00
Local City Contribution (50%)	$617,500.00
Total Project	**$1,235,000.00**

	Assesssed	**Benefit**
Local Street Cost per EU	**$3,983.87**	**$15,534.49**

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 2297 – South Pond Neighborhood Pavement Rehabilitation

Requested Action/Staff Recommendation: Pre-Construction Information: No Formal Action

Presented By: Jerry Wallace, City Engineer

New Information: This project is intended to be specially assessed to benefiting properties. The City of West Fargo cost share is 50%, and the assessed cost share is 50% per the recommendations of the 2024 Capital Improvement Plan (CIP).

On January 29,26, bids were opened for the referenced project. Two (2) bids were received, with the lowest bidder being Northern Improvement Company in the amount of $777,963.65. The Engineering Report, approved on November 3, 2025, estimated a project construction cost of $1,122,417.25, including contingencies. The City Commission awarded this work to Sellin Brothers, Inc. at the February 17, 2026 Commission Meeting.

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

Background & Project Summary: This project is intended to improve pavement condition and ride quality and extend the lifespan of the roadways within this district. The project involved the rehabilitation of existing asphalt roadways through a mill-and-overlay process. ADA curb ramps will also be upgraded where needed. The project is consistent with the City's pavement Management policy, which recommends resurfacing approximately every 10-15 years based on observed pavement conditions.

Financial Analysis:

Total Estimated Project Cost:	$1,260,000
Special Assessment	$ 630,000
City Funds	$ 630,000
Other Funds (Grants)	$ 0

Policy Analysis: This improvement district was administrated in accordance with 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.

Supporting Documents:

- Proposed Improvements General Layout
- Benefit Methodology Map
- Benefit Methodology
- District Cost Summary
- Preliminary Assessment List

Previously Presented Information & Commission Actions:

March 16, 2026 -

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

January 5, 2026 -

- **Staff Recommendation:** Accept Bid and Award Contract to Northern Improvement Company
- **Commission Action:** Commissioner Olson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.

January 5, 2026 -

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

December 15, 2025 -

- **Staff Recommendation:** Conduct the Determination of Protest Sufficiency and Approve Associated Resolution
- **Commission Action:** Commissioner Olson moved and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

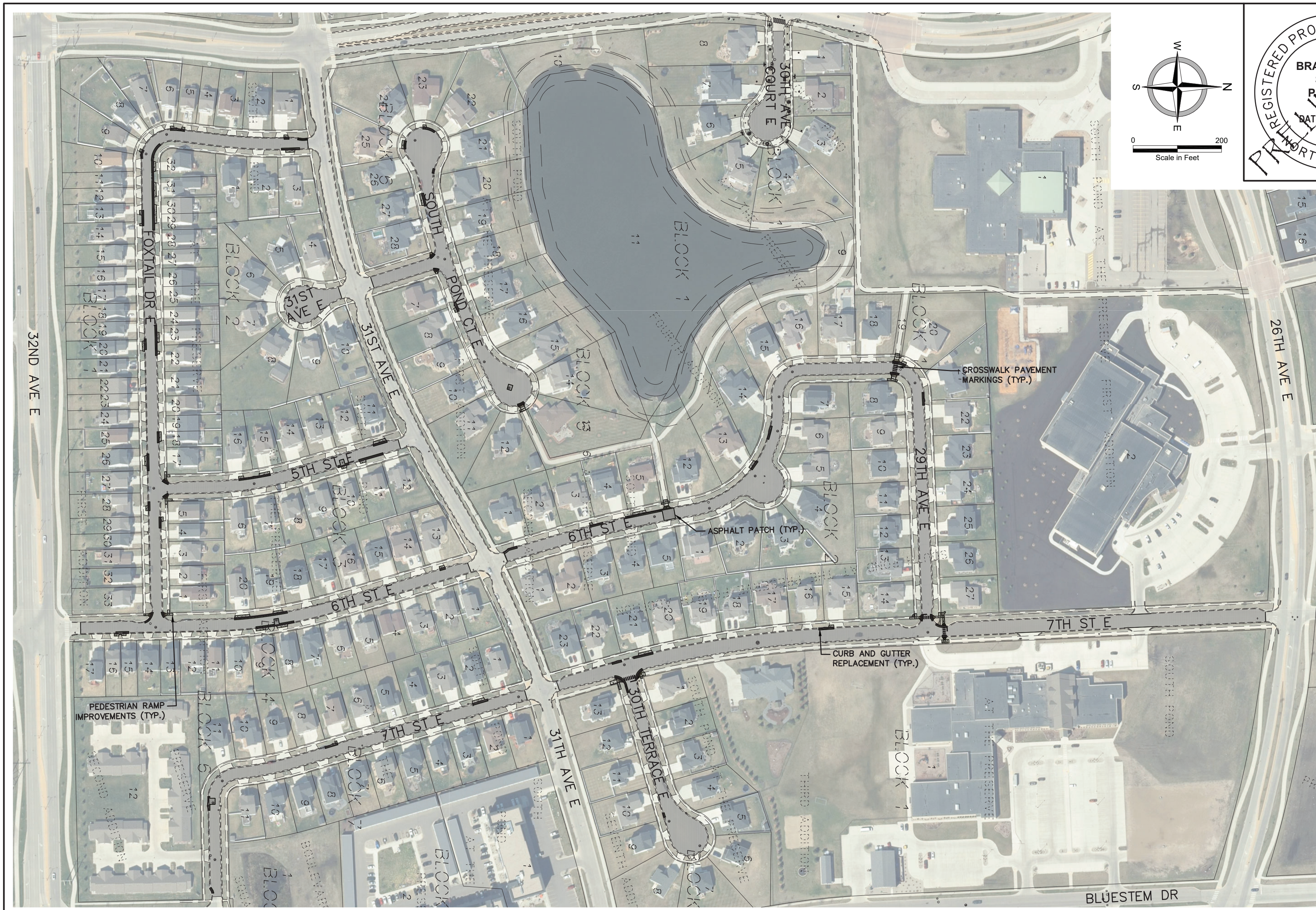
November 3, 2025 –

- **Staff Recommendation:** Approve both an Engineer's Report and Task Order, Direct Engineer to prepare Plans and Specifications, and Authorize Resolution of Necessity.
- **Commission Action:** Commissioner Olson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.

August 18, 2025 –

- **Staff Recommendation:** Create Improvement District No. 2297 and Direct Engineer to prepare an Engineer's Report.
- **Commission Action:** Commissioner Olson moved and Commissioner Zundel seconded to approve. No opposition, motion carried.

FILE LOCATION: R:\Projects\22000\22900\22962\CIVIL\PRODUCTION\1-South Pond\30628_ProjectLayouts.dwg



REGISTERED PROFESSIONAL ENGINEER
BRANDON M. SMITH
PE-29341
DATE: ----
NORTH DAKOTA
PRELIMINARY

moore engineering, inc.
a Vistal company

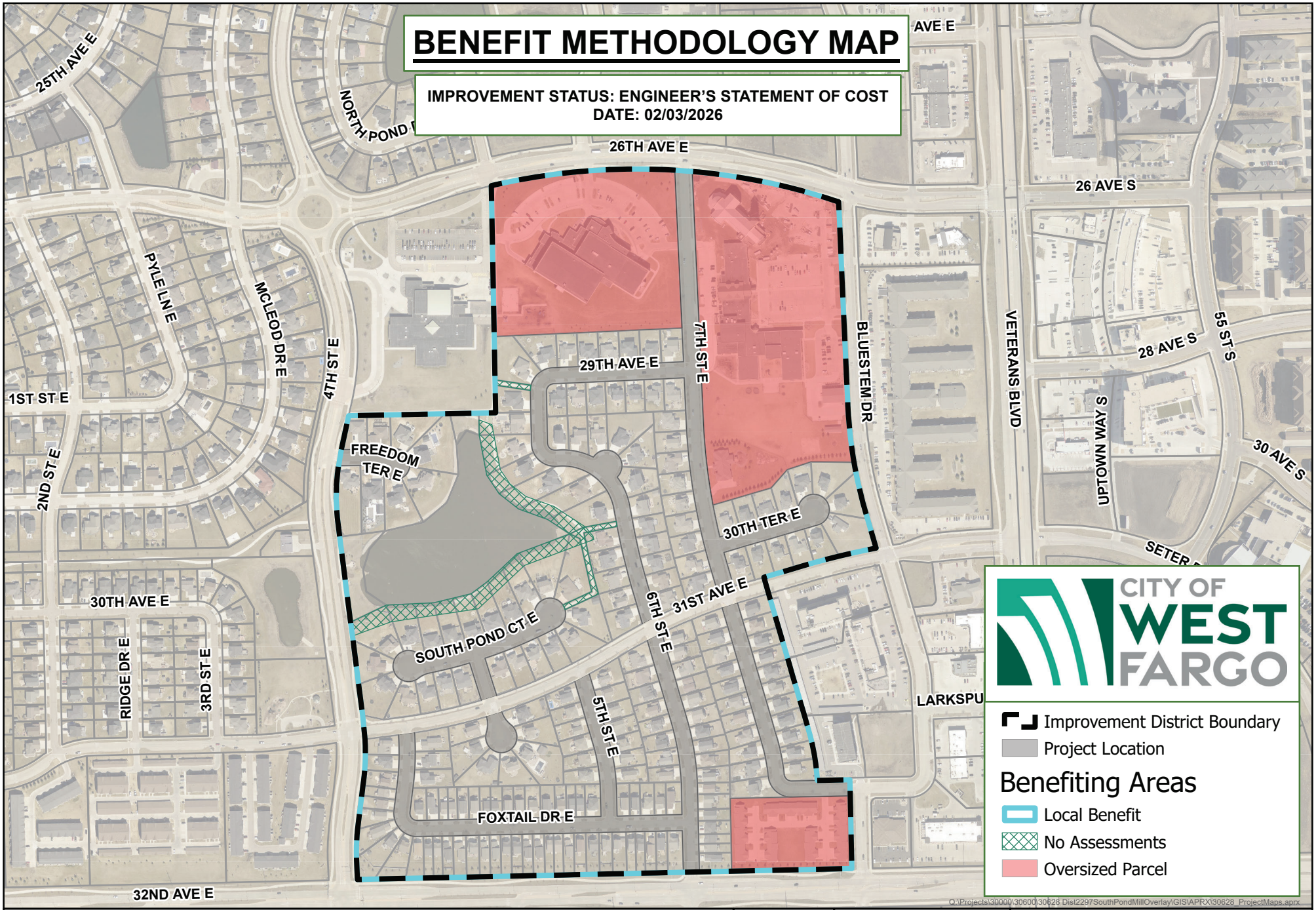
PROJECT LAYOUTS
IMPROVEMENT DISTRICT NO. 2297
SOUTH POND MILL & OVERLAY
WEST FARGO, NORTH DAKOTA
PROPOSED CONDITIONS

DATE:	12.11.25
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30628
MANAGER:	MJP
DESIGNER:	BMS/BJP
DRAFTER:	DLM/BJP
REVIEWER:	----

C-102

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: ENGINEER'S STATEMENT OF COST
DATE: 02/03/2026



BENEFIT METHODOLOGY
IMPROVEMENT DISTRICT NO. 2297
SOUTH POND MILL & OVERLAY
WEST FARGO, NORTH DAKOTA

DRAFT

N W E S

0 200 400 Feet

moore engineering, inc.

DISTRICT NO. 2297
BENEFIT METHODOLOGY

IMPROVEMENT STAUS: ENGINEER'S STATEMENT OF COST
DATE: 02/03/2026

Improvement Dist. No. 2297
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
South Pond Mill & Overlay
West Fargo, North Dakota

Summary of Location for Improvements

- Neighborhood:
  - South Pond at The Preserve 1st Addition
  - South Pond at The Preserve 2nd Addition
  - South Pond at The Preserve 4th Addition
  - South Pond at The Preserve 7th Addition

Assessment Summary

- Neighborhood:
  - Local Benefit – Street and ADA Improvements

Assessment Methodology

- Neighborhood:
  - Local Benefit - Street and ADA Improvements:
    - 50% of project cost contribution from City of West Fargo
    - 50% of project cost contribution assessed by equivalent units (EU) to 215 of 223 parcels, with EU values of 1.
    - Oversized Parcels:
      - 3 oversized parcels with EU values greater than 1 are modified to a factored front footage (FF) assessment based on the cost of 1 EU divided by the average FF length of a residential lot (approximately 65 feet) within the improvement district.
        - The average FF length is based on a 25-foot offset from the property line into the parcel for every 1 EU property within the improvement district. FF of corner lots only include the front side of the lot (driveway facing side of the street).
      - The difference between the actual EU costs and the modified FF costs of the oversized parcels is reallocated among the other 215 parcels.
    - 5 exempt parcels not assessed per City of West Fargo assessment policy

moore engineering, inc.

Improvement District No. 2297
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
West Fargo ND
Project No. 30628
ENGINEER'S STATEMENT OF ESTIMATED COST

	BID ITEM NO. & DESCRIPTION		UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
BASE BID						
1.	12000.00	Mobilization	LSum	1	$20,875.00	$20,875.00
2.	15000.00	Traffic Control	LSum	1	$3,450.00	$3,450.00
3.	312500.00	Stormwater Management	LSum	1	$1,335.00	$1,335.00
4.	312500.00	Inlet Protection	EA	49	$195.00	$9,555.00
5.	24200.00	Removal of Concrete Pavement	SY	650	$25.00	$16,250.00
6.	24200.00	Removal of Curb & Gutter	LF	1,925	$12.00	$23,100.00
7.	24200.00	Removal of Bituminous Surfacing	SY	554	$21.25	$11,772.50
8.	101400.00	Signage	SF	6	$21.00	$126.00
9.	101400.00	Perforated Tube	LF	14	$18.50	$259.00
10.	312316.00	Excavation Waste	CY	31	$40.15	$1,244.65
11.	312316.00	Subgrade Preparation	SY	122	$6.50	$793.00
12.	Plan	Base Preparation	SY	1,176	$5.15	$6,056.40
13.	Plan	Geogrid	SY	122	$7.00	$854.00
14.	321123.00	Aggregate Base Course	TON	58	$70.00	$4,060.00
15.	Plan	Milling Pavement Surface - Tapered	SY	27,363	$1.65	$45,148.95
16.	321216.00	Superpave FAA 43 - Patching 3"	SY	112	$31.50	$3,528.00
17.	Plan	Concrete Patch	SY	428	$50.00	$21,400.00
18.	321216.00	Superpave FAA 43 - 2"	SY	27,363	$10.85	$296,888.55
19.	321313.00	Curb & Gutter	LF	1,925	$50.00	$96,250.00
20.	321313.00	Curb Type I	LF	47	$70.00	$3,290.00
21.	330130.86	Adjust Manhole Cover	EA	40	$325.00	$13,000.00
22.	330130.86	Adjust Manhole Casting	EA	1	$845.00	$845.00
23.	330130.86	Replace Manhole Casting	EA	5	$2,150.00	$10,750.00
24.	Plan	Adjust Inlet Casting	EA	14	$450.00	$6,300.00
25.	Plan	Replace Inlet Casting	EA	8	$1,425.00	$11,400.00
26.	331419.00	Adjust Gate Valve Box Cover	EA	19	$120.00	$2,280.00
27.	321216.00	Superpave FAA 43 - Leveling	TON	380	$105.00	$39,900.00
28.	321723.00	Grooved Epoxy Pavement Markings - 24"	LF	196	$36.75	$7,203.00
29.	321623.00	Driveway Concrete - 6"	SY	397	$113.00	$44,861.00
30.	321636.00	Sidewalk Concrete - 4"	SY	92	$120.00	$11,040.00
31.	321636.00	Sidewalk Concrete - 5"	SY	85	$125.00	$10,625.00
32.	321636.00	Sidewalk Concrete - 6"	SY	95	$130.00	$12,350.00
33.	321636.00	Detectable Warning Panels	SF	223	$50.00	$11,150.00
34.	312316.00	Topsoil	CY	274	$50.00	$13,700.00
35.	312316.00	Topsoil Imported	CY	70	$65.00	$4,550.00
36.	329219.00	Seeding	SY	1,637	$2.65	$4,338.05
37.	329219.00	Hydraulic Mulch	SY	1,637	$2.65	$4,338.05
38.	Plan	Landscape Preparation	SF	118	$26.25	$3,097.50

Construction Subtotal	$777,963.65
Contingencies (~15%)	$116,695.00
Total Construction	$894,658.65

Improvement District No. 2297
Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals
West Fargo ND
Project No. 30628
ENGINEER'S STATEMENT OF ESTIMATED COST

BID ITEM NO. & DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
			Study & Report	$10,000.00
			Design & Bidding	$40,000.00
			Construction Administration (3.5%)	$27,228.73
			Additional Consultanting Services	$193,117.27
			Legal & Administration	$51,048.77
			Bond Discount	$35,000.00
			City of West Fargo Engineering Fee (1%)	$8,946.59
			TOTAL COST	$1,260,000.00

Preliminary Special Assessment Allocations
Preliminary Assessment List

Improvement District No. 2297 ***Revised 02/03/2026***

Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals

South Pond Mill & Overlay

West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Front Footage	Equivalent Units	Total Assessment
South Pond at the Preserve 1st	3	17	2485000820000	63	1.0	$2,648.90
South Pond at the Preserve 4th	2	20	2485300470000	79	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	7	2485600070000	77	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	8	2485600080000	77	1.0	$2,648.90
South Pond at the Preserve 1st	3	18	2485000830000	67	1.0	$2,648.90
South Pond at the Preserve 1st	4	2	2485000870000	63	1.0	$2,648.90
South Pond at the Preserve 1st	4	9	2485000940000	55	1.0	$2,648.90
South Pond at the Preserve 1st	3	11	2485000760000	65	1.0	$2,648.90
South Pond at the Preserve 2nd	7	11	2485100640000	71	1.0	$2,648.90
South Pond at the Preserve 4th	1	1	2485300010000	95	1.0	$2,648.90
South Pond at the Preserve 1st	3	19	2485000840000	67	1.0	$2,648.90
South Pond at the Preserve 1st	3	20	2485000850000	65	1.0	$2,648.90
South Pond at the Preserve 1st	4	15	2485001000000	36	1.0	$2,648.90
South Pond at the Preserve 2nd	7	2	2485100550000	64	1.0	$2,648.90
South Pond at the Preserve 4th	2	22	2485300490000	82	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	2	2485600020000	79	1.0	$2,648.90
South Pond at the Preserve 1st	4	8	2485000930000	55	1.0	$2,648.90
South Pond at the Preserve 4th	2	15	2485300420000	78	1.0	$2,648.90
South Pond at the Preserve 1st	4	14	2485000990000	52	1.0	$2,648.90
South Pond at the Preserve 4th	2	16	2485300430000	79	1.0	$2,648.90
South Pond at the Preserve 1st	4	5	2485000900000	63	1.0	$2,648.90
South Pond at the Preserve 1st	4	10	2485000950000	58	1.0	$2,648.90
South Pond at the Preserve 2nd	7	1	2485100540000	69	1.0	$2,648.90
South Pond at the Preserve 2nd	7	4	2485100570000	64	1.0	$2,648.90
South Pond at the Preserve 2nd	7	10	2485100630000	64	1.0	$2,648.90
South Pond at the Preserve 2nd	5	5	2485100400000	78	1.0	$2,648.90
South Pond at the Preserve 2nd	5	6	2485100410000	0	0.0	$0.00
South Pond at the Preserve 2nd	6	3	2485100440000	65	1.0	$2,648.90
South Pond at the Preserve 3rd	1	1	2485200010000	1,286	63.6	$36,724.77
South Pond at the Preserve 1st	4	16	2485001010000	36	1.0	$2,648.90
South Pond at the Preserve 1st	6	8	2485001150000	73	1.0	$2,648.90
South Pond at the Preserve 1st	1	4	2485000040000	40	1.0	$2,648.90
South Pond at the Preserve 1st	6	21	2485001280000	91	1.0	$2,648.90
South Pond at the Preserve 2nd	4	1	2485100310000	85	1.0	$2,648.90
South Pond at the Preserve 1st	4	17	2485001020000	72	1.0	$2,648.90
South Pond at the Preserve 4th	2	18	2485300450000	78	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	10	2485600100000	79	1.0	$2,648.90
South Pond at the Preserve 1st	6	19	2485001260000	82	1.0	$2,648.90
South Pond at the Preserve 1st	6	12	2485001190000	67	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	13	2485600130000	85	1.0	$2,648.90
South Pond at the Preserve 1st	6	15	2485001220000	103	1.0	$2,648.90
South Pond at the Preserve 1st	7	2	2485001370000	608	43.7	$17,356.16
South Pond at the Preserve 1st	6	14	2485001210000	67	1.0	$2,648.90
South Pond at the Preserve 4th	1	17	2485300170000	85	1.0	$2,648.90
South Pond at the Preserve 4th	2	9	2485300360000	75	1.0	$2,648.90
South Pond at the Preserve 4th	1	2	2485300020000	90	1.0	$2,648.90
South Pond at the Preserve 4th	1	9	2485300090000	0	0.0	$0.00
South Pond at the Preserve 4th	1	19	2485300190000	0	0.0	$0.00
South Pond at the Preserve 4th	2	4	2485300310000	67	1.0	$2,648.90
South Pond at the Preserve 4th	2	8	2485300350000	76	1.0	$2,648.90
South Pond at the Preserve 2nd	6	5	2485100460000	65	1.0	$2,648.90
South Pond at the Preserve 4th	1	15	2485300150000	95	1.0	$2,648.90
South Pond at the Preserve 4th	1	16	2485300160000	83	1.0	$2,648.90
South Pond at the Preserve 2nd	6	9	2485100500000	68	1.0	$2,648.90
South Pond at the Preserve 4th	1	10	2485300100000	0	0.0	$0.00
South Pond at the Preserve 4th	1	18	2485300180000	88	1.0	$2,648.90

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2297 ***Revised 02/03/2026***

Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals

South Pond Mill & Overlay

West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Front Footage	Equivalent Units	Total Assessment
South Pond at the Preserve 4th	1	11	2485300110000	0	0.0	$0.00
South Pond at the Preserve 4th	1	22	2485300220000	80	1.0	$2,648.90
South Pond at the Preserve 4th	1	6	2485300060000	81	1.0	$2,648.90
South Pond at the Preserve 4th	1	7	2485300070000	105	1.0	$2,648.90
South Pond at the Preserve 2nd	6	10	2485100510000	69	1.0	$2,648.90
South Pond at the Preserve 2nd	7	9	2485100620000	64	1.0	$2,648.90
South Pond at the Preserve 1st	1	6	2485000060000	41	1.0	$2,648.90
South Pond at the Preserve 1st	1	9	2485000090000	46	1.0	$2,648.90
South Pond at the Preserve 1st	1	14	2485000140000	50	1.0	$2,648.90
South Pond at the Preserve 1st	1	24	2485000240000	42	1.0	$2,648.90
South Pond at the Preserve 1st	1	10	2485000100000	44	1.0	$2,648.90
South Pond at the Preserve 1st	1	18	2485000180000	41	1.0	$2,648.90
South Pond at the Preserve 1st	2	8	2485000410000	62	1.0	$2,648.90
South Pond at the Preserve 4th	2	13	2485300400000	75	1.0	$2,648.90
South Pond at the Preserve 4th	2	23	2485300500000	85	1.0	$2,648.90
South Pond at the Preserve 1st	6	16	2485001230000	83	1.0	$2,648.90
South Pond at the Preserve 1st	1	17	2485000170000	42	1.0	$2,648.90
South Pond at the Preserve 1st	2	2	2485000350000	70	1.0	$2,648.90
South Pond at the Preserve 4th	2	3	2485300300000	67	1.0	$2,648.90
South Pond at the Preserve 4th	2	6	2485300330000	78	1.0	$2,648.90
South Pond at the Preserve 4th	2	7	2485300340000	81	1.0	$2,648.90
South Pond at the Preserve 4th	2	12	2485300390000	75	1.0	$2,648.90
South Pond at the Preserve 4th	2	19	2485300460000	78	1.0	$2,648.90
South Pond at the Preserve 1st	6	13	2485001200000	66	1.0	$2,648.90
South Pond at the Preserve 1st	2	15	2485000480000	65	1.0	$2,648.90
South Pond at the Preserve 1st	6	17	2485001240000	82	1.0	$2,648.90
South Pond at the Preserve 1st	6	25	2485001320000	67	1.0	$2,648.90
South Pond at the Preserve 4th	2	17	2485300440000	78	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	5	2485600050000	77	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	12	2485600120000	79	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	6	2485600060000	76	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	9	2485600090000	74	1.0	$2,648.90
South Pond at the Preserve 1st	6	26	2485001330000	76	1.0	$2,648.90
South Pond at the Preserve 2nd	4	4	2485100340000	75	1.0	$2,648.90
South Pond at the Preserve 4th	2	21	2485300480000	78	1.0	$2,648.90
South Pond at the Preserve 2nd	4	2	2485100320000	75	1.0	$2,648.90
South Pond at the Preserve 2nd	5	1	2485100360000	86	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	3	2485600030000	79	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	4	2485600040000	93	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	11	2485600110000	79	1.0	$2,648.90
South Pond at the Preserve 1st	6	28	2485001350000	77	1.0	$2,648.90
South Pond at the Preserve 2nd	5	3	2485100380000	78	1.0	$2,648.90
South Pond at the Preserve 7th Addition	1	1	2485600010000	83	1.0	$2,648.90
South Pond at the Preserve 1st	6	7	2485001140000	76	1.0	$2,648.90
South Pond at the Preserve 1st	1	25	2485000250000	46	1.0	$2,648.90
South Pond at the Preserve 1st	2	1	2485000340000	70	1.0	$2,648.90
South Pond at the Preserve 1st	2	17	2485000500000	60	1.0	$2,648.90
South Pond at the Preserve 1st	2	23	2485000560000	44	1.0	$2,648.90
South Pond at the Preserve 1st	1	3	2485000030000	65	1.0	$2,648.90
South Pond at the Preserve 1st	4	7	2485000920000	55	1.0	$2,648.90
South Pond at the Preserve 2nd	6	2	2485100430000	65	1.0	$2,648.90
South Pond at the Preserve 1st	1	5	2485000050000	44	1.0	$2,648.90
South Pond at the Preserve 1st	1	30	2485000300000	36	1.0	$2,648.90
South Pond at the Preserve 1st	2	26	2485000590000	42	1.0	$2,648.90
South Pond at the Preserve 1st	3	7	2485000720000	60	1.0	$2,648.90
South Pond at the Preserve 2nd	7	5	2485100580000	64	1.0	$2,648.90

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2297 ***Revised 02/03/2026***

Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals

South Pond Mill & Overlay

West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Front Footage	Equivalent Units	Total Assessment
South Pond at the Preserve 4th	2	10	2485300370000	75	1.0	$2,648.90
South Pond at the Preserve 2nd	6	8	2485100490000	65	1.0	$2,648.90
South Pond at the Preserve 2nd	6	11	2485100520000	93	1.0	$2,648.90
South Pond at the Preserve 2nd	6	12	2485100530000	224	16.2	$6,406.14
South Pond at the Preserve 2nd	7	6	2485100590000	64	1.0	$2,648.90
South Pond at the Preserve 4th	1	4	2485300040000	80	1.0	$2,648.90
South Pond at the Preserve 4th	1	5	2485300050000	80	1.0	$2,648.90
South Pond at the Preserve 4th	1	13	2485300130000	93	1.0	$2,648.90
South Pond at the Preserve 4th	1	21	2485300210000	81	1.0	$2,648.90
South Pond at the Preserve 4th	2	5	2485300320000	81	1.0	$2,648.90
South Pond at the Preserve 4th	1	12	2485300120000	118	1.0	$2,648.90
South Pond at the Preserve 4th	1	23	2485300230000	80	1.0	$2,648.90
South Pond at the Preserve 1st	6	10	2485001170000	72	1.0	$2,648.90
South Pond at the Preserve 1st	6	11	2485001180000	65	1.0	$2,648.90
South Pond at the Preserve 1st	1	13	2485000130000	42	1.0	$2,648.90
South Pond at the Preserve 1st	1	16	2485000160000	41	1.0	$2,648.90
South Pond at the Preserve 1st	1	19	2485000190000	42	1.0	$2,648.90
South Pond at the Preserve 1st	2	29	2485000620000	36	1.0	$2,648.90
South Pond at the Preserve 1st	2	32	2485000650000	65	1.0	$2,648.90
South Pond at the Preserve 1st	1	1	2485000010000	74	1.0	$2,648.90
South Pond at the Preserve 1st	3	16	2485000810000	65	1.0	$2,648.90
South Pond at the Preserve 1st	4	6	2485000910000	63	1.0	$2,648.90
South Pond at the Preserve 1st	6	9	2485001160000	73	1.0	$2,648.90
South Pond at the Preserve 1st	6	18	2485001250000	82	1.0	$2,648.90
South Pond at the Preserve 1st	6	27	2485001340000	73	1.0	$2,648.90
South Pond at the Preserve 2nd	4	3	2485100330000	73	1.0	$2,648.90
South Pond at the Preserve 2nd	4	5	2485100350000	75	1.0	$2,648.90
South Pond at the Preserve 2nd	6	4	2485100450000	65	1.0	$2,648.90
South Pond at the Preserve 1st	1	21	2485000210000	44	1.0	$2,648.90
South Pond at the Preserve 1st	2	20	2485000530000	45	1.0	$2,648.90
South Pond at the Preserve 1st	2	5	2485000380000	63	1.0	$2,648.90
South Pond at the Preserve 1st	2	9	2485000420000	63	1.0	$2,648.90
South Pond at the Preserve 1st	3	3	2485000680000	55	1.0	$2,648.90
South Pond at the Preserve 1st	3	4	2485000690000	40	1.0	$2,648.90
South Pond at the Preserve 1st	2	6	2485000390000	62	1.0	$2,648.90
South Pond at the Preserve 1st	2	10	2485000430000	75	1.0	$2,648.90
South Pond at the Preserve 1st	3	9	2485000740000	65	1.0	$2,648.90
South Pond at the Preserve 1st	1	2	2485000020000	65	1.0	$2,648.90
South Pond at the Preserve 1st	2	11	2485000440000	76	1.0	$2,648.90
South Pond at the Preserve 1st	2	13	2485000460000	62	1.0	$2,648.90
South Pond at the Preserve 1st	3	2	2485000670000	45	1.0	$2,648.90
South Pond at the Preserve 1st	1	8	2485000080000	42	1.0	$2,648.90
South Pond at the Preserve 1st	1	22	2485000220000	36	1.0	$2,648.90
South Pond at the Preserve 2nd	5	4	2485100390000	78	1.0	$2,648.90
South Pond at the Preserve 4th	1	25	2485300250000	80	1.0	$2,648.90
South Pond at the Preserve 4th	1	27	2485300270000	85	1.0	$2,648.90
South Pond at the Preserve 4th	2	11	2485300380000	75	1.0	$2,648.90
South Pond at the Preserve 1st	1	31	2485000310000	42	1.0	$2,648.90
South Pond at the Preserve 2nd	7	7	2485100600000	64	1.0	$2,648.90
South Pond at the Preserve 1st	2	22	2485000550000	60	1.0	$2,648.90
South Pond at the Preserve 1st	2	25	2485000580000	46	1.0	$2,648.90
South Pond at the Preserve 1st	1	23	2485000230000	36	1.0	$2,648.90
South Pond at the Preserve 1st	1	29	2485000290000	36	1.0	$2,648.90
South Pond at the Preserve 4th	1	26	2485300260000	80	1.0	$2,648.90
South Pond at the Preserve 4th	2	1	2485300280000	83	1.0	$2,648.90
South Pond at the Preserve 1st	1	20	2485000200000	41	1.0	$2,648.90

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2297 ***Revised 02/03/2026***

Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals

South Pond Mill & Overlay

West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Front Footage	Equivalent Units	Total Assessment
South Pond at the Preserve 1st	2	12	2485000450000	62	1.0	$2,648.90
South Pond at the Preserve 1st	2	27	2485000600000	42	1.0	$2,648.90
South Pond at the Preserve 1st	3	10	2485000750000	65	1.0	$2,648.90
South Pond at the Preserve 1st	1	27	2485000270000	50	1.0	$2,648.90
South Pond at the Preserve 4th	1	24	2485300240000	80	1.0	$2,648.90
South Pond at the Preserve 4th	2	2	2485300290000	122	1.0	$2,648.90
South Pond at the Preserve 2nd	6	1	2485100420000	73	1.0	$2,648.90
South Pond at the Preserve 1st	2	4	2485000370000	75	1.0	$2,648.90
South Pond at the Preserve 4th	1	3	2485300030000	80	1.0	$2,648.90
South Pond at the Preserve 1st	1	11	2485000110000	36	1.0	$2,648.90
South Pond at the Preserve 1st	1	15	2485000150000	50	1.0	$2,648.90
South Pond at the Preserve 1st	1	28	2485000280000	54	1.0	$2,648.90
South Pond at the Preserve 1st	2	19	2485000520000	36	1.0	$2,648.90
South Pond at the Preserve 1st	2	24	2485000570000	42	1.0	$2,648.90
South Pond at the Preserve 1st	2	28	2485000610000	44	1.0	$2,648.90
South Pond at the Preserve 1st	2	30	2485000630000	36	1.0	$2,648.90
South Pond at the Preserve 1st	3	8	2485000730000	60	1.0	$2,648.90
South Pond at the Preserve 1st	3	12	2485000770000	72	1.0	$2,648.90
South Pond at the Preserve 1st	3	14	2485000790000	65	1.0	$2,648.90
South Pond at the Preserve 1st	2	14	2485000470000	65	1.0	$2,648.90
South Pond at the Preserve 1st	1	12	2485000120000	36	1.0	$2,648.90
South Pond at the Preserve 1st	1	26	2485000260000	51	1.0	$2,648.90
South Pond at the Preserve 1st	1	32	2485000320000	44	1.0	$2,648.90
South Pond at the Preserve 1st	2	3	2485000360000	76	1.0	$2,648.90
South Pond at the Preserve 1st	2	7	2485000400000	63	1.0	$2,648.90
South Pond at the Preserve 1st	3	1	2485000660000	60	1.0	$2,648.90
South Pond at the Preserve 1st	3	6	2485000710000	60	1.0	$2,648.90
South Pond at the Preserve 1st	1	7	2485000070000	42	1.0	$2,648.90
South Pond at the Preserve 4th	1	20	2485300200000	86	1.0	$2,648.90
South Pond at the Preserve 4th	2	14	2485300410000	80	1.0	$2,648.90
South Pond at the Preserve 1st	3	5	2485000700000	50	1.0	$2,648.90
South Pond at the Preserve 1st	4	1	2485000860000	67	1.0	$2,648.90
South Pond at the Preserve 1st	2	21	2485000540000	55	1.0	$2,648.90
South Pond at the Preserve 1st	3	13	2485000780000	92	1.0	$2,648.90
South Pond at the Preserve 1st	3	15	2485000800000	65	1.0	$2,648.90
South Pond at the Preserve 1st	4	4	2485000890000	63	1.0	$2,648.90
South Pond at the Preserve 1st	6	24	2485001315000	67	1.0	$2,648.90
South Pond at the Preserve 1st	4	13	2485000980000	45	1.0	$2,648.90
South Pond at the Preserve 1st	1	33	2485000330000	59	1.0	$2,648.90
South Pond at the Preserve 2nd	6	6	2485100470000	65	1.0	$2,648.90
South Pond at the Preserve 2nd	6	7	2485100480000	65	1.0	$2,648.90
South Pond at the Preserve 2nd	7	3	2485100560000	64	1.0	$2,648.90
South Pond at the Preserve 2nd	7	8	2485100610000	64	1.0	$2,648.90
South Pond at the Preserve 4th	1	14	2485300140000	149	1.0	$2,648.90
South Pond at the Preserve 1st	2	16	2485000490000	65	1.0	$2,648.90
South Pond at the Preserve 1st	2	31	2485000640000	46	1.0	$2,648.90
South Pond at the Preserve 1st	4	3	2485000880000	63	1.0	$2,648.90
South Pond at the Preserve 1st	4	12	2485000970000	57	1.0	$2,648.90
South Pond at the Preserve 1st	6	20	2485001270000	82	1.0	$2,648.90
South Pond at the Preserve 1st	6	22	2485001290000	67	1.0	$2,648.90
South Pond at the Preserve 1st	6	23	2485001300000	67	1.0	$2,648.90
South Pond at the Preserve 4th	1	8	2485300080000	89	1.0	$2,648.90
South Pond at the Preserve 1st	2	18	2485000510000	36	1.0	$2,648.90
South Pond at the Preserve 1st	4	11	2485000960000	44	1.0	$2,648.90
South Pond at the Preserve 2nd	5	2	2485100370000	75	1.0	$2,648.90
				16455	**339**	**$630,000.00**

Preliminary Special Assessment Allocations
Engineer's Statement of Cost

Improvement District No. 2297 ***Revised 02/03/2026***

Asphalt Resurfacing, Concrete ADA Ramps, and Incidentals

South Pond Mill & Overlay

West Fargo, North Dakota

Division	Block	Lot	GIS PIN	Front Footage	Equivalent Units	Total Assessment
Based on Assessment Total						
Local Street Assessment (Local Only) (50%)	$630,000.00					
Local City Contribution (50%)	$630,000.00					
Total Project	**$1,260,000.00**					

	Assesssed
Local Street Cost per EU	$1,861.15
EU Cost prorated to average 65 FF Lot	$28.56

Color Legend
Unassessed Parcel
Oversized Parcels

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 3008 – Meadow Ridge Development Reconstruction – Phase 1

Requested Action/Staff Recommendation: Pre-Construction Information: No Formal Action

Presented By: Jerry Wallace, City Engineer

New Information: This project is intended to be specially assessed to benefiting properties. The City of West Fargo cost share is 70%, and the assessed cost share is 30% per the recommendations of the 2024 Capital Improvement Plan (CIP).

On February 26, 2026, bids were opened for the referenced project. Four (4) bids were received, with the lowest bidder being Dakota Underground Company in the amount of $3,245,039.90. The Engineering Report, approved on November 17, 2025, estimated a project construction cost of $4,230,000, including contingencies. The City Commission awarded this work to Sellin Brothers, Inc. at the March 16, 2026 Commission Meeting.

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

Background & Project Summary: The Core Area Study identified this area of the Meadow Ridge neighborhood as the second-highest priority project in the study's ranking system. Key factors contributing to this ranking include the presence of flat sanitary sewer mains that require regular flushing and jetting by Public Works, the presence of asbestos-cement pipe, and the age and overall poor condition of the roadways. In 2023, a study was conducted to evaluate the feasibility of roadway-only improvements. During the preliminary engineering phase, it was discovered that many areas of the neighborhood had only 2 to 4 inches of asphalt, making an overlay project infeasible. Given the age of the utilities, it is recommended that the project reconstruct streets, utilities, sidewalks (as necessary), and streetlights.

Financial Analysis:

Total Estimated Project Cost:	$ 5,100,000
Special Assessment	$ 1,515,000
City Funds	$ 3,535,000
Other Funds (DWR Grants)	$ 50,000

Policy Analysis: This improvement district was administrated in accordance with 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.

Supporting Documents:

- Proposed Improvements General Layout
- Benefit Methodology Map
- Benefit Methodology
- District Cost Summary
- Preliminary Assessment List

Previously Presented Information & Commission Actions:

April 20, 2026 –

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

March 16, 2026 –

- **Staff Recommendation:** Accept Bid and Award Contract, Contingent upon NDDEQ Environmental Review Approval.
- **Commission Action:** Commissioner Zundel moved, and Commissioner Anderson seconded to approve. No opposition, motion carried.

---AND---

- **Staff Recommendation:** Approval of both the SRF Loan and Application Documents and Resolution of Governing Body
- **Commission Action:** Commissioner Zundel moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

February 2, 2026 –

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

November 17, 2025 –

- **Staff Recommendation:** Approve Amended Engineer's Report
- **Commission Action:** Commissioner Anderson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

September 22, 2025 –

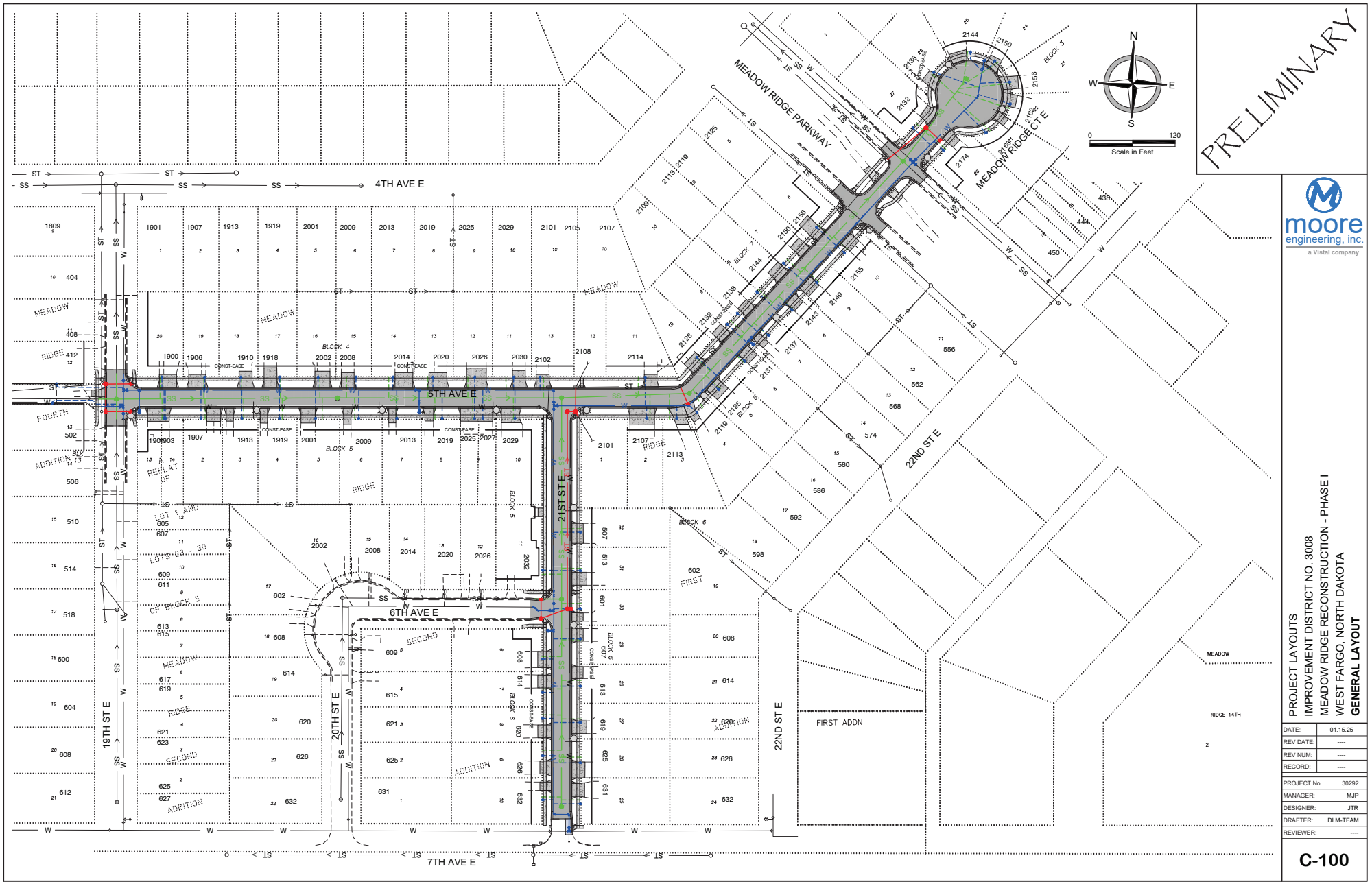
- **Staff Recommendation:** Approve Engineer's Report, Direct Plans and Specifications; and Approve Task Order No. 96-1.
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

June 2, 2025 –

- **Staff Recommendation:** Create Improvement District No. 3008, Direct Engineer to prepare Engineer's Report and Approve Task Order No. 96
- **Commission Action:** Commissioner Anderson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

Improvement District No. 2281:

- On March 18, 2024, the Commission was presented with the results of the Meadow Ridge Mill & Overlay study. In that presentation, the findings of the sanitary sewer and water main issues were noted.
- No formal action was taken



PRELIMINARY

moore engineering, inc.
a Vistal company

PROJECT LAYOUTS
IMPROVEMENT DISTRICT NO. 3008
MEADOW RIDGE RECONSTRUCTION - PHASE I
WEST FARGO, NORTH DAKOTA
GENERAL LAYOUT

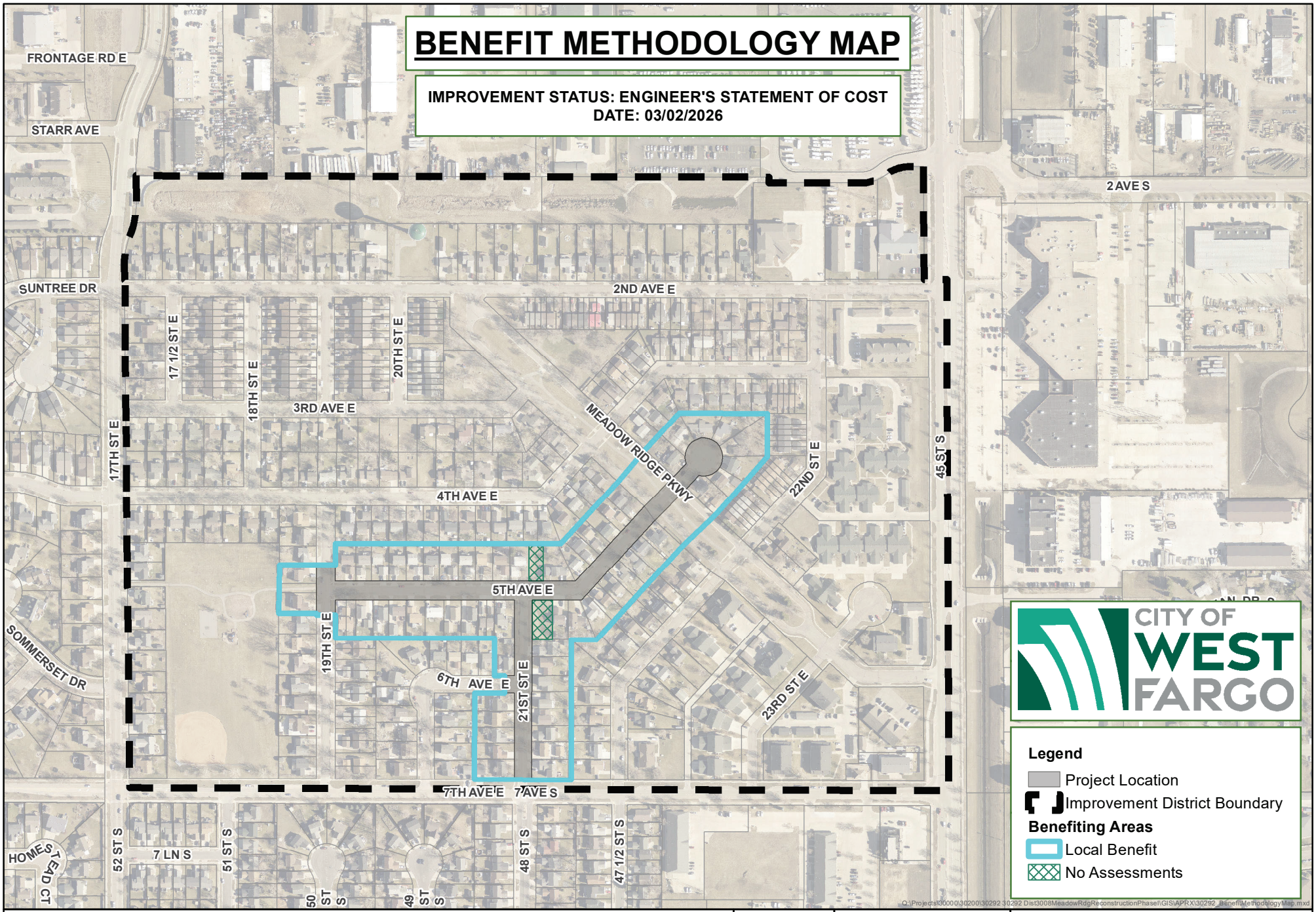
DATE:	01.15.25
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30292
MANAGER:	MJP
DESIGNER:	JTR
DRAFTER:	DLM-TEAM
REVIEWER:	----

C-100

FILE LOCATION: Q:\Projects\30000\30200\30292 30292 Dist3008\MeadowRdgReconstructionPhase1\CAD\C3D\Production\30292_ProjectLayouts.dwg

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: ENGINEER'S STATEMENT OF COST
DATE: 03/02/2026



BENEFIT METHODOLOGY MAP
IMPROVEMENT DISTRICT NO. 3008
MEADOW RIDGE RECONSTRUCTION - PHASE 1
WEST FARGO, NORTH DAKOTA

DRAFT

N W E S

0 200 400 Feet

1 in = 400 feet

moore engineering, inc.

DISTRICT NO. 3008
BENEFIT METHODOLOGY

IMPROVEMENT STATUS: ENGINEER'S STATEMENT OF COST
DATE: 03/02/2026

Improvement District No. 3008
Replacement of Water Supply, Sewerage Systems, Streets Reconstruction, and Incidentals
Meadow Ridge Reconstruction - Phase 1
West Fargo, North Dakota

Construction Improvement Summary

- Full Reconstruction of infrastructure, including sewer, water, storm sewer, roadway, sidewalks, and streetlights

Summary of Location for Improvements

- Local Benefitting Area
  - Meadow Ridge 1st Addition
  - Meadow Ridge 2nd Addition
  - Meadow Ridge 4th Addition
- Regional Benefitting Area
  - None
- Non-Benefitting Areas
  - PIN 2135001140000 Lot 12 Block 7 Meadow Ridge 1st Addition
    - West Fargo City
  - PIN 2135000710000 Lot 6 Block 1 Meadow Ridge 1st Addition
    - West Fargo City

Assessment Methodology

- Local Benefit
  - Sanitary Sewer – Equivalent Unit (EU) for all properties with a service receiving 1 EU
  - Water Main – Equivalent Unit (EU) for all properties with a service receiving 1 EU
  - Storm Sewer – Square Foot
  - Street – Front Footage (FF)
    - Front Footage Modifications
      - Irregularly shaped parcels at bends in the Right-of-Way are modified to a factored FF assessment based on the average length of the front parcel line and the rear yard parcel line
      - Cul-de-sac parcels are modified with a FF length that is based on a 25' offset from the property line into the parcel
- Regional Benefit
  - None

moore engineering, inc.

Improvement District No. 3008
Meadow Ridge Reconstruction – Phase I
West Fargo ND
Project No. 30292
ENGINEER'S STATEMENT OF ESTIMATED COST

	BID ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
BASE BID						
1.	24200	Removal of Sanitary Manholes	EA	8	$725.00	$5,800.00
2.	333111	Sanitary Sewer Main - 8" PVC SDR 35	LF	2,020	$83.50	$168,670.00
3.	333111	Sanitary Sewer Main - 10" PVC SDR 35	LF	110	$211.50	$23,265.00
4.	333111	Sanitary Sewer Service - 6" PVC SDR 26	LF	1,900	$74.50	$141,550.00
5.	333111	Sanitary Sewer Service Connection	EA	58	$1,500.00	$87,000.00
6.	330561	Sanitary Manhole - 48"	EA	8	$10,900.00	$87,200.00
7.	330130.11	Television Inspection of Sewer Mains - Sanitar	LF	2,130	$3.15	$6,709.50
8.	330130.11	Television Inspection of Sewer Services	EA	58	$205.00	$11,890.00
Water Main						
9.	24200	Removal of Gate Valves	EA	13	$675.00	$8,775.00
10.	24200	Removal of Hydrants	EA	5	$950.00	$4,750.00
11.	28213.33	Removal of ACP	LF	1,400	$50.00	$70,000.00
12.	331413	Water Main 6" PVC	LF	2,300	$90.50	$208,150.00
13.	331413	Water Main 8" PVC	LF	20	$539.00	$10,780.00
14.	331419	Hydrants	EA	6	$9,100.00	$54,600.00
15.	331419	Gate Valve & Box - 6"	EA	19	$3,700.00	$70,300.00
16.	331419	Gate Valve & Box - 8"	EA	2	$5,250.00	$10,500.00
17.	331417	Water Service Line - 1"	LF	2,060	$68.50	$141,110.00
18.	331417	Water Service Connection - 1"	EA	63	$1,200.00	$75,600.00
19.	Plan	Temporary Water	LSUM	1	$79,000.00	$79,000.00
Storm Sewer						
20.	24200	Removal of Storm Sewer Pipe	LF	120	$32.00	$3,840.00
21.	24200	Removal of Storm Structure	EA	3	$1,300.00	$3,900.00
22.	312500	Inlet Protection	EA	16	$250.00	$4,000.00
23.	330130.11	Television Inspection of Sewer Mains - Storm	LF	648	$3.68	$2,384.64
24.	330130.86	Replace Manhole Casting	EA	3	$2,900.00	$8,700.00
25.	330130.86	Replace Inlet Casting	EA	4	$2,200.00	$8,800.00
26.	330561	Storm Sewer Manhole - 48"	EA	2	$7,000.00	$14,000.00
27.	330561	Storm Sewer Catch Basin - 48"	EA	3	$5,300.00	$15,900.00
28.	330561	Storm Sewer Catch Basin - 60"	EA	1	$7,100.00	$7,100.00
29.	330561	Storm Sewer Catch Basin - 2'x3'	EA	7	$5,200.00	$36,400.00
30.	334213.13	Storm Sewer RCP - 12"	LF	8	$114.00	$912.00
31.	334213.13	Storm Sewer RCP - 15"	LF	275	$103.00	$28,325.00
32.	334213.13	Storm Sewer RCP - 18"	LF	290	$112.00	$32,480.00
33.	334213.13	Storm Sewer RCP - 24"	LF	35	$130.00	$4,550.00
34.	334213.13	Storm Sewer RCP Arch - 22" x 13.5"	LF	40	$157.00	$6,280.00
35.	Plan	Connect to Existing Storm Sewer Pipe	EA	1	$1,600.00	$1,600.00
36.	Plan	Connect to Existing Storm Sewer Structure	EA	4	$2,800.00	$11,200.00
37.	Plan	Connect Edgedrain to Existing Structure	EA	8	$1,600.00	$12,800.00
38.	Plan	Storm Sewer Manhole - Height Modification	EA	1	$1,400.00	$1,400.00
Street Items						
39.	Plan	Full Depth Reclamation	SY	6,925	$6.25	$43,281.25
40.	24200	Removal of Concrete Pavement	SY	3,850	$18.00	$69,300.00

moore engineering, inc.

Improvement District No. 3008
Meadow Ridge Reconstruction – Phase I
West Fargo ND
Project No. 30292
ENGINEER'S STATEMENT OF ESTIMATED COST

BID ITEM NO. & DESCRIPTION			UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
41.	24200	Removal of Curb and Gutter	LF	4,280	$9.00	$38,520.00
42.	101400	Signage	SF	33	$26.25	$866.25
43.	101400	Perforated Tube	LF	88	$14.00	$1,232.00
44.	101400	Remove and Reset Sign	EA	34	$126.00	$4,284.00
45.	312316	Excavation Waste (EV) (P)	CY	2,170	$47.00	$101,990.00
46.	312316	Subcut Excavation (EV)	CY	2,000	$5.00	$10,000.00
47.	312316	Excavation Import (CV)	CY	2,000	$5.00	$10,000.00
48.	312316	Subgrade Preparation	SY	8,175	$8.50	$69,487.50
49.	Plan	Geogrid	SY	8,175	$7.00	$57,225.00
50.	321123	Aggregate Base Course	SY	8,175	$12.75	$104,231.25
51.	321216	Superpave FAA 43 - 6"	SY	6,450	$34.54	$222,783.00
52.	321313	Curb and Gutter	LF	4,280	$32.25	$138,030.00
53.	321313	Concrete Pavement - 8" Non-Reinforced	SY	35	$200.00	$7,000.00
54.	321623	Driveway Concrete - 6"	SY	2,670	$89.00	$237,630.00
55.	321623	Sidewalk Concrete - 4"	SY	1,290	$82.00	$105,780.00
56.	321623	Sidewalk Concrete - 5"	SY	120	$92.00	$11,040.00
57.	321623	Sidewalk Concrete - 6"	SY	140	$97.00	$13,580.00
58.	321623	Detectable Warning Panels	SF	240	$63.00	$15,120.00
59.	Plan	Type I Curb	LF	225	$63.00	$14,175.00
60.	334213.13	Edgedrain	LF	4,250	$10.00	$42,500.00
Electrical Items						
61.	Electrical	Concrete Base	EA	15	$960.00	$14,400.00
62.	Electrical	1-1/2" PVC Conduit/Innerduct	LF	2,800	$10.87	$30,436.00
63.	Electrical	#6 Copper Conductor Circuitry for Street Light	LF	2,715	$6.30	$17,104.50
64.	Electrical	Type A Street Light Units	EA	15	$4,486.00	$67,290.00
65.	Electrical	Tracer Conductor	LF	2,200	$0.95	$2,090.00
66.	Electrical	New Feedpoint	EA	1	$11,109.00	$11,109.00
67.	Electrical	Junction Box	EA	5	$1,565.00	$7,825.00
68.	Electrical	Spare Type A Street Light Unit	EA	2	$3,896.00	$7,792.00
69.	Electrical	Remove Existing Street Light Unit	EA	15	$758.00	$11,370.00
70.	Electrical	Remove Existing Feedpoint	EA	2	$588.00	$1,176.00
General Items						
71.	12000	Mobilization	LSUM	1	$111,400.00	$111,400.00
72.	15000	Traffic Control	LSUM	1	$3,600.00	$3,600.00
73.	Plan	Landscaping Allowance	ALLOW	1	$50,000.00	$50,000.00
74.	Plan	Towing Allowance	ALLOW	1	$10,000.00	$10,000.00
75.	Plan	Utility Coordination	LSUM	1	$0.01	$0.01
76.	Plan	Crushed Rock Pipe Bedding	LF	4,000	$0.01	$40.00
77.	24200	Removal of Tree	EA	34	$500.00	$17,000.00
78.	312316	Topsoil	CY	890	$35.00	$31,150.00
79.	312316	Topsoil - Imported	CY	180	$54.00	$9,720.00
80.	312500	Stormwater Management	LSUM	1	$10,500.00	$10,500.00
81.	312500	Silt Fence	LF	500	$6.30	$3,150.00
82.	329219	Seeding	SY	5,300	$1.58	$8,374.00

Improvement District No. 3008
Meadow Ridge Reconstruction – Phase I
West Fargo ND
Project No. 30292
ENGINEER'S STATEMENT OF ESTIMATED COST

	BID ITEM NO. & DESCRIPTION		UNIT	ESTIMATED QUANTITY	BID UNIT PRICE	BID PRICE
83.	329219	Hydraulic Mulch	SY	5,300	$1.58	$8,374.00
84.	329219	Watering	M GAL	180	$31.50	$5,670.00
85.	329219	Herbicide Weed Control	SY	5,300	$0.21	$1,113.00
86.	329300	Tree	EA	30	$536.00	$16,080.00

Construction Subtotal	$3,245,039.90
Contingencies (~15%)	$504,960.10
Total Construction	**$3,750,000.00**

Study & Report	$68,000.00
Design & Construction Administration (8.5%)	$275,828.39
Additional Consultanting Services	$630,000.00
Legal & Administration (~5%)	$188,671.61
Bond Discount (~4%)	$150,000.00
City of West Fargo Engineering Fee (1%)	$37,500.00
TOTAL COST	**$5,100,000.00**

Improvement District No. 3008
Replacement of Water Supply, Sewerage Systems,
Street Reconstruction, and Incidentals
Meadow Ridge Reconstruction - Phase 1

PRELIMINARY SPECIAL ASSESSMENTS - NO DWR COST-SHARE
Preliminary Assessment List

Revised *4/15/2026*

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Factored Assessable Area (Acres)	Local Factored Assessable Area (Acres)	Equivalent Units (Sanitary)	Equivalent Units (Water)	Local Sanitary Sewer	Local Water	Local Storm	Local Street and Lighting	Total Assessment
Meadow Ridge 4th	13	12	2137500120000	0.00	0	0.16	0.00	0.00	0.00	1.00	$0.00	$5,961.90	$0.00	$0.00	$5,961.90
Meadow Ridge 4th	13	13	2137500130000	0.00	0	0.18	0.00	0.00	0.00	1.00	$0.00	$5,961.90	$0.00	$0.00	$5,961.90
Meadow Ridge 2nd	4	20	2136000500000	1.00	65	0.18	0.18	0.18	1.00	1.00	$4,466.20	$5,961.90	$1,988.17	$14,821.05	$27,237.32
Meadow Ridge 2nd	4	19	2136000490000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,529.43	$11,400.81	$23,358.34
Meadow Ridge 2nd	4	18	2136000480000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.31	$12,540.89	$24,651.30
Meadow Ridge 2nd	4	17	2136000470000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.33	$12,540.89	$24,651.32
Meadow Ridge 2nd	4	16	2136000460000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.31	$12,540.89	$24,651.30
Meadow Ridge 2nd	4	15	2136000450000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,529.37	$11,400.81	$23,358.28
Meadow Ridge 2nd	4	14	2136000440000	1.00	60	0.17	0.17	0.17	1.00	1.00	$4,466.20	$5,961.90	$1,835.23	$13,680.97	$25,944.30
Meadow Ridge 2nd	4	13	2136000430000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.30	$12,540.89	$24,651.29
Meadow Ridge 2nd	4	12	2136000420000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.24	$12,540.89	$24,651.23
Meadow Ridge 2nd	4	11	2136000410000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.31	$12,540.89	$24,651.30
Meadow Ridge 1st	7	12	2135001150000	1.00	52	0.17	0.17	0.17	1.00	1.00	$4,466.20	$5,961.90	$1,835.21	$11,856.84	$24,120.15
Meadow Ridge 1st	7	12	2135001140000	0.00	0	0.12	0.00	0.00	0.00	0.00					$0.00
Meadow Ridge 1st	7	11	2135001130000	1.00	74	0.20	0.20	0.20	1.00	1.00	$4,466.20	$5,961.90	$2,255.72	$16,873.20	$29,557.03
Meadow Ridge 1st	7	10	2135001120000	1.00	49	0.12	0.12	0.12	1.00	1.00	$4,466.20	$5,961.90	$1,360.76	$11,172.79	$22,961.65
Meadow Ridge 1st	7	9	2135001110000	1.00	50	0.12	0.12	0.12	1.00	1.00	$4,466.20	$5,961.90	$1,319.12	$11,400.81	$23,148.03
Meadow Ridge 1st	7	8	2135001101000	1.00	45	0.13	0.13	0.13	1.00	1.00	$4,466.20	$5,961.90	$1,465.66	$10,260.73	$22,154.49
Meadow Ridge 1st	7	7	2135001100000	1.00	50	0.13	0.13	0.13	1.00	1.00	$4,466.20	$5,961.90	$1,465.69	$11,400.81	$23,294.60
Meadow Ridge 1st	7	6	2135001090000	1.00	50	0.13	0.13	0.13	1.00	1.00	$4,466.20	$5,961.90	$1,465.67	$11,400.81	$23,294.58
Meadow Ridge 1st	7	6	2135001080000	1.00	60	0.16	0.16	0.16	1.00	1.00	$4,466.20	$5,961.90	$1,758.81	$13,680.97	$25,867.89
Meadow Ridge 1st	6	10	2135000800000	1.00	65	0.18	0.18	0.18	1.00	1.00	$4,466.20	$5,961.90	$1,988.26	$14,821.05	$27,237.42
Meadow Ridge 1st	6	9	2135000790000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.36	$12,540.89	$24,651.35
Meadow Ridge 1st	6	8	2135000780000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,529.41	$11,400.81	$23,358.32
Meadow Ridge 1st	6	7	2135000770000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,567.63	$11,400.81	$23,396.54
Meadow Ridge 1st	6	6	2135000760000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,567.62	$11,400.81	$23,396.53
Meadow Ridge 1st	6	5	2135000750000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,529.40	$11,400.81	$23,358.31
Meadow Ridge 1st	6	4	2135000740000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,660.87	$12,540.89	$24,629.86
Meadow Ridge 1st	6	3	2135000730000	1.00	63	0.18	0.18	0.18	1.00	1.00	$4,466.20	$5,961.90	$2,012.90	$14,365.02	$26,806.02
Meadow Ridge 1st	6	2	2135000720000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,593.14	$11,400.81	$23,422.05
Meadow Ridge 1st	6	1	2135000710000	0.00	0	0.19	0.00	0.00	0.00	0.00					$0.00
Meadow Ridge 2nd	5	10	2136000600000	1.00	65	0.18	0.18	0.18	1.00	1.00	$4,466.20	$5,961.90	$1,988.22	$14,821.05	$27,237.37
Meadow Ridge 2nd	5	9	2136000590000	1.00	25	0.07	0.07	0.07	1.00	1.00	$4,466.20	$5,961.90	$764.39	$5,700.41	$16,892.90
Meadow Ridge 2nd	5	9	2136000591000	1.00	25	0.07	0.07	0.07	1.00	1.00	$4,466.20	$5,961.90	$765.03	$5,700.41	$16,893.53
Meadow Ridge 2nd	5	8	2136000580000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.33	$12,540.89	$24,651.32
Meadow Ridge 2nd	5	7	2136000570000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.35	$12,540.89	$24,651.34
Meadow Ridge 2nd	5	6	2136000560000	1.00	60	0.17	0.17	0.17	1.00	1.00	$4,466.20	$5,961.90	$1,835.32	$13,680.97	$25,944.40
Meadow Ridge 2nd	5	5	2136000550000	1.00	60	0.17	0.17	0.17	1.00	1.00	$4,466.20	$5,961.90	$1,835.29	$13,680.97	$25,944.36
Meadow Ridge 2nd	5	4	2136000540000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.37	$12,540.89	$24,651.36
Meadow Ridge 2nd	5	3	2136000530000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,529.40	$11,400.81	$23,358.31
Meadow Ridge 2nd	5	2	2136000520000	1.00	55	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,682.35	$12,540.89	$24,651.34
Meadow Ridge 2nd	5	14	2136100140000	1.00	34	0.08	0.08	0.08	1.00	1.00	$4,466.20	$5,961.90	$937.54	$7,752.55	$19,118.19
Meadow Ridge 2nd	5	13	2136100130000	1.00	31	0.09	0.09	0.09	1.00	1.00	$4,466.20	$5,961.90	$1,050.73	$7,068.50	$18,547.33
Meadow Ridge 2nd	5	11	2136000610000	1.00	65	0.18	0.18	0.18	1.00	1.00	$4,466.20	$5,961.90	$1,988.19	$14,821.05	$27,237.35
Meadow Ridge 2nd	6	6	2136000860000	1.00	60	0.18	0.18	0.18	1.00	1.00	$4,466.20	$5,961.90	$1,949.88	$13,680.97	$26,058.95
Meadow Ridge 2nd	6	7	2136000870000	1.00	50	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,624.98	$11,400.81	$23,453.89
Meadow Ridge 2nd	6	8	2136000880000	1.00	50	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,624.96	$11,400.81	$23,453.87
Meadow Ridge 2nd	6	9	2136000890000	1.00	50	0.15	0.15	0.15	1.00	1.00	$4,466.20	$5,961.90	$1,624.97	$11,400.81	$23,453.88
Meadow Ridge 2nd	6	10	2136000900000	1.00	65	0.19	0.19	0.19	1.00	1.00	$4,466.20	$5,961.90	$2,104.78	$14,821.05	$27,353.93
Meadow Ridge 1st	6	25	2135000950000	1.00	65	0.19	0.19	0.19	1.00	1.00	$4,466.20	$5,961.90	$2,076.63	$14,821.05	$27,325.78
Meadow Ridge 1st	6	26	2135000960000	1.00	55	0.16	0.16	0.16	1.00	1.00	$4,466.20	$5,961.90	$1,752.44	$12,540.89	$24,721.43
Meadow Ridge 1st	6	27	2135000970000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,593.17	$11,400.81	$23,422.08
Meadow Ridge 1st	6	28	2135000980000	1.00	55	0.16	0.16	0.16	1.00	1.00	$4,466.20	$5,961.90	$1,752.35	$12,540.89	$24,721.34
Meadow Ridge 1st	6	29	2135000990000	1.00	55	0.16	0.16	0.16	1.00	1.00	$4,466.20	$5,961.90	$1,752.46	$12,540.89	$24,721.45
Meadow Ridge 1st	6	30	2135001000000	1.00	50	0.14	0.14	0.14	1.00	1.00	$4,466.20	$5,961.90	$1,593.18	$11,400.81	$23,422.09
Meadow Ridge 1st	6	31	2135001010000	1.00	60	0.17	0.17	0.17	1.00	1.00	$4,466.20	$5,961.90	$1,911.79	$13,680.97	$26,020.86
Meadow Ridge 1st	6	32	2135001020000	1.00	55	0.16	0.16	0.16	1.00	1.00	$4,466.20	$5,961.90	$1,752.51	$12,540.89	$24,721.50
Meadow Ridge 4th	13	34	2137500340000	0.00	0	6.29	0.00	0.00	0.00	0.00				$1,783.33	$1,783.33
Meadow Ridge 1st	3	21	2135000560000	1.00	58	0.13	0.13	0.13	1.00	1.00	$4,466.20	$5,961.90	$1,491.40	$13,224.94	$25,144.44
Meadow Ridge 1st	3	22	2135000570000	1.00	49	0.18	0.18	0.18	1.00	1.00	$4,466.20	$5,961.90	$2,003.28	$11,172.79	$23,604.17
Meadow Ridge 1st	3	23	2135000580000	1.00	49	0.29	0.29	0.29	1.00	1.00	$4,466.20	$5,961.90	$3,179.08	$11,172.79	$24,779.97
Meadow Ridge 1st	3	26	2135000610000	1.00	68	0.16	0.16	0.16	1.00	1.00	$4,466.20	$5,961.90	$1,808.02	$15,505.10	$27,741.23
Meadow Ridge 1st	3	24	2135000590000	1.00	47	0.20	0.20	0.20	1.00	1.00	$4,466.20	$5,961.90	$2,230.01	$10,716.76	$23,374.87
Meadow Ridge 1st	3	25	2135000600000	1.00	80	0.19	0.19	0.19	1.00	1.00	$4,466.20	$5,961.90	$2,062.75	$18,241.30	$30,732.09
Meadow Ridge 1st	3	27	2135000620000	1.00	78	0.20	0.20	0.20	1.00	1.00	$4,466.20	$5,961.90	$2,199.19	$17,785.26	$30,412.55
Meadow Ridge 1st	3	20	2135000550000	1.00	78	0.20	0.20	0.20	1.00	1.00	$4,466.20	$5,961.90	$2,199.23	$17,785.26	$30,412.60
					3335	**16.37**	**9.43**	**9.43**	**61.00**	**63.00**	**$272,437.90**	**$375,599.95**	**$104,744.78**	**$762,217.40**	**$1,515,000.00**

Inflation	**0%**

Based on Percentage of Project Funded by Assessments

Local Sanitary Sewer	$272,437.90	
Local Water	$375,599.95	
Local Storm	$104,744.78	
Local Street and Lighting	$760,434.07	
Total Project Assessed	**$1,513,216.68**	**30%**
City Funded Portion	**$3,535,000.00**	**70%**

	Assessed	Benefit*
Local Sanitary Sewer Cost per EU	**$4,466.20**	**$35,500.00**
Local Water per EU	**$5,961.90**	**$29,350.00**
Local Storm Sewer Cost per SF	**$0.25**	**$9.27**
Local Street Cost per FF	**$228.02**	**$4,175.04**

*Per the City of West Fargo Special Assessment Benefit Determination Document

Color Legend
Unassessable Parcel
Adjusted Front Footage

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 3009 – 1st Ave E Reconstruction (Sheyenne St to 4th St E)

Requested Action/Staff Recommendation: Pre-Construction Information: No Formal Action

Presented By: Jerry Wallace, City Engineer

New Information: This project is intended to be specially assessed to benefiting properties. The City of West Fargo cost share is 70%, and the assessed cost share is 30% per the recommendations of the 2024 Capital Improvement Plan (CIP).

On March 26, 2026, bids were opened for the referenced project. Two (2) bids were received, with the lowest bidder being Sellin Brothers, Inc. in the amount of $3,506,778. The Engineering Report, approved on September 22, 2025, estimated a project construction cost of $2,895,000, including contingencies. The City Commission awarded this work to Sellin Brothers, Inc. at the April 6, 2026 Commission Meeting.

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

Background & Project Summary: In 2017, 1st Avenue was reconstructed east of the proposed project area. The project location between Sheyenne St has been identified as needing reconstruction due to the degraded roadway and the water main, which consists of asbestos-cement pipe and undersized cast iron.

In addition to these improvements, the lift station at the intersection of 1st Ave E. and 4th St E. is undersized and is intended to be removed, with gravity sanitary sewer extended from that location west to 2nd St. E.

Financial Analysis:

Total Estimated Project Cost:	$5,175,000.00
Special Assessment	$1,307,017.55
City Funds	$3,821,916.45
Other Funds (DWR Grants)	$ 46,066.00

Policy Analysis: This improvement district was administrated in accordance with 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.

Supporting Documents:

- Proposed Improvements General Layout
- Benefit Methodology Map
- Benefit Methodology
- District Cost Summary
- Preliminary Assessment List

Previously Presented Information & Commission Actions:

May 4, 2026 –

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

April 6, 2026 –

- **Staff Recommendation:** Approval of the Resolution of Governing Body
- **Commission Action:** Commissioner Jorgensen moved and Commissioner Anderson seconded to approve. Commissioner Olson was absent and not voting. No opposition, motion carried

---AND---

- **Staff Recommendation:** Accept Bid and Award Contract, Contingent upon NDDEQ Environmental Review Approval
- **Commission Action:** Commissioner Jorgensen moved and Commissioner Anderson seconded to approve. Commissioner Olson was absent and not voting. No opposition, motion carried

March 2, 2026 –

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

November 17, 2025 –

- **Staff Recommendation:** Conduct the Determination of Protest Sufficiency and Approve Associated Resolution
- **Commission Action:** Commissioner Zundel moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

October 6, 2025 –

- **Staff Recommendation:** Authorize Resolution of Necessity and Approve Task Order No. 97-1
- **Commission Action:** Commissioner Olson moved and Commissioner Anderson seconded to approve. No opposition, motion carried.

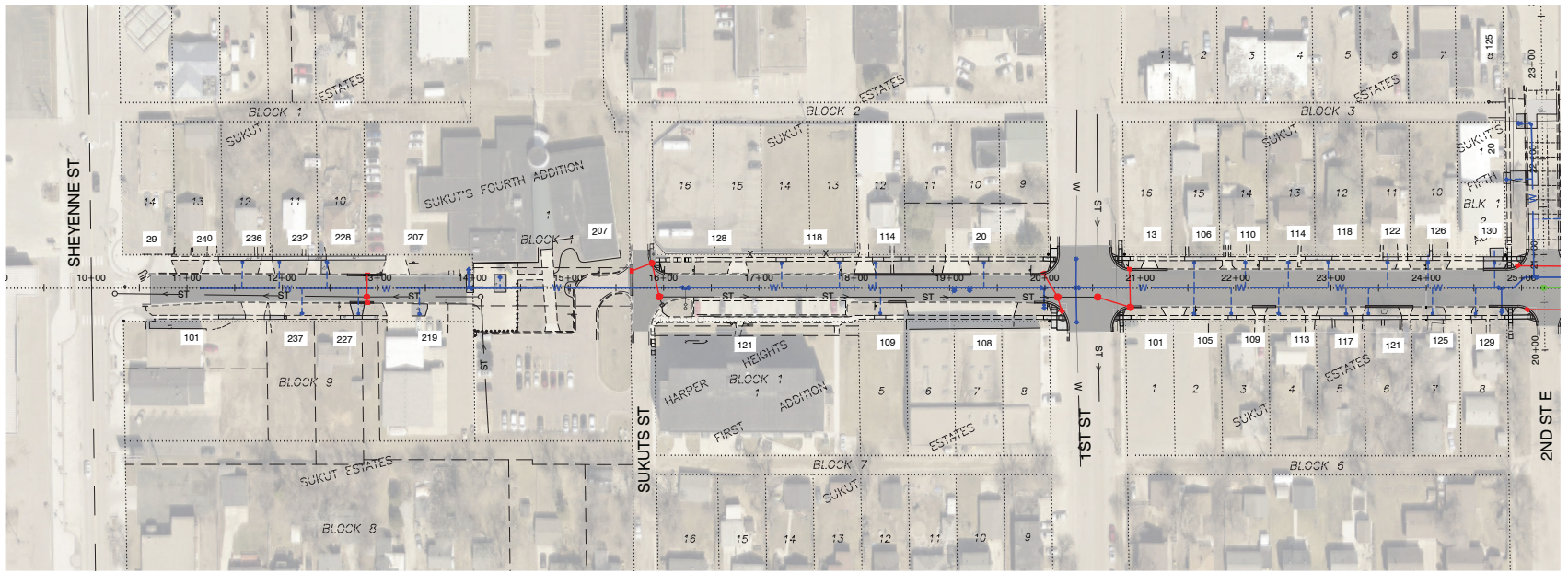
September 22, 2025 –

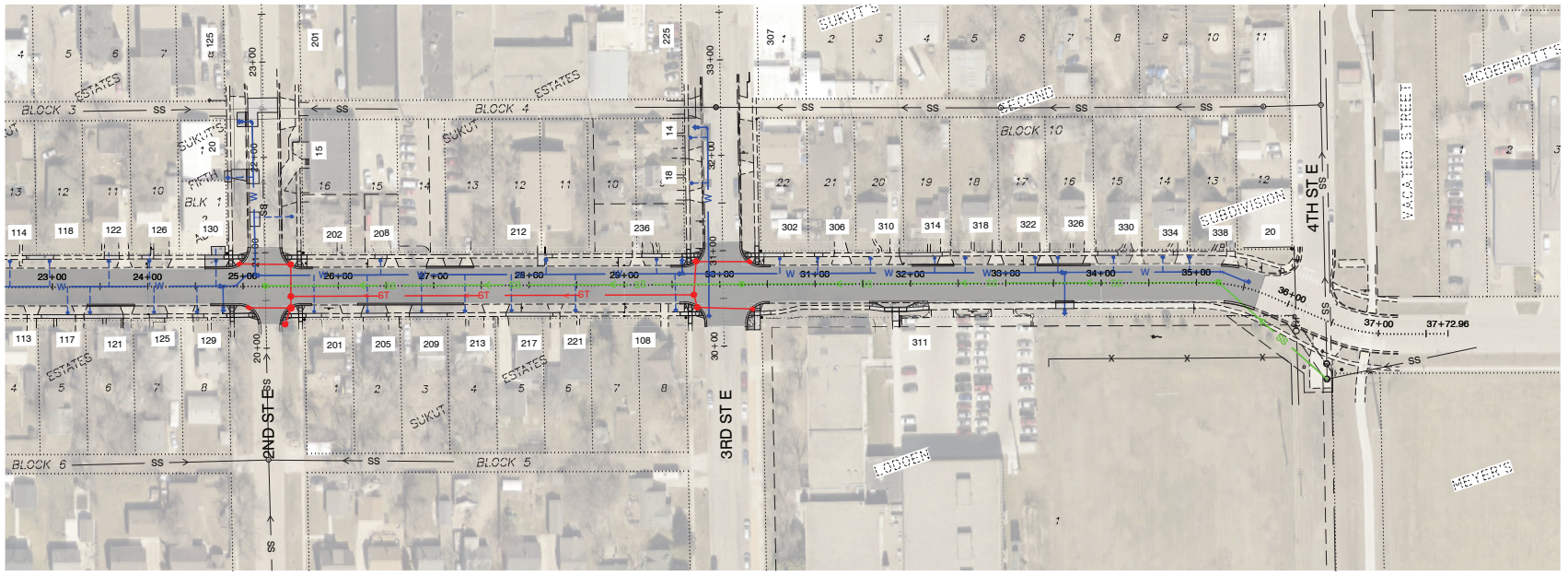
- **Staff Recommendation:** Approve Engineer's Report and Direct Engineer to prepare Plans and Specifications
- **Commission Action:** Commissioner Olson moved, and Commissioner Anderson seconded to approve. No opposition, motion carried.

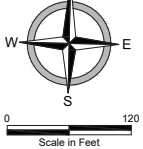
June 2, 2025 –

- **Staff Recommendation:** Create Improvement District No. 3009, Direct Engineer to prepare Engineer's Report and Approve Task Order No. 97
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Anderson seconded to approve. No opposition, motion carried.

FILE LOCATION: Q:\Projects\30000\30200\30291 Dist\3009_1stAvenueEast\CADI\C3D\Production\30291_ProjectLayouts.dwg







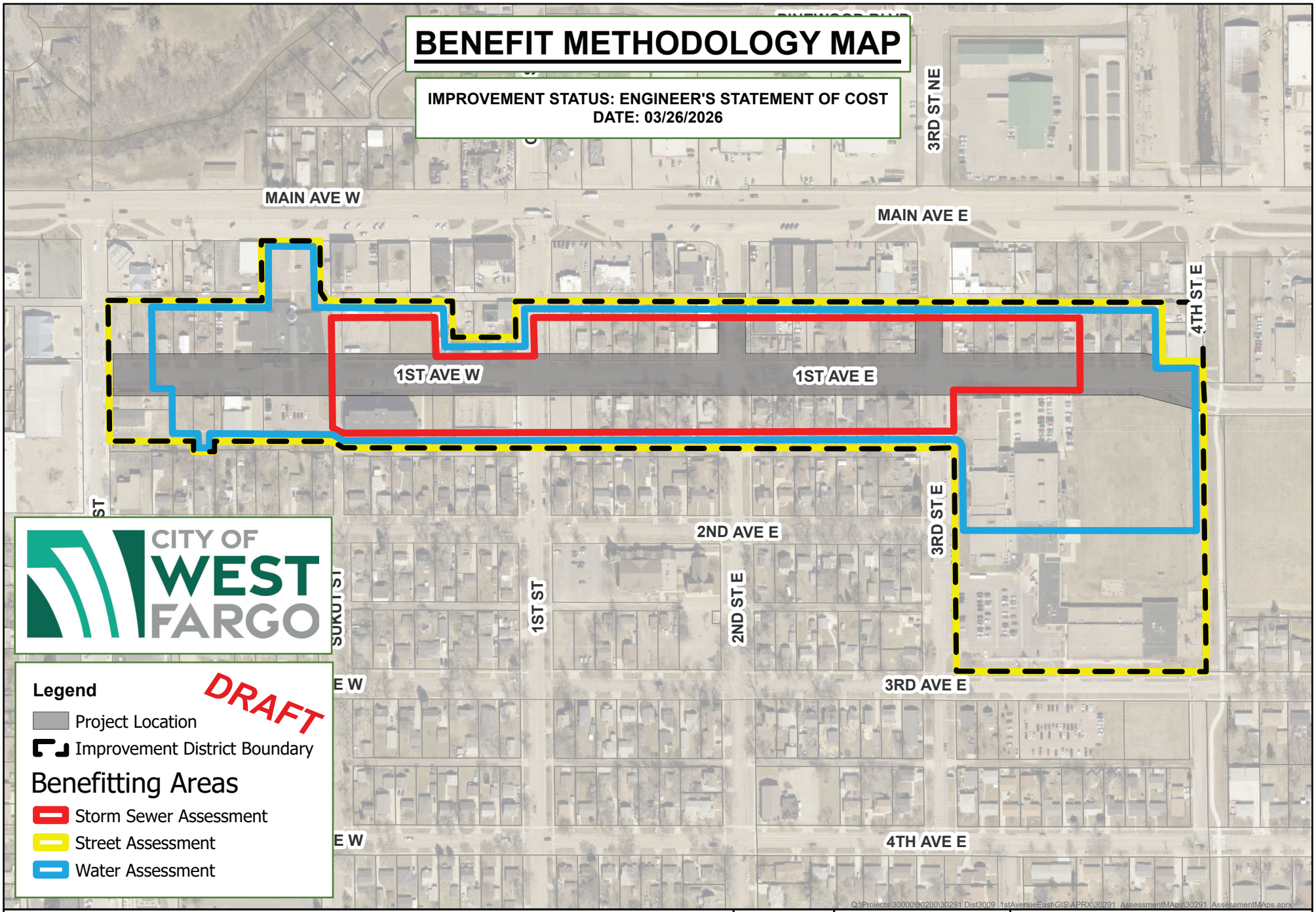
REGISTERED PROFESSIONAL ENGINEER
DYLAN J. DUNN
NORTH DAKOTA

moore engineering, inc.
a Vistal company

PROJECT LAYOUTS
IMPROVEMENT DISTRICT NO. 3009
1ST AVENUE EAST (SHEYENNE ST - 4TH ST)
WEST FARGO, ND
GENERAL LAYOUT - PROPOSED CONDITIONS

DATE:	03.06.26
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30291
MANAGER:	MJP
DESIGNER:	DJD
DRAFTER:	LRL
REVIEWER:	NPG

C-102



BENEFIT METHODOLOGY MAP
IMPROVEMENT DISTRICT NO. 3009
1ST AVE EAST RECONSTRUCTION (SHEYENNE ST. - 4TH ST E)
WEST FARGO, NORTH DAKOTA

N W E S

0 150 300 Feet

1:3,600

moore engineering, inc.

DISTRICT NO. 3009
BENEFIT METHODOLOGY

IMPROVEMENT STATUS: ENGINEER'S STATEMENT OF COST
DATE: 03/26/2026

Improvement District No. 3009
Replacement of Water Supply, Sewerage Systems. Streets Reconstruction, and Incidentals
1ST Avenue East (Sheyenne St to 4th St.)
West Fargo, North Dakota

Construction Improvement Summary

- Replacement of water main and appurtenances, installation of sanitary sewer, selective curb & gutter replacement, and street replacement

Summary of Location for Improvements

- Local Benefitting Area
  - 1st Avenue East
- Regional Benefitting Area
  - None
- Non-Benefitting Areas

Assessment Methodology

- Local Benefit
  - Sanitary Sewer – No Assessment
  - Water Main – Equivalent Unit (EU)
    - 0.23 Acres equals 1 EU minimum of 1 EU for each parcel
  - Storm Sewer – Square Foot
  - Street – Front Foot
  - Street Lighting – Front Foot
- Regional Benefit
  - None

Exceptions

- PIN 02220000120000 (Address 338 1 Ave E) street portion previously assessed on Dist 3001. Exlcuded from 3009 street assessment.
- PIN 02210000610000 (Address 15 2 St E) does not have existing sewer and water services. Property owner declining offer to install water service. Water main installed on 2nd St with ability to connect to in the future. Assessing water portion at 0.5 EU.

IMPROVEMENT DISTRICT NO. 3009
DISTRICT COST SUMMARY

Moore Project No.: 30291

Date: 03/26/26

Construction Costs

Local Sewer	$424,154.00
Local Water	$950,711.00
Storm	$468,360.00
Local Street	$1,663,553.00
Construction Subtotal	$3,506,778.00
Contingencies (15%)	$526,016.70
Total Construction Costs	**$4,032,794.70**

Non-Construction Costs

Study & Report	$35,000.00
Design & Construction Administration (8.5%)	$298,076.13
Additional Consulting Services	$405,000.00
Legal & Administration (~5%)	$202,489.44
Bond Discount (~4%)	$161,311.79
City of West Fargo Engineering Fee (1%)	$40,327.95
Total Non-Construction Costs	**$1,142,205.30**

Total District Cost $5,175,000.00

Improvement District No. 3009
Replacement of Water Supply, Sewerage Systems,
Street Reconstruction, and Incidentals - 1st Avenue East

PRELIMINARY SPECIAL ASSESSMENTS - NO DWR COST-SHARE
Preliminary Assessment List

Revised 3/26/2026

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Storm Factored Assessable Area (Acres)	Street Factored Front Footage (LF)	Equivalent Units	Sewer	Water	Storm	Street	Total Assessment
Sukuts Estates	8	0	02210001240000	1.00	50	0.17	0.00	50.00	1	$0.00	$5,769.51	$0.00	$6,438.89	$12,208.40
Sukuts 2nd	10	16	02220000160000	1.00	51	0.16	0.16	51.00	1	$0.00	$5,769.51	$4,943.40	$6,567.66	$17,280.57
Sukuts 2nd	10	20	02220000190000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.54	$6,438.89	$17,054.94
Sukuts Estates	5	2	02210000660000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.86
Sukuts Estates	5	6	02210000700000	1.00	75	0.24	0.24	75.00	1	$0.00	$5,769.51	$7,269.69	$9,658.33	$22,697.53
Sukuts Estates	2	1	02210000280000	1.00	114	0.37	0.37	114.00	2	$0.00	$11,539.02	$11,061.13	$14,680.66	$37,280.82
Sukuts Estates	1	12	02210000110000	1.00	50	0.16	0.00	50.00	1	$0.00	$5,769.51	$0.00	$6,438.89	$12,208.40
Sukuts Estates	2	12	02210000260000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.86
Sukuts Estates	5	1	02210000650000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.49	$6,438.89	$17,054.89
Sukuts 4th Addition	1	1	02231000010000	1.00	324	2.09	0.00	324.00	9	$0.00	$51,925.60	$0.00	$41,723.99	$93,649.58
Sukuts 2nd	10	21	02220000200000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.52	$6,438.89	$17,054.92
Sukuts Estates	3	13	02210000410000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.86
Sukuts Estates	2	9	02210000240000	1.00	54	0.19	0.19	54.00	1	$0.00	$5,769.51	$5,608.06	$6,954.00	$18,331.57
Sukuts Estates	6	3	02210000820000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.44	$6,438.89	$17,054.84
Sukuts Estates	9	0	02210001250000	1.00	50	0.14	0.00	50.00	1	$0.00	$5,769.51	$0.00	$6,438.89	$12,208.40
Sukuts 2nd	10	15	02220000150000	1.00	50	0.16	0.00	50.00	1	$0.00	$5,769.51	$0.00	$6,438.89	$12,208.40
Sukuts Estates	6	1	02210000800000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.85
Sukuts Estates	7	6	02210001015000	1.00	150	0.48	0.48	150.00	2	$0.00	$11,539.02	$14,539.40	$19,316.66	$45,395.08
Sukuts Estates	7	5	02210000990000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.49	$6,438.89	$17,054.88
Sukuts Estates	9	0	02210001260000	1.00	100	0.29	0.00	100.00	1	$0.00	$5,769.51	$0.00	$12,877.77	$18,647.28
Sukuts Estates	1	10	02210000090000	1.00	50	0.16	0.00	50.00	1	$0.00	$5,769.51	$0.00	$6,438.89	$12,208.40
Sukuts 2nd	10	19	02220000180000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.55	$6,438.89	$17,054.95
Sukuts Estates	4	9	02210000540000	1.00	47	0.10	0.10	47.00	1	$0.00	$5,769.51	$3,037.14	$6,052.55	$14,859.20
Sukuts Estates	6	4	02210000830000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.47	$6,438.89	$17,054.87
Sukuts Estates	6	5	02210000840000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.48	$6,438.89	$17,054.88
Sukuts Estates	5	3	02210000670000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.86
Sukuts 2nd	10	17	02220000170000	1.00	52	0.17	0.17	52.00	1	$0.00	$5,769.51	$5,040.48	$6,696.44	$17,506.43
Sukuts 2nd	10	13	02220000120000	1.00	0	0.16	0.00	0.00	1	$0.00	$5,769.51	$0.00	$0.00	$5,769.51
Sukuts 2nd	10	14	02220000130000	1.00	48	0.15	0.00	48.00	1	$0.00	$5,769.51	$0.00	$6,181.33	$11,950.84
Sukuts 2nd	10	14	02220000140000	1.00	49	0.16	0.00	49.00	1	$0.00	$5,769.51	$0.00	$6,310.11	$12,079.62
Lodoen Center Addition	1	1	02111000010000	1.00	554	4.54	0.00	554.00	20	$0.00	$115,390.22	$0.00	$71,342.86	$186,733.08
Sukuts 2nd	10	22	02220000210000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.53	$6,438.89	$17,054.92
Harper Heights 1st Addition to West Fargo	1	1	02014500010000	1.00	214	0.69	0.69	214.00	3	$0.00	$17,308.53	$20,755.48	$27,558.43	$65,622.44
Sukuts Estates	4	15	02210000610000	1.00	79	0.18	0.18	79.00	0.5	$0.00	$2,884.76	$5,469.58	$10,173.44	$18,527.77
Sukuts Estates	4	10	02210000575000	1.00	173	0.55	0.55	173.00	2	$0.00	$11,539.02	$16,736.51	$22,278.55	$50,554.08
Sukuts Estates	6	6	02210000850000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.45	$6,438.89	$17,054.85
Sukuts Estates	6	7	02210000860000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.49	$6,438.89	$17,054.89
Sukuts Estates	6	8	02210000870000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.85
Sukuts Estates	3	10	02210000380000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.45	$6,438.89	$17,054.85
Sukuts Estates	3	11	02210000390000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.48	$6,438.89	$17,054.88
Sukuts Estates	3	14	02210000420000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.47	$6,438.89	$17,054.87
Sukuts Estates	4	14	02210000600000	1.00	33	0.11	0.11	33.00	1	$0.00	$5,769.51	$3,230.93	$4,249.67	$13,250.10
Sukuts Estates	4	15	02210000630000	1.00	65	0.09	0.09	65.00	1	$0.00	$5,769.51	$2,745.18	$8,370.55	$16,885.25
Sukuts Estates	5	7	02210000710000	1.00	75	0.24	0.24	75.00	1	$0.00	$5,769.51	$7,269.69	$9,658.33	$22,697.53
Sukuts 5th Addition	1	2	02231100020000	1.00	50	0.09	0.09	50.00	1	$0.00	$5,769.51	$2,652.42	$6,438.89	$14,860.82
Sukuts Estates	4	15	02210000620000	1.00	35	0.05	0.05	35.00	1	$0.00	$5,769.51	$1,478.18	$4,507.22	$11,754.91
Sukuts Estates	6	2	02210000810000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.48	$6,438.89	$17,054.88
Sukuts Estates	1	11	02210000100000	1.00	50	0.16	0.00	50.00	1	$0.00	$5,769.51	$0.00	$6,438.89	$12,208.40
Sukuts Estates	2	13	02210000270000	1.00	100	0.32	0.32	100.00	1	$0.00	$5,769.51	$9,692.94	$12,877.77	$28,340.23
Sukuts 5th Addition	1	1	02231100010000	1.00	63	0.07	0.07	63.00	1	$0.00	$5,769.51	$2,194.06	$8,113.00	$16,076.57

Sukuts Estates	5	4	02210000680000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.86
Sukuts Estates	3	16	02210000440000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.48	$6,438.89	$17,054.88
Sukuts Estates	4	9	02210000515000	1.00	50	0.11	0.11	50.00	1	$0.00	$5,769.51	$3,254.07	$6,438.89	$15,462.47
Sukuts Estates	4	9	02210000530000	1.00	43	0.09	0.09	43.00	1	$0.00	$5,769.51	$2,820.16	$5,537.44	$14,127.11
Sukuts Estates	3	15	02210000430000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.85
Sukuts Estates	5	5	02210000690000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.48	$6,438.89	$17,054.88
Sukuts Estates	3	12	02210000400000	1.00	50	0.16	0.16	50.00	1	$0.00	$5,769.51	$4,846.46	$6,438.89	$17,054.86
					4,198.00	**16.83**	**8.48**	**4198.00**	**88.5**	**$0.00**	**$510,601.73**	**$255,806.92**	**$540,608.92**	
														$1,307,017.55

Based on Assessment Total	
Sewer	$0.00
Local Water	$510,601.73
Storm	$255,806.92
Street	$540,608.92
Total Assessment	**$1,307,017.56**

	Assessed	**Benefit***
Local Sewer Cost per SF	**$0.00**	**$0.00**
Local Water Cost per EDU	**$5,769.51**	**$29,350.00**
Storm Cost per SF	**$0.69**	**$37.55**
Local Street Cost per SF	**$128.78**	**$205.49**

*Per the City of West Fargo Special Assessment Benefit Determination Document

Color Legend

- **Unassessable Parcel**
- **Adjusted Number of EU's**
- **Adjusted Area for Pond Storage/River Setback**
- **Adjusted Number/EU's for Condo Lots**
- **Adjusted Front Footage**

Special Assessment Commission Agenda Item Memo ☐ **Consent Agenda**
Meeting Date: June 23, 2026 ☒ **Regular Agenda**

Item Title: Improvement District No. 1345 – Sandhill's 6th Addition

Requested Action/Staff Recommendation: Approve Assessment List, Direct Publication of List and Notice of Hearing of Objections

Presented By: Jerry Wallace, City Engineer

New Information: The City was petitioned by two (2) developers, Ocho Indy, LLC and Ryan Restad, for public improvements to provide city utilities, roadways, and storm sewer to the Sandhills 6th Addition.

The scope of Improvement District No. 1345 included local improvements consisting of sanitary sewer, watermain, storm sewer drains, streets, and applicable incidentals.

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

Background & Project Summary: These public infrastructure improvements were necessary to service the Sandhills 6th and 7th Addition plat areas and were constructed in accordance with the City of West Fargo design standards for public improvements. Additionally, the improvements were in accordance with previous design assumptions as well as the overall master plan to service the Sandhills region with future industrial development.

Financial Analysis:

Total Project Cost:	$ 6,136,784.35
Special Assessment	$ 6,136,784.35
City Funds	$ 0.00
Other Funds (Grants)	$ 0.00

Policy Analysis: This improvement district was administrated in accordance with 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.

Supporting Documents:

- District Boundary Map
- Resolution Directing Assessments to be Levied
- Sample construction plans and photos
- Proposed Benefit Methodology (w/ Map)
- Proposed Assessment Allocation Map
- Proposed Assessment List
- Special Assessments Benefit Determination

Previously Presented Information & Commission Actions:

June 1, 2026 –

- **Staff Recommendation:** Approve Declaration of Intent for District 1345 and Adopt Resolutions Directing Assessments to be Levied
- **Commission Action:** Commissioner Anderson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

June 3, 2024 –

- **Staff Recommendation:** Adopt Resolution Approving Contract and Contractor's Bond and Authorize Notice to Proceed.
- **Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. Commissioner George was absent and not voting. No opposition, motion carried.

May 6, 2024 –

- **Staff Recommendation:** Accept Bid and Award Contract to Dakota Underground Company for their bid amount of $4,203,889.13.
- **Commission Action:** Commissioner Olson moved, and Commissioner Simmons seconded to approve. No opposition, motion carried.

April 1, 2024 –

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

December 18, 2023 –

- **Staff Recommendation:** Conduct the Resolution of Necessity Public Hearing; and approve both a Resolution of insufficient protests and a Task Order for "Basic Services".
- **Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. Commissioner George voted nay; motion carried on a 4 to 1 vote.

November 6, 2023 –

- **Staff Recommendation:** Accept and Approve Amended Resolution Declaring Work Necessary
- **Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

October 16, 2023 –

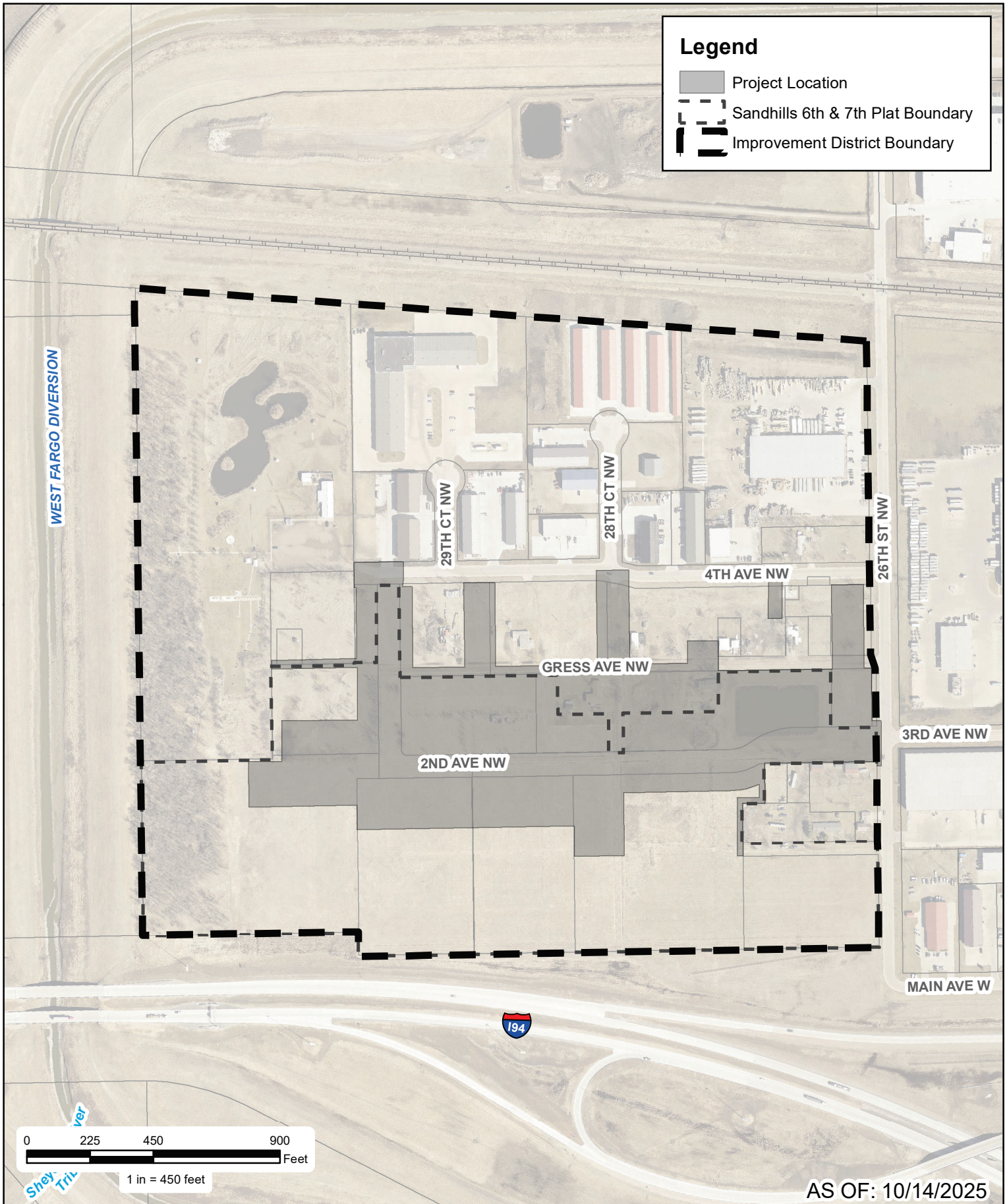
- **Staff Recommendation:** Approve Amended Engineer's Report
- **Commission Action:** Commissioner Olson moved, and Commissioner Anderson seconded to approve. Commissioner Simmons was absent and not voting. No opposition, motion carried.

July 10, 2023 –

- **Staff Recommendation:** Create Improvement District No. 1345, Approve Engineer's Report; Direct Engineer to prepare both a Task Order for "Basic Services" along with Plans and Specifications; and Approve Resolution of Necessity.
- **Commission Actions:** Commissioner Simmons moved, and Commissioner Olson seconded. Commissioner George opposed; motion carried on a 4:1 vote.

May 1, 2023 –

- **Staff Recommendation:** Accept Petitions for Improvements and Preliminary Work Agreements from both developers; and authorize preliminary engineering.
- **Commission Action:** Commissioner Simmons moved, and Commissioner Olson seconded to approve. No opposition, motion carried.



IMPROVEMENT DISTRICT MAP
WATER, SEWER, STORM & STREET IMPROVEMENT DISTRICT NO. 1345
SANDHILLS 6TH ADDITION
WEST FARGO, NORTH DAKOTA

Created By: TJS Date Created: 10/14/25 Date Saved: 10/14/25 Date Plotted: NEVER Date Exported: 10/14/25
Plotted By: tanner.schmidt Parcel Date: N/A Aerial Image: 2023 FM Metro Elevation Data: Lidar
Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
T:\Projects\22400\22467\22467_1345_ImprovementDistrictMap.mxd

N W E S

moore engineering, inc.

Commissioner Zundel introduced the following resolution and moved its adoption:

AMENDED
RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 1345 - New Water Supply, Sewerage, Street Systems, and Incidentals, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	$ 4,355,851.79
Utility Construction	15,635.00
Engineering	1,158,747.69
Land/Easement Purchases	213,716.49
Construction Interest	16,930.27
Testing	45,469.00
Legal	7,243.00
Advertising/Misc.	142.88
Administration	130,676.00
Engineering Administration	43,559.00
Bond Counsel	6,969.70
Municipal Advisory	16,727.27
Rating Agency Fee	16,727.27
Underwriting Fee	59,800.00
Fiscal Agent	348.48
Special Assessment Commission	240.00
Miscellaneous Fees	1,164.34
Contingencies	46,836.17
TOTAL:	$ 6,136,784.35

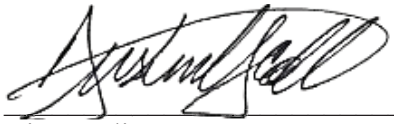
and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: June 15, 2026

APPROVED:

President of Board of City Commissioners

ATTEST:



City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Zundel, Jorgensen, Olson, Anderson and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

Commissioner Anderson introduced the following resolution and moved its adoption:

RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 1345 - New Water Supply, Sewerage, Street Systems, and Incidentals, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	$ 4,355,851.79
Utility Construction	15,635.00
Engineering	1,158,747.69
Land/Easement Purchases	213,716.49
Construction Interest	16,930.27
Capitalized Interest	358,149.77
Testing	45,469.00
Legal	7,243.00
Advertising/Misc.	142.88
Administration	130,676.00
Engineering Administration	43,559.00
Bond Counsel	9,976.77
Municipal Advisory	15,962.82
Rating Agency Fee	15,962.82
Underwriting Fee	60,592.22
Fiscal Agent	332.56
Special Assessment Commission	240.00
Miscellaneous Fees	1,586.54
Contingencies	43,558.52
TOTAL:	$ 6,494,333.14

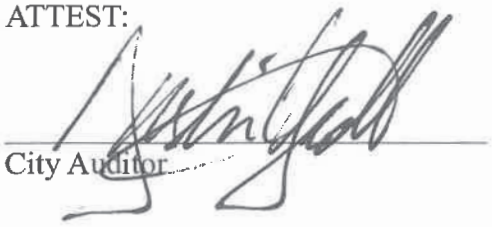
and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: June 1, 2026

APPROVED:

President of Board of City Commissioners

ATTEST:



City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Anderson, Jorgensen, Zundel, Olson and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

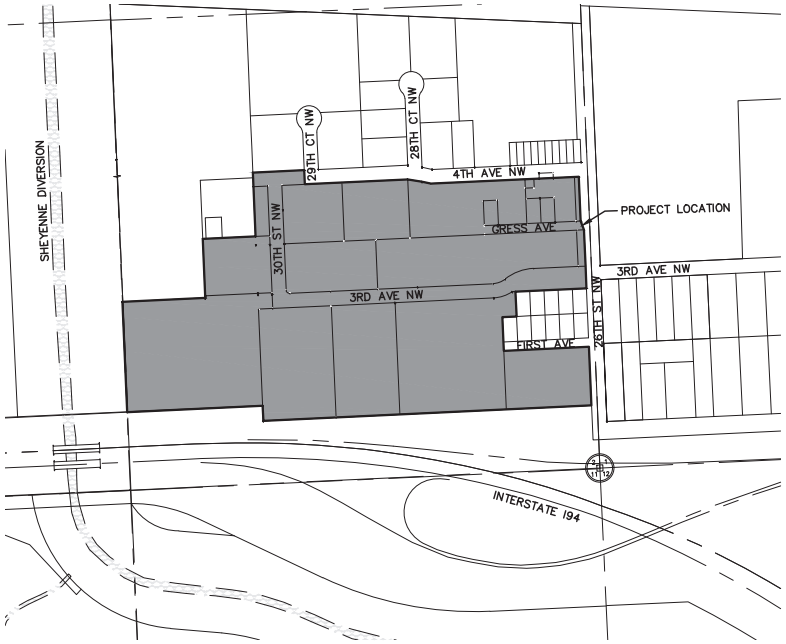
IMPROVEMENT DISTRICT NO. 1345

NEW WATER SUPPLY, SEWERAGE, STREET SYSTEMS, AND INCIDENTALS

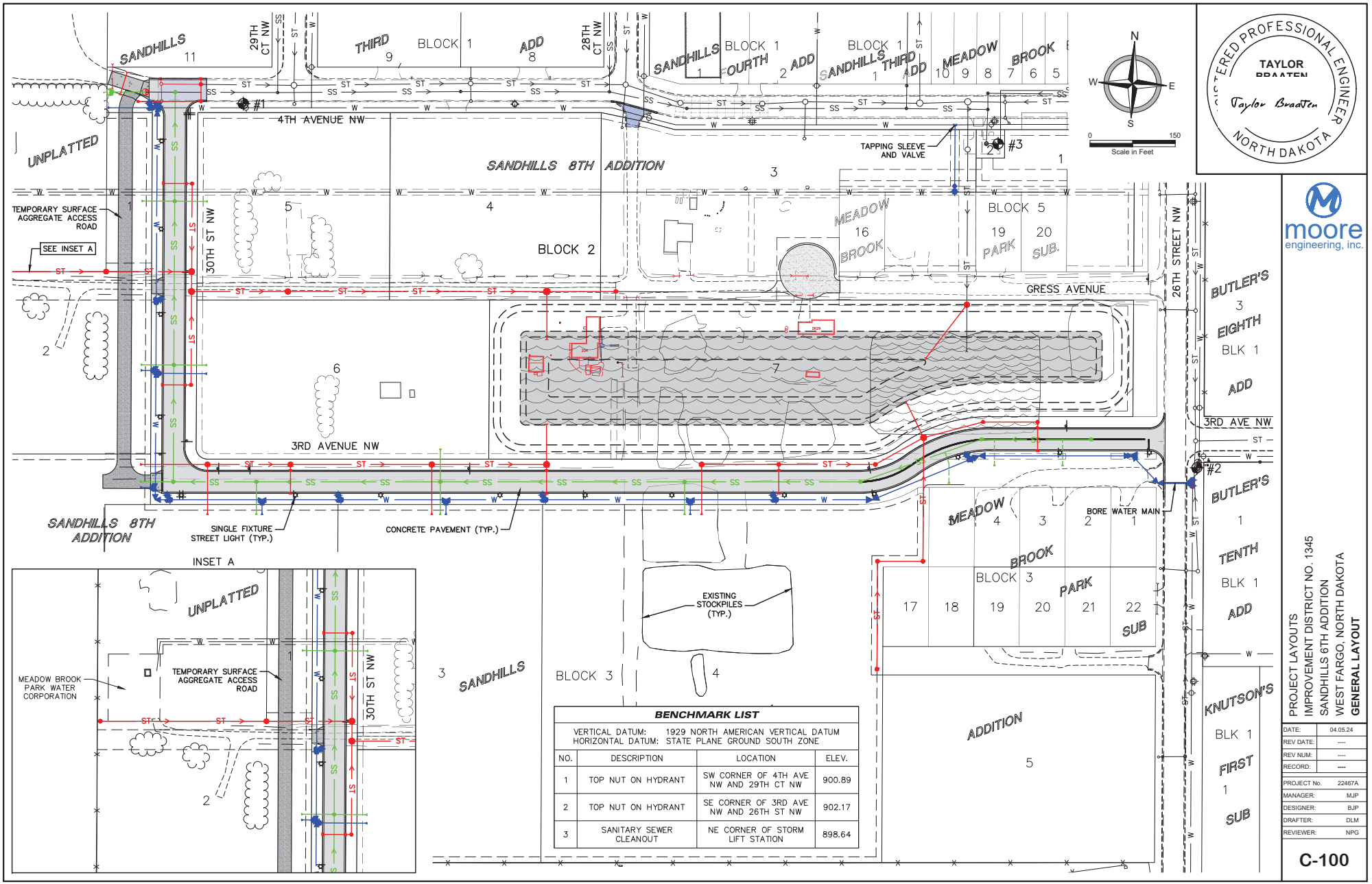
moore engineering, inc.
Consulting Engineering • Land Surveying
925 10th Avenue East, Suite 1 • West Fargo, North Dakota
www.mooreengineeringinc.com

SANDHILLS 6TH ADDITION
WEST FARGO, NORTH DAKOTA

VICINITY MAP



PROJECT No. 22467A



BENCHMARK LIST

VERTICAL DATUM: 1929 NORTH AMERICAN VERTICAL DATUM
HORIZONTAL DATUM: STATE PLANE GROUND SOUTH ZONE

NO.	DESCRIPTION	LOCATION	ELEV.
1	TOP NUT ON HYDRANT	SW CORNER OF 4TH AVE NW AND 29TH CT NW	900.89
2	TOP NUT ON HYDRANT	SE CORNER OF 3RD AVE NW AND 26TH ST NW	902.17
3	SANITARY SEWER CLEANOUT	NE CORNER OF STORM LIFT STATION	898.64

REGISTERED PROFESSIONAL ENGINEER
TAYLOR BRAATEN
Taylor Braaten
NORTH DAKOTA

moore engineering, inc.

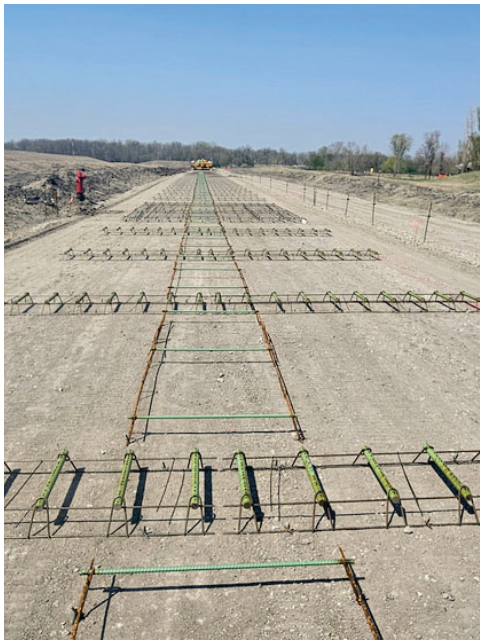
PROJECT LAYOUTS
IMPROVEMENT DISTRICT NO. 1345
SANDHILLS 6TH ADDITION
WEST FARGO, NORTH DAKOTA
GENERAL LAYOUT

DATE:	04.05.24
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	22467A
MANAGER:	MJP
DESIGNER:	BJP
DRAFTER:	DLM
REVIEWER:	NPG

C-100

DURING CONSTRUCTION

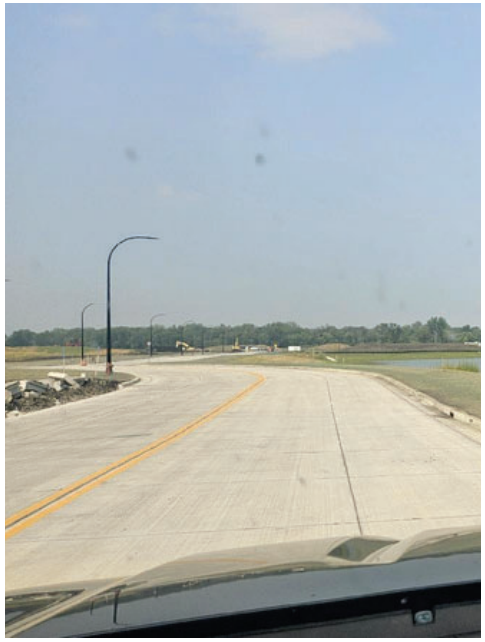
DISTRICT NO. 1345



CITY OF WEST FARGO
A CITY ON THE GROW

AFTER CONSTRUCTION

DISTRICT NO. 1345



CITY OF WEST FARGO
A CITY ON THE GROW

IMPROVEMENT DISTRICT NO. 1345
BENEFIT METHODOLOGY

IMPROVEMENT STATUS: Final Construction Cost
DATE: 12/03/2025

Sewer, Water, Storm & Street Improvement Dist. No. 1345
Sandhills 6th Addition
West Fargo, North Dakota

Summary of Location for Improvements

- Local Benefitting Areas
  - Sandhills 6th Addition Plat
  - Sandhills 8th Addition Plat
    - Block 1 Lots 1-4
    - Block 2 Lots 4-7
  - Meadow Brook Park Addition
    - Block 3 Lots 1-5, 22
    - Block 3 Lots 17-21 (Factored Assessment)
  - Sandhills Archers, Inc. Property (i.e. unplatted 2.05 acre parcel) – Storm and Pond Only
- Other Benefitting Areas (i.e. Northeast Water Main)
  - Sandhills 8th Addition Plat
    - Block 2 Lot 1, 3
- Non-Benefitting Areas
  - Sandhills 3rd Addition Plat
    - Block 1 Lots 1-11
  - Sandhills 4th Addition Plat
  - Meadow Brook Park Addition
    - Block 5 Lot 16, 19-20
    - Block 6 Lot 1-10
  - Meadow Brook Park Road & Water Property
  - Sandhills Archers, Inc. Property (i.e. Lot 1, Block 1 Sandhills Subdivision)
  - Sandhills 6th Addition
    - Block 3, Lot 5 (Future Right-of-Way Purchase)

Assessment Methodology

- No Assessments
  - City Properties
    - Sandhills 8th Addition Plat
      - Block 2 Lot 2 (Sanitary Sewer Lift Station Lot)
      - Block 2 Lot 7 (Storm Water Retention Pond)
  - Meadow Brook Park Road & Water Property (i.e. unplatted/0.28 acre private well parcel)
  - Non-Benefitting Areas
    - At the time of the ESOC and iteration of the benefit methodology, it is the understanding per City Staff correspondence and other related correspondence with Developers, that the intention is to not allocate any special assessments

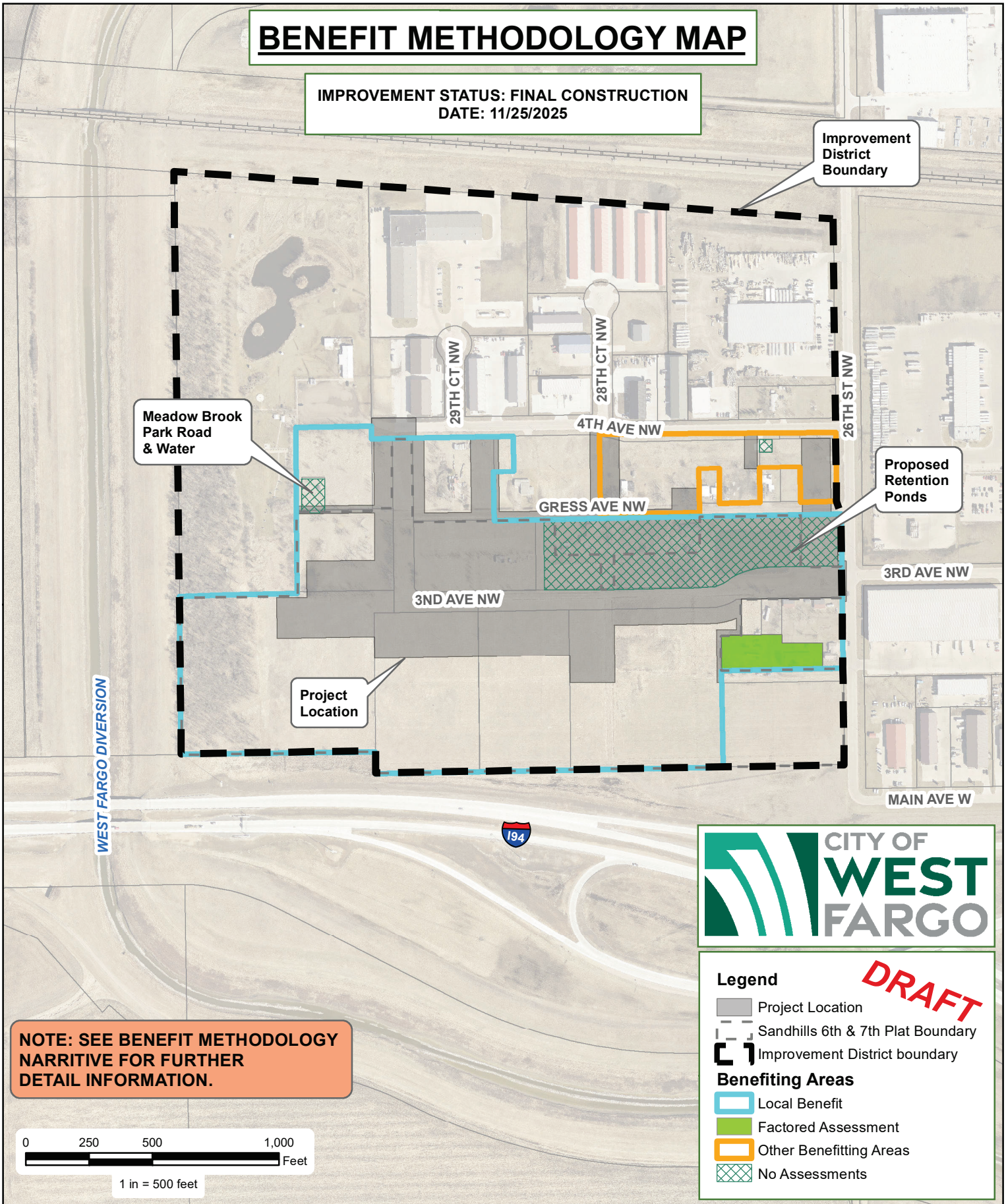
(local or regional) to the defined non-benefitting areas of the improvement district for the currently proposed public infrastructure improvements.

- Local and Other Benefit
    - Sanitary Sewer – Square Footage
    - Water Main – Square Footage
    - NE Water Main – Square Footage
    - Storm Sewer – Square Footage
    - Temporary Access Road - Square Footage
    - Street – Square Footage
    - Street Lighting – Square Footage

Note: All assessments are on a square footage basis due to the large lot size and odd shape of the lots.

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: FINAL CONSTRUCTION
DATE: 11/25/2025



CITY OF WEST FARGO

DRAFT

Legend

- Project Location
- Sandhills 6th & 7th Plat Boundary
- Improvement District boundary

Benefiting Areas

- Local Benefit
- Factored Assessment
- Other Benefitting Areas
- No Assessments

NOTE: SEE BENEFIT METHODOLOGY NARRITIVE FOR FURTHER DETAIL INFORMATION.

0 250 500 1,000 Feet

1 in = 500 feet

BENEFIT METHODOLOGY MAP
WATER, SEWER, STORM & STREET IMPROVEMENT DISTRICT NO. 1345
SANDHILLS 6TH ADDITION
WEST FARGO, NORTH DAKOTA

Created By: TJS Date Created: 10/14/25 Date Saved: 11/25/25 Date Exported: 11/25/25
Plotted By: tanner.schmidt Parcel Date: 02/15/22 Aerial Image: 2024 FM Metro Elevation Data: Lidar
Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
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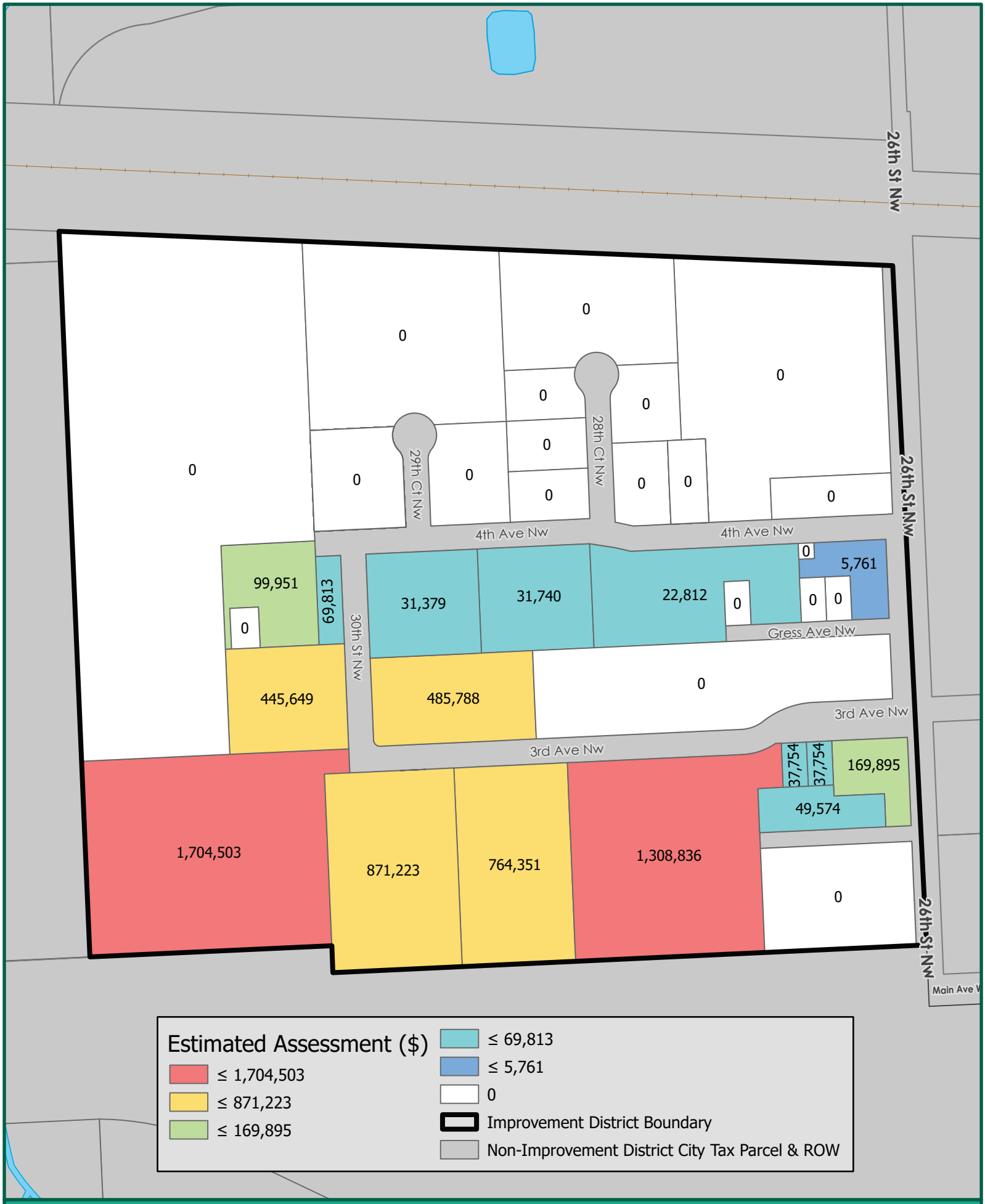
N W E S

moore engineering, inc.



Improvement District No. 1345 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 6/19/2026

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

0 100 200 400 Feet

Preliminary Special Assessment Allocations based on Final Construction Costs

Final Construction Costs

Improvement District No. 1345 — *6/15/2026*

New Water Supply, Sewerage, Street Systems, and Incidentals

Sandhills 6th Addition — *Moore Proj: 22467A*

Division	Block	Lot	GIS PIN	Area Factor	Assessable Area (Acres)	Storm Factored Assessable Area (Acres)	Pond Factored Assessable Area (Acres)	Local Water Factored Assessable Area (Acres)	NE Water Main Factored Assessable Area (Acres)	Temporary Access Road Factored Assessable Area (Acres)	LOCAL Factored Assessable Area (Acres)	Equivalent Units	Local Sewer	Local Water	NE Water Main	Water Service	Storm	Local Street	Temporary Access Road	Local Street Lighting	Pond	Benefit	Total Assessment
Meadowbrook Park	3	1-3,22	02132500090000	1.00	1.16	1.16	1.16	1.16	0.00	0.00	1.16	5	$13,138.15	$12,845.66	$0.00	$0.00	$44,752.55	$79,381.98	$0.00	$6,200.23	$13,576.38	$874,255.89	$169,894.95
Meadowbrook Park	3	4	02132500100000	1.00	0.26	0.26	0.26	0.26	0.00	0.00	0.26	1	$2,919.59	$2,854.59	$0.00	$0.00	$9,945.01	$17,640.44	$0.00	$1,377.83	$3,016.97	$174,851.18	$37,754.43
Meadowbrook Park	3	5	02132500110000	1.00	0.26	0.26	0.26	0.26	0.00	0.00	0.26	1	$2,919.59	$2,854.59	$0.00	$0.00	$9,945.01	$17,640.44	$0.00	$1,377.83	$3,016.97	$174,851.18	$37,754.43
Meadowbrook Park	3	17-21	02132500150000	0.25	1.16	0.29	0.29	0.29	0.00	0.00	0.29	1	$3,284.54	$3,211.41	$0.00	$7,100.65	$11,188.14	$19,845.49	$0.00	$1,550.06	$3,394.10	$174,851.18	$49,574.39
Meadowbrook Park	5	16	02132500290000	0.00	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Meadowbrook Park	5	19	02132500310000	0.00	0.26	0.00	0.00	0.00	0.00	0	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Meadowbrook Park	5	20	02132500320000	0.00	0.26	0.00	0.00	0.00	0.00	0	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Meadowbrook Park	6	1,2-10	02132500336000	0.00	1.14	0.00	0.00	0.00	0.00	0	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Subdivision	1	1	02177500010000	0.00	24.38	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	1	02177700010000	0.00	10.73	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	3	02177700030000	0.00	1.19	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	4	02177700045000	0.00	4.44	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	6	02177700060000	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	7	02177700070000	0.00	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	8	02177700080000	0.00	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	9	02177700090000	0.00	1.80	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	10	02177700100000	0.00	8.08	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills Third Addition	1	11	02177700110001	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	11	02177800010000	0.00	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 4th Addition	1	2	02177800020010	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
UNPLATTED SE1/4	2	0	02300001430000	0.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
UNPLATTED SE1/4	2	0	02300001440000	1.00	1.98	1.98	1.98	0.00	0.00	0.00	0.00	9	$0.00	$0.00	$0.00	$0.00	$76,687.03	$0.00	$0.00	$0.00	$23,264.21	$1,573,660.60	$99,951.23
Sandhills 6th Addition	3	3	02178000060000	1.00	5.21	5.21	5.21	5.21	0.00	0.00	5.21	23	$59,108.08	$57,792.14	$0.00	$0.00	$201,340.12	$357,136.67	$0.00	$27,894.62	$61,079.66	$4,021,577.09	$764,351.29
Sandhills 6th Addition	3	4	02178000070000	1.00	8.91	8.91	8.91	8.91	0.00	0.00	8.91	39	$101,213.68	$98,960.33	$0.00	$0.00	$344,764.58	$611,542.68	$0.00	$47,765.32	$104,589.71	$6,819,195.93	$1,308,836.29
Sandhills 6th Addition	3	5	02178000080000	0.00	3.64	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 8th Addition	1	1	02178200010000	1.00	0.51	0.51	0.51	0.00	0.00	0.00	0.51	2	$5,840.31	$0.00	$0.00	$0.00	$19,893.88	$35,287.73	$0.00	$2,756.19	$6,035.12	$349,702.36	$69,813.24
Sandhills 8th Addition	1	2	02178200020000	1.00	2.89	2.89	2.89	2.89	0.00	2.89	2.89	13	$32,807.65	$32,077.24	$0.00	$0.00	$111,752.83	$198,226.93	$21,399.50	$15,482.77	$33,901.96	$2,273,065.31	$445,648.87
Sandhills 8th Addition	1	3	02178200030000	1.00	11.05	11.05	11.05	11.05	0.00	11.05	11.05	48	$125,481.58	$122,687.95	$0.00	$0.00	$427,428.45	$758,171.68	$81,848.08	$59,217.97	$129,667.08	$8,392,856.53	$1,704,502.80
Sandhills 8th Addition	1	4	02178200040000	1.00	5.93	5.93	5.93	5.93	0.00	0.00	5.93	26	$67,372.56	$65,872.62	$0.00	$0.00	$229,491.43	$407,071.41	$0.00	$31,794.83	$69,619.80	$4,546,130.62	$871,222.66
Sandhills 8th Addition	2	1	02178200050000	1.00	1.03	0.00	0.00	0.00	1.03	0.00	0.00	0	$0.00	$0.00	$5,761.02	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$117,400.00	$5,761.02
Sandhills 8th Addition	2	2	02178200060000	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Sandhills 8th Addition	2	3	02178200070000	1.00	4.06	0.00	0.00	0.00	4.06	0.00	0.00	0	$0.00	$0.00	$22,812.07	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$528,300.00	$22,812.07
Sandhills 8th Addition	2	4	02178200080000	1.00	2.70	0.00	2.70	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$31,739.65	$1,260,000.00	$31,739.65
Sandhills 8th Addition	2	5	02178200090000	1.00	2.67	0.00	2.67	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$31,378.56	$1,260,000.00	$31,378.56
Sandhills 8th Addition	2	6	02178200100000	1.00	3.31	3.31	3.31	3.31	0.00	0.00	3.31	14	$37,566.53	$36,730.17	$0.00	$0.00	$127,963.03	$226,980.54	$0.00	$17,728.61	$38,819.58	$2,447,916.49	$485,788.47
Sandhills 8th Addition	2	7	02178200110000	0.00	6.63	0.00	0.00	0.00	0.00	0.00	0.00	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
					122.83	**41.76**	**47.14**	**39.26**	**5.09**	**13.94**	**39.78**	**182**	**$451,652.26**	**$435,886.72**	**$28,573.08**	**$7,100.65**	**$1,615,152.06**	**$2,728,925.98**	**$103,247.58**	**$213,146.25**	**$553,099.75**		
																							$6,136,784.35

Based on Assessment Total	
Local Sewer	$451,652.26
Local Water	$435,886.72
NE Water Main	$28,573.08
Water Service	$7,100.65
Storm	$1,615,152.06
Local Street	$2,728,925.98
Temporary Access Road	$103,247.58
Local Street Lighting	$213,146.25
Pond	$553,099.75
Total Assessment	**$6,136,784.35**

Local Sewer Cost per SF	**$0.26**
Local Water Cost per SF	**$0.25**
NE Water Main Cost per SF	**$0.13**
Water Service Cost per SF	**$0.14**
Storm Cost per SF	**$0.89**
Local Street Cost per SF	**$1.58**
Temporary Access Road	**$0.17**
Local Street Lighting Cost per SF	**$0.12**
Pond Cost per SF	**$0.27**

Benefit Value	
Sewer per EU	$35,500.00
Water per EU	$29,350.00
Storm per EU	$105,000.00
Local Street & Lighting per EU	$5,001.18

Color Legend
Unassessable Parcel
Adjusted Number of EU's
Adjusted Area for Pond Storage / Multi-use Path
Adjusted Front Footage

CITY OF WEST FARGO

SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

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

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

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

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

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

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

SANITARY SEWER

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

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

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

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

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

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

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

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

WATER MAIN

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

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

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

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

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

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

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

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

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

STORM SEWER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARKS

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

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

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: https://www.cmfclearinghouse.org.

- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance.

- FHWA Highway Safety Manual (HSM), 1st Edition.

- USDOT Value of Statistical Life (VSL) Guidance: https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life.

- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.

- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from https://www.tpl.org

- Crompton, J.L. (2005). The impact of parks on property values: A review of the empirical evidence. Journal of Leisure Research, 37(1), 1–33.

- National Recreation and Park Association. (2020). The Economic Impact of Parks. Retrieved from https://www.nrpa.org

- USDA Forest Service. (2021). i-Tree Tools: Quantifying the benefits of urban forests. Retrieved from https://www.itreetools.org

- World Health Organization. (2022). Health Economic Assessment Tool (HEAT). Retrieved from https://www.who.int/tools/heat

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 1353 – Dakota Medical Foundation Development

Requested Action/Staff Recommendation: Approve Assessment List, Direct Publication of List and Notice of Hearing of Objections

Presented By: Jerry Wallace, City Engineer

New Information: The Developer, Dakota Medical Foundation, filed a petition with the City of West Fargo to have local infrastructure improvements (i.e., City utilities and streets) extended to their DMF Addition plat.

The scope of Improvement District No. 1353 included local improvements consisting of sanitary sewer, storm sewer drains, streets, and applicable incidentals.

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

Background & Project Summary: The Developer, Dakota Medical Foundation, expressed that they have companies interested in building in the proposed development and this project. This project provided city services to 21.09 acres of commercial development within the DMF Addition. The project is consistent with the City of West Fargo Comprehensive Plan.

Financial Analysis:

Total Project Cost:	$ 2,109,294.45
Special Assessment	$ 2,109,294.45
City Funds	$ 0.00
Other Funds (Grants)	$ 0.00

Policy Analysis: This improvement district was administrated in accordance with 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.

Supporting Documents:

- District Boundary Map
- Resolution Directing Assessments to be Levied
- Sample construction plans and photos
- Proposed Benefit Methodology (w/ Map)
- Proposed Assessment Allocation Map
- Proposed Assessment List
- Special Assessments Benefit Determination

Previously Presented Information & Commission Actions:

June 1, 2026 –

- **Staff Recommendation:** Approve Declaration of Intent for District 1353 and Adopt Resolutions Directing Assessments to be Levied
- **Commission Action:** Commissioner Anderson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

July 7, 2025 –

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

6/16/2025-

- **Staff Recommendation:** Accept Bid and Award Contract to Dakota Underground, Inc. for their Bid amount of $1,401,430.75.
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Olson seconded to approve. No opposition, motion carried.

5/19/2025-

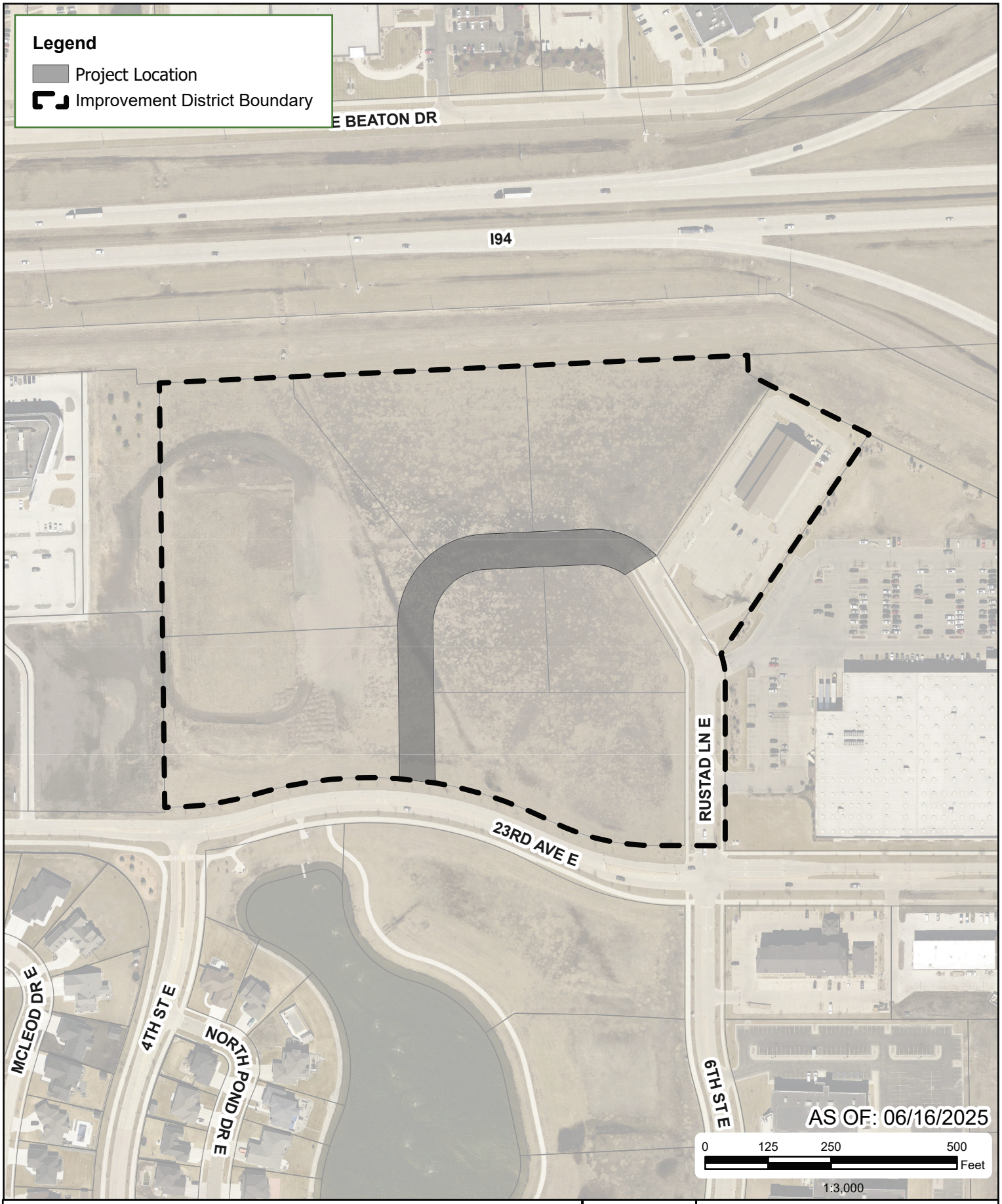
- **Staff Recommendation:** Approve Plans and Specifications and Direct Advertisement for Bids
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

3/17/2025-

- **Staff Recommendation:** Accept Petition for Improvements, Approve Engineer's Report, Direct Plans and Specifications; and Approve Task Order
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

2/24/2025-

- **Staff Recommendation:** Create Improvement District No. 1353, Direct Engineer to prepare an Engineer's Report; and Approve Preliminary Work Agreement
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.



IMPROVEMENT DISTRICT MAP
IMPROVEMENT DISTRICT NO. 1353
DAKOTA MEDICAL FOUNDATION DEVELOPMENT
WEST FARGO, NORTH DAKOTA

Created By: TJS Date Created: 06/06/25 Date Saved: 06/06/25 Date Exported: 06/06/25
Plotted By: Parcel Date: 01/15/25 Aerial Image: 2024 County NAIP SIDS Elevation Data: Lidar
Horizontal Datum: NAD 1983 StatePlane North Dakota South FIPS 3302 Feet Vertical Datum: NAVD1988
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N W E S

moore engineering, inc.

Commissioner Zundel introduced the following resolution and moved its adoption:

AMENDED
RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 1353 - New Water Supply, Sewerage, Street Systems, and Incidentals, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	$ 1,483,267.43
Utility Construction	15,195.00
Engineering	266,954.78
Land/Easement Purchases	138,546.94
Sewer Hookup Fee	71,190.00
Construction Interest	5,470.55
Testing	26,236.10
Legal	5,517.00
Advertising/Misc.	188.48
Administration	44,498.00
Engineering Administration	14,833.00
Bond Counsel	2,395.10
Municipal Advisory	5,748.25
Rating Agency Fee	5,748.25
Underwriting Fee	20,550.00
Fiscal Agent	119.76
Special Assessment Commission	240.00
Miscellaneous Fees	400.13
Contingencies	2,195.68
TOTAL:	$ 2,109,294.45

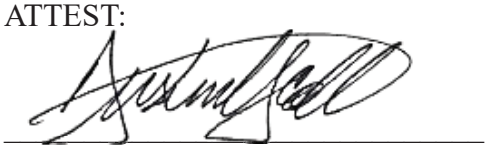
and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: June 15, 2026

APPROVED:

President of Board of City Commissioners

ATTEST:



City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Zundel, Jorgensen, Olson, Anderson and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

Commissioner Anderson introduced the following resolution and moved its adoption:

RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 1353 - New Water Supply, Sewerage, Street Systems, and Incidentals, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	$ 1,483,267.43
Utility Construction	15,195.00
Engineering	266,954.78
Land/Easement Purchases	138,546.94
Sewer Hookup Fee	71,190.00
Construction Interest	5,470.55
Capitalized Interest	112,955.08
Testing	26,236.10
Legal	5,517.00
Advertising/Misc.	188.48
Administration	44,168.00
Engineering Administration	14,723.00
Bond Counsel	3,146.52
Municipal Advisory	5,034.44
Rating Agency Fee	5,034.44
Underwriting Fee	19,109.88
Fiscal Agent	104.88
Special Assessment Commission	240.00
Miscellaneous Fees	500.37
Contingencies	14,722.67
TOTAL:	$ 2,232,305.56

and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: June 1, 2026

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Anderson, Jorgensen, Zundel, Olson and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

FILE LOCATION: Q:\Projects\30000\30000\30018 WFgoND DMF\Health\InnovPark 1stAdd\CAD\C3D\Production\30018_Cover.dwg

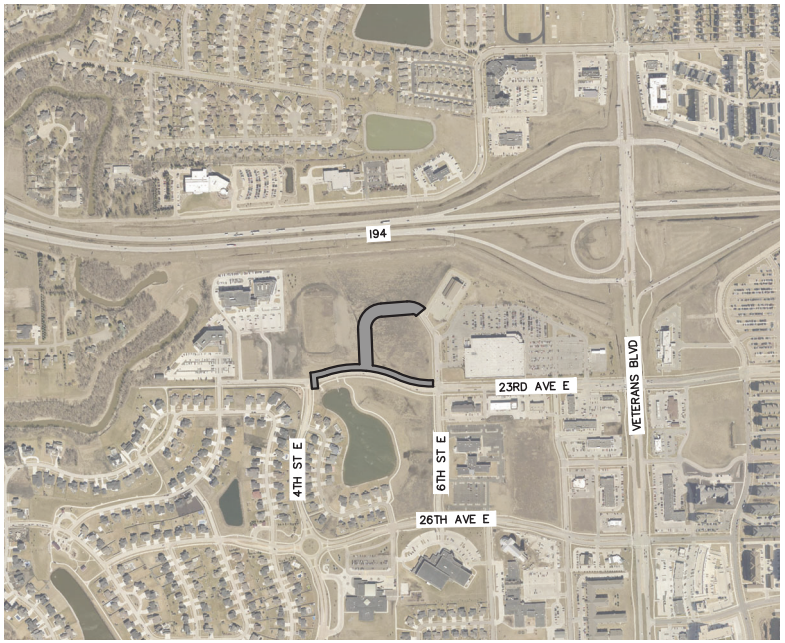
IMPROVEMENT DISTRICT NO. 1353

NEW WATER SUPPLY, SEWERAGE, STREET SYSTEMS AND INCIDENTALS

moore engineering, inc.
Consulting Engineering • Land Surveying
www.mooreengineeringinc.com

DAKOTA MEDICAL FOUNDATION DEVELOPMENT
WEST FARGO, ND

VICINITY MAP



PROJECT LOCATION

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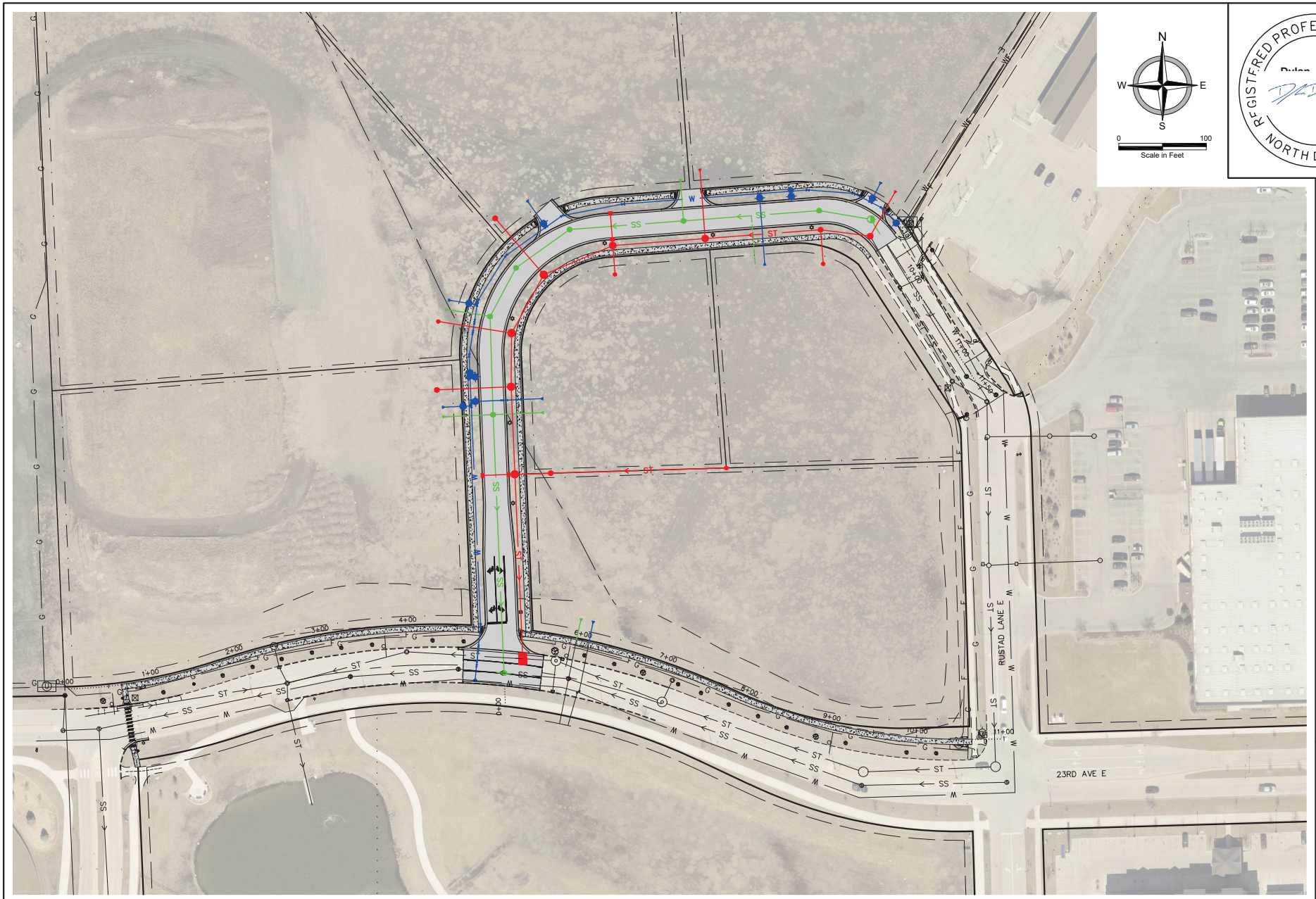
PROJECT No. 30018

REGISTERED PROFESSIONAL ENGINEER
NORTH DAKOTA

FILE LOCATION: Q:\Projects\30000\30000\30018 WFgn\ND DMF\Health\Innov\Park 1st\Add\CAD\C3D\Production\30018_ProjectLayouts.dwg



REGISTERED PROFESSIONAL ENGINEER
NORTH DAKOTA

moore engineering, inc.

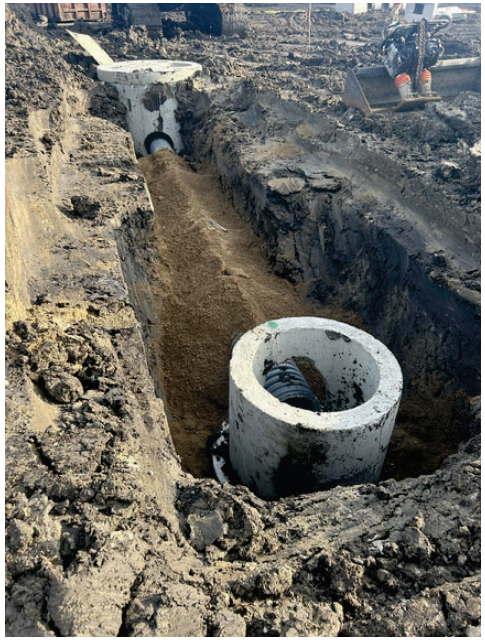
PROJECT LAYOUTS
IMPROVEMENT DISTRICT NO. 1353
DAKOTA MEDICAL FOUNDATION DEVELOPMENT
WEST FARGO, ND
GENERAL LAYOUT

DATE:	05.23.25
REV DATE:	----
REV NUM:	----
RECORD:	----
PROJECT No.	30018
MANAGER:	MJP
DESIGNER:	DJD
DRAFTER:	LRL
REVIEWER:	NGL

C-101

DURING CONSTRUCTION

DISTRICT NO. 1353



CITY OF WEST FARGO
A CITY ON THE GROW

AFTER CONSTRUCTION

DISTRICT NO. 1353

CITY OF WEST FARGO
A CITY ON THE GROW

IMPROVEMENT DISTRICT NO. 1353
BENEFIT METHODOLOGY

IMPROVEMENT STATUS: FINAL
DATE: 02/16/2026

Improvement District No. 1353
New Water Supply, Sewerage, Street Systems, and Incidentals
Dakota Medical Foundation Development
West Fargo, North Dakota

Construction Improvement Summary

- Construction of new infrastructure, including sanitary sewer, watermain, storm sewer, roadway, street lights, and sidewalks

Summary of Location for Improvements

- Local Benefitting Area
  - DMF Development
- Regional Benefitting Area
  - None
- Non-Benefitting Areas
  - North Pond at The Preserve 10th Addition, Lot 1, Block 1

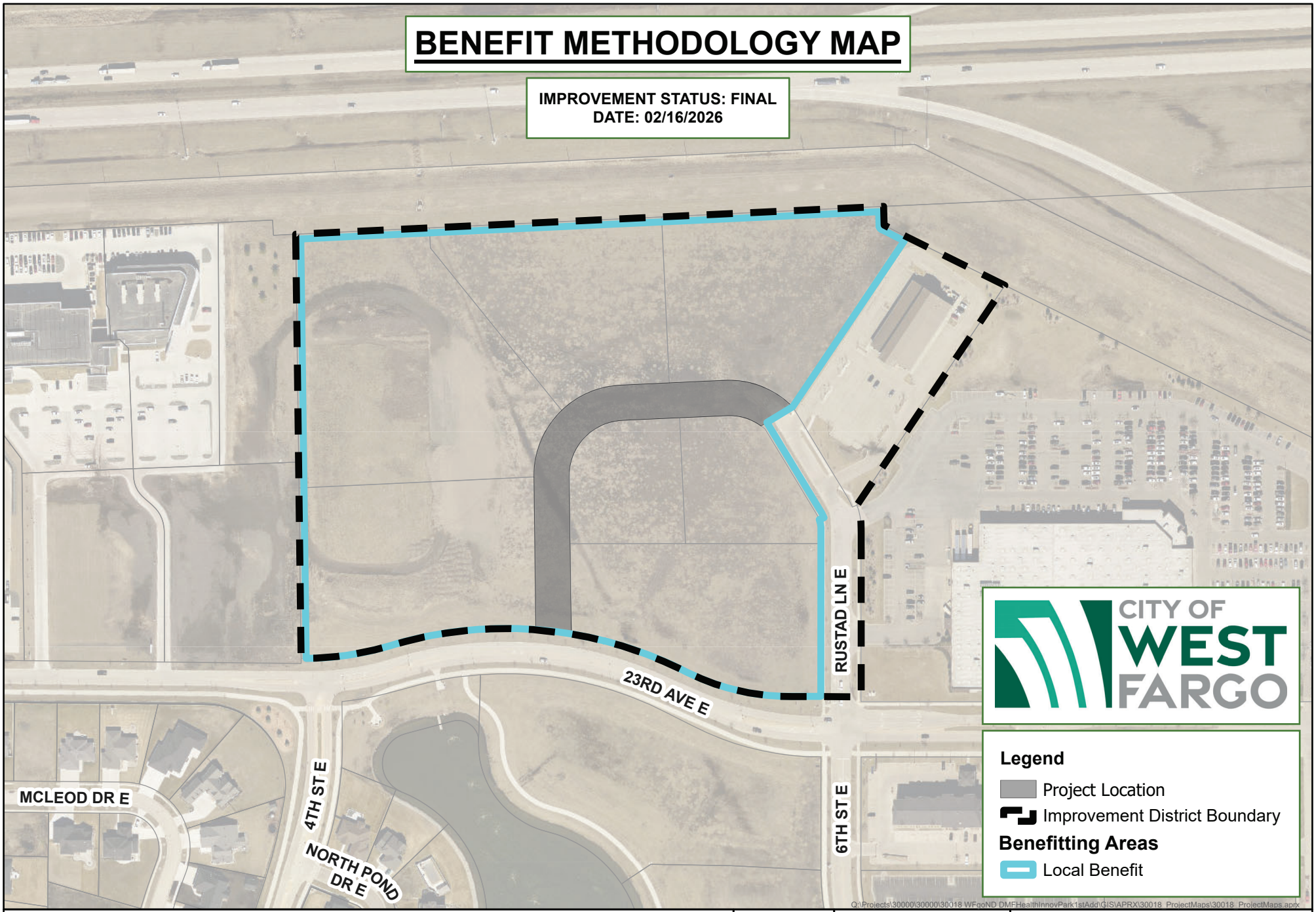
Assessment Methodology

- Local Benefit
  - Sanitary Sewer – Square Foot
  - Water Main – Square Foot
  - Storm Sewer – Square Foot
  - Street – Square Foot
  - Street Lighting – Square Foot
- Regional Benefit
  - None

Due to the irregular shaped lots, the possibility of future lot splits, and the benefit distributed proportionally to the size of each lot, a square foot methodology was selected.

BENEFIT METHODOLOGY MAP

IMPROVEMENT STATUS: FINAL
DATE: 02/16/2026



BENEFIT METHODOLOGY MAP
IMPROVEMENT DISTRICT NO. 1353
DAKOTA MEDICAL FOUNDATION DEVELOPMENT
WEST FARGO, NORTH DAKOTA

N W E S

0 125 250 Feet

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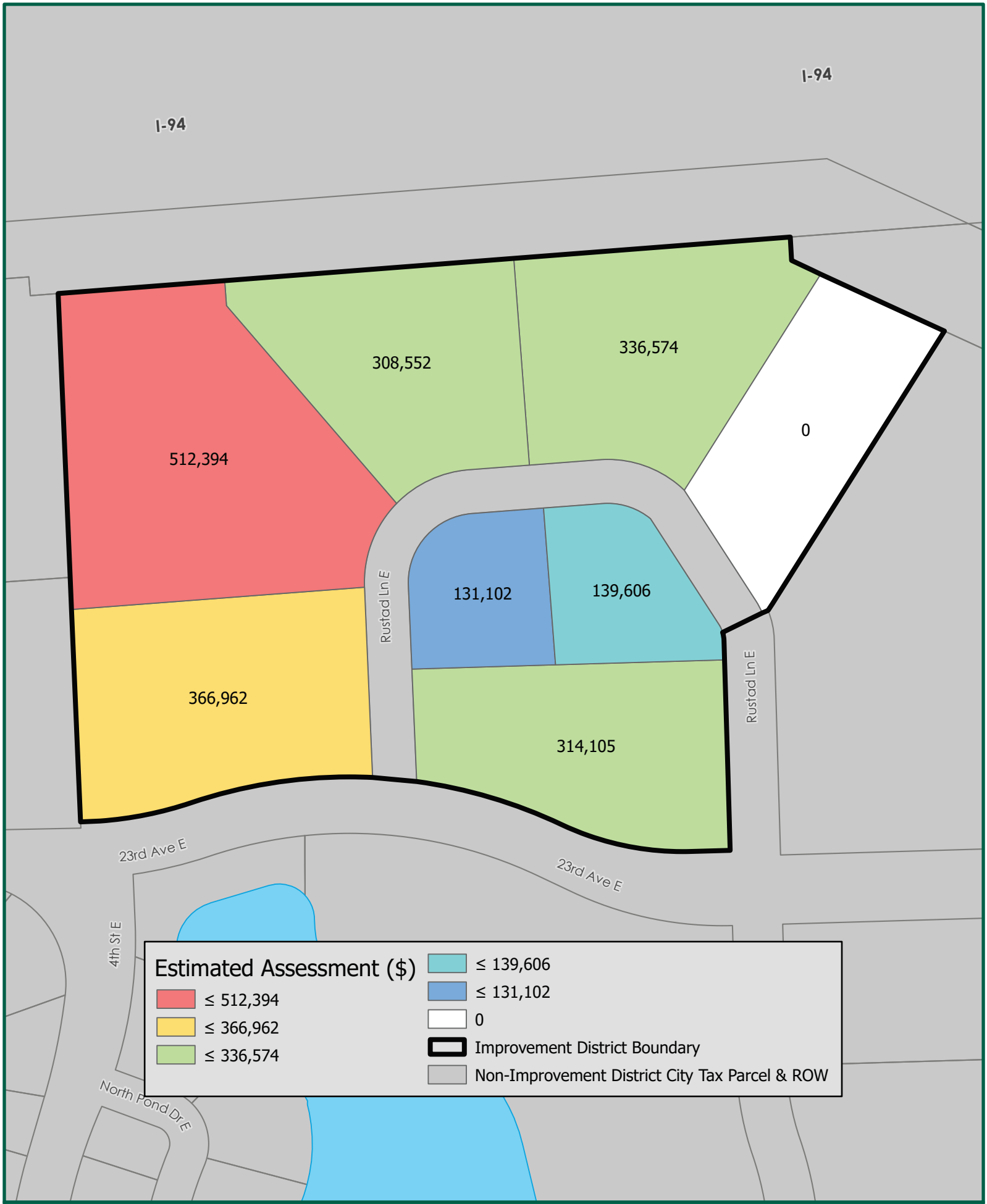
moore engineering, inc.



Improvement District No. 1353 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 6/19/2026

Disclaimer: This map was created using preliminary data and is considered a first-aid for general (NOT exact) reviewing purposes.

0 50 100 200 Feet

N

Improvement District No. 1353
New Water Supply, Sewerage, Street Systems and Incidentals
Dakota Medical Foundation Development

Revised 06/15/2026

FINAL SPECIAL ASSESSMENTS
Final City Costs

Division	Block	Lot	GIS PIN	Area Factor	Front Footage	Assessable Area (Acres)	Equivalent Units (EU)	Factored Assessable Area (Acres)	Local Sanitary Sewer	Local Water	Local Storm	Local Street	Local Street Lighting	Benefit		Total Assessment
DMF Addition	1	1	2451000010000	1.00	311	3.38	14.74	3.38	$34,675.38	$34,212.44	$102,831.52	$176,241.19	$19,001.00	$2,576,711.38		$366,961.53
DMF Addition	1	2	2451000020000	1.00	170	4.72	20.58	4.72	$48,417.81	$47,771.38	$143,585.33	$246,088.46	$26,531.41	$3,597,904.29		$512,394.40
DMF Addition	1	3	2451100010000	1.00	227	2.84	12.39	2.84	$29,156.05	$28,766.79	$86,463.67	$148,188.61	$15,976.58	$2,166,572.30		$308,551.70
DMF Addition	1	4	2451100020000	1.00	260	3.10	13.52	3.10	$31,803.95	$31,379.33	$94,316.13	$161,646.81	$17,427.54	$2,363,336.08		$336,573.75
DMF Addition	2	1	2451000050000	1.00	194	2.90	12.61	2.90	$29,680.83	$29,284.57	$88,019.94	$150,855.87	$16,264.14	$2,205,568.61		$314,105.35
DMF Addition	2	2	2451000060000	1.00	379	1.21	5.26	1.21	$12,388.24	$12,222.84	$36,737.92	$62,964.49	$6,788.36	$920,564.16		$131,101.85
DMF Addition	2	3	2451000070000	1.00	396	1.29	5.61	1.29	$13,191.81	$13,015.69	$39,120.95	$67,048.73	$7,228.69	$980,277.26		$139,605.87
North Pond at the Preserve Tenth Addition	1	1	2460900010000	0.00	0											$0.00
					1937	**19.45**	**84.71**	**19.45**	**$199,314.07**	**$196,653.04**	**$591,075.45**	**$1,013,034.16**	**$109,217.72**	**$14,810,934.08**		**$2,109,294.45**

Inflation	**0%**
Percentage of Project Funded By Assessments	**100%**

Based on Percentage of Project Funded by Assessments		
Local Sanitary Sewer	$199,314.07	
Local Water	$196,653.04	
Local Storm	$591,075.45	
Local Street	$1,013,034.16	
Local Street Lighting	$109,217.72	
Total Project Assessed	**$2,109,294.45**	**100%**
City Funded Portion	**$0.00**	**0%**

Benefit Value	
Sewer per EU	$35,500.00
Water per EU	$29,350.00
Storm per EU	$105,000.00
Local Street & Lighting per EU	$5,000.00

EU established per City of West Fargo Special Assessment Policy under IV.3.f.iii Commerical/Industrial/Other
1 EU per 10,000 SF

Color Legend

Unassessable Parcel
Adjusted Number of EU's
Adjusted Area for Pond Storage/River Setback
Adjusted Number/EU's for Condo Lots
Adjusted Front Footage

CITY OF WEST FARGO

SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

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

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

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

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

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

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

SANITARY SEWER

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

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

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

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

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

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

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

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

WATER MAIN

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

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

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

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

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

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

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

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

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

STORM SEWER

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARKS

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

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

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: https://www.cmfclearinghouse.org.

- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance.

- FHWA Highway Safety Manual (HSM), 1st Edition.

- USDOT Value of Statistical Life (VSL) Guidance: https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life.

- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.

- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from https://www.tpl.org

- Crompton, J.L. (2005). The impact of parks on property values: A review of the empirical evidence. Journal of Leisure Research, 37(1), 1–33.

- National Recreation and Park Association. (2020). The Economic Impact of Parks. Retrieved from https://www.nrpa.org

- USDA Forest Service. (2021). i-Tree Tools: Quantifying the benefits of urban forests. Retrieved from https://www.itreetools.org

- World Health Organization. (2022). Health Economic Assessment Tool (HEAT). Retrieved from https://www.who.int/tools/heat

Special Assessment Commission Agenda Item Memo
Meeting Date: June 23, 2026

☐ Consent Agenda
☒ Regular Agenda

Item Title: Improvement District No. 2290 – 2025 Public Works Mill and Overlay

Requested Action/Staff Recommendation: Approve Assessment List, Direct Publication of List and Notice of Hearing of Objections

Presented By: Jerry Wallace, City Engineer

New Information: Public Works and Engineering staff identified roadways that were in critical need of rehabilitation. These roads were overlaid using Public Works equipment and staff. The milling of the roadways as well as the asphalt that Public Works installed were publicly bid. These items were awarded in separate contracts.

The scope of Improvement District No. 2290 included local improvements consisting of asphalt street overlays and applicable incidentals.

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

Background & Project Summary: As stated at the December 2, 2024 Commission meeting, the 2290 mill and overlay project is intended to extend the lifespan of the current roadways. Other than the milling of the roadways and asphalt production, this work was completed by the Public Works staff using Public Works equipment.

This project was intended to maximize the life span of the roadways in the neighborhoods. This routine rehabilitative maintenance work is typically planned for neighborhoods throughout their life cycle.

Financial Analysis:

Total Project Cost:	$ 1,114,122.08
Special Assessment	$ 557,061.04
City Funds	$ 557,061.04
Other Funds (Grants)	$ 0.00

Policy Analysis: This improvement district was administrated in accordance with 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.

Supporting Documents:

- District Boundary Map
- Resolution Directing Assessments to be Levied
- Sample construction plans and photos
- Proposed Benefit Methodology (w/ Map)
- Proposed Assessment Allocation Map
- Proposed Assessment List

Previously Presented Information & Commission Actions:

June 1, 2026 –

- **Staff Recommendation:** Approve Declaration of Intent for District 2290 and Adopt Resolutions Directing Assessments to be Levied
- **Commission Action:** Commissioner Anderson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

June 2, 2025 –

- **Staff Recommendation:** Approve Contract and Contractor's Bond and Authorize Notice to Proceed.
- **Commission Action:** Commissioner Olson moved, and Commissioner Jorgensen seconded to approve. No opposition, motion carried.

May 19, 2025 –

- **Staff Recommendation:** Accept Bid and Award contract to Border States Paving, Inc. for their bid amount of $708,050.39
- **Commission Action:** Commissioner Anderson moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

May 15, 2025 – Virtual Bid Opening was held at 10:30 AM

April 21, 2025 –

- **Staff Recommendation:** Reject all bids and Authorize Re-Advertisement for bids to rebid the project
- **Commission Action:** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

April 10, 2025 – Virtual Bid Opening was held at 10:30 AM

March 17, 2025 –

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

February 3, 2025

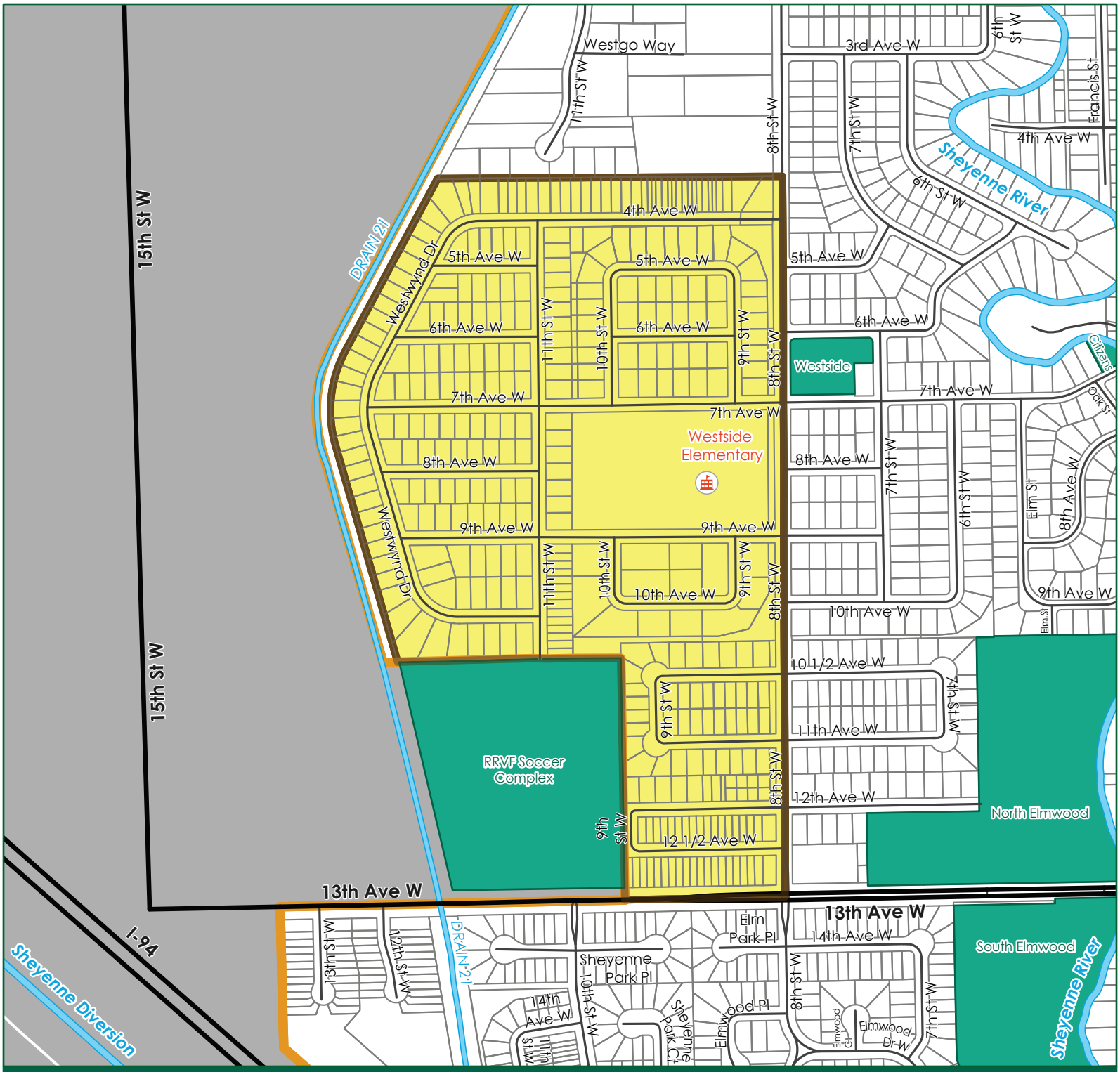
- ***Staff Recommendation:*** Conduct the Determination of Protest Sufficiency and Approve associated Resolution
- ***Commission Action:*** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

December 16, 2024

- ***Staff Recommendation***: Approve Amended Resolution Creating Improvement District No. 2290, Approve Engineer's Report, Authorize Resolution of Necessity; and Direct Engineer to prepare Plans and Specifications
- ***Commission Action:*** Commissioner Jorgensen moved, and Commissioner Zundel seconded to approve. No opposition, motion carried.

December 2, 2024

- ***Staff Recommendation***: Create Improvement District No. 2290, and Direct Engineer to prepare an Engineer's Report.
- ***Commission Action:*** Commissioner Zundel moved, and Commissioner Olson seconded to approve. No opposition, motion carried



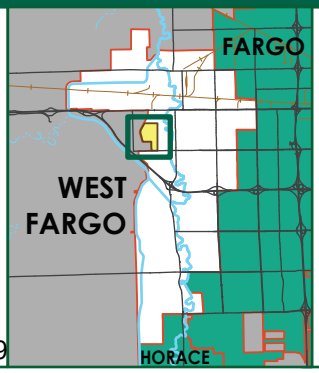
IMPROVEMENT DISTRICT NO. 2290

2025 Public Works Mill and Overlay

Issued: 12/10/2024

Prepared by:

CITY OF WEST FARGO



Improvement District

Parcel Boundary

Park District

City Limit

N

Feet

0 200 400 800

Commissioner Zundel introduced the following resolution and moved its adoption:

AMENDED
RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 2290 – 2025 Public Works Mill and Overlay, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	$ 943,038.73
Engineering	94,303.87
Construction Interest	2,807.75
Testing	8,291.00
Legal	11,980.00
Advertising/Misc.	1,185.64
Administration	28,291.00
Engineering Administration	9,430.00
Bond Counsel	635.20
Municipal Advisory	1,524.48
Rating Agency Fee	1,524.48
Underwriting Fee	5,450.00
Fiscal Agent	31.76
Special Assessment Commission	240.00
Miscellaneous Fees	106.12
Contingencies	5,282.05
TOTAL:	$1,114,122.08
LESS: City Funds	557,061.04
TOTAL TO BE ASSESSED:	$ 557,061.04

and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: June 15, 2026

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Zundel, Jorgensen, Olson, Anderson and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

Commissioner Anderson introduced the following resolution and moved its adoption:

RESOLUTION DIRECTING ASSESSMENTS TO BE LEVIED

Be it resolved by the Board of City Commissioners of the City of West Fargo that the City Commission has estimated the cost in Improvement District No. 2290 – 2025 Public Works Mill and Overlay, and does hereby direct assessments to be levied for the payment of such cost as follows:

Total Construction	$ 943,038.73
Engineering	94,303.87
Construction Interest	2,807.75
Capitalized Interest	67,370.99
Testing	8,291.00
Legal	11,980.00
Advertising/Misc.	1,185.64
Administration	28,291.00
Engineering Administration	9,430.00
Bond Counsel	1,876.71
Municipal Advisory	3,002.74
Rating Agency Fee	3,002.74
Underwriting Fee	11,397.91
Fiscal Agent	62.56
Special Assessment Commission	240.00
Miscellaneous Fees	298.45
Contingencies	9,430.39
TOTAL:	$1,196,010.48
LESS: City Funds	598,005.24
TOTAL TO BE ASSESSED:	$ 598,005.24

and that the City Auditor be and he is hereby directed to notify the Chairman of the Special Assessment Commission and shall certify to the Chairman of the Special Assessment Commission the items of the total cost set forth herein.

Dated: June 1, 2026

APPROVED:

President of Board of City Commissioners

ATTEST:

City Auditor

The motion for the adoption of the foregoing resolution was duly seconded by **Commissioner Jorgensen**, and upon vote being taken thereon, the following voted in favor thereof: **Anderson, Jorgensen, Zundel, Olson and Dardis**. The following commissioners were absent and not voting: **None**. The following commissioners voted nay: **None**. The majority having voted aye, the motion carried and the resolution was duly adopted.

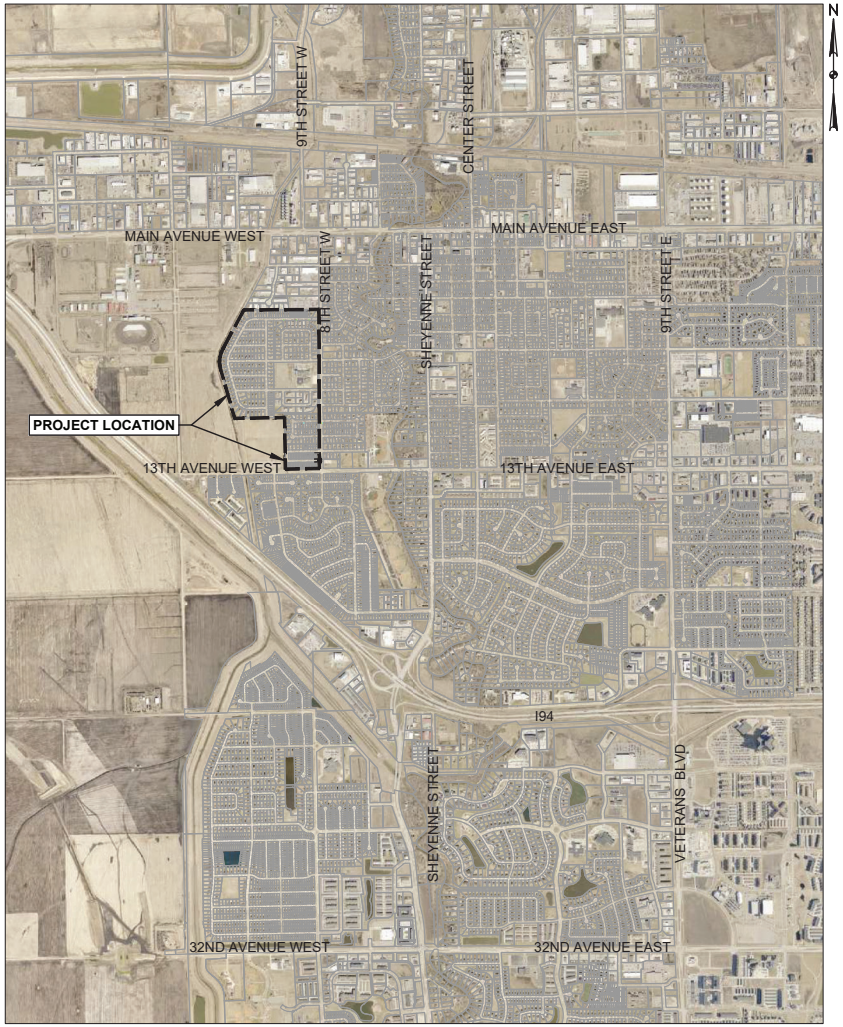
IMPROVEMENT DISTRICT NO. 2290

2025 PUBLIC WORKS MILL & OVERLAY

WESTWYND, WENZLOFF'S, SHEEP BARNS, AND LENZMEIER'S AREAS

WEST FARGO, NORTH DAKOTA

RECORD DRAWING 9/16/2025



LOCATION MAP
NTS

CITY OF WEST FARGO
2515 6th Street East
West Fargo, ND 58078

SCALE: N/A
PROJECT NUMBER: 2290
SHEET NUMBER: G-001

September 15, 2025 - 1:52pm - T:\CADD Project Files\2290_2025 Public Works Mill & Overlay\CADD\Record\2290_2025 Public Works Mill & Overlay_Record.dwg

LEGEND

EXISTING LOT LINE

PROJECT AREA

REVISIONS			
NO.	DATE	BY:	DESCRIPTION

DATE: 4/22/2025
DRAWN BY: C. VLAMINCK/J. MOHR
CHECKED BY: K. MCCAMY
APPROVED BY: J. WALLACE

2290 - 2025 PUBLIC WORKS MILL & OVERLAY

GENERAL LAYOUT

WEST FARGO, NORTH DAKOTA

CITY OF WEST FARGO
2515 6th Street East
West Fargo, ND 58078

SCALE: 1"=400'
PROJECT NUMBER: 2290
SHEET NUMBER: C-101

September 15, 2025 - 1:54pm - T:\CADD Project Files\2290_2025 Public Works Mill & Overlay\CADD\Record\2290_2025 Public Works Mill & Overlay_Record.dwg

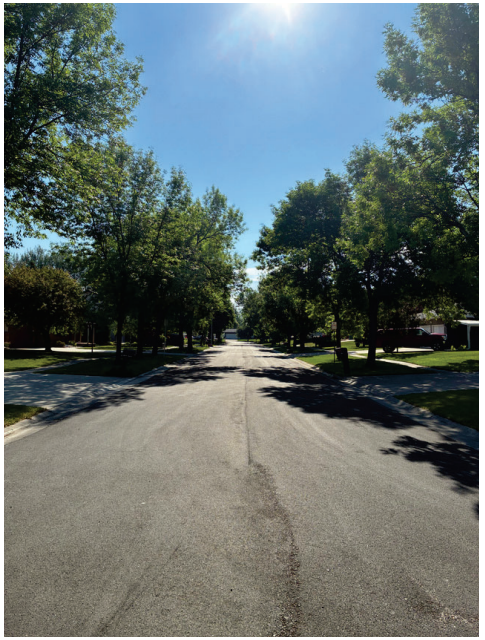
DURING CONSTRUCTION

DISTRICT NO. 2290

CITY OF WEST FARGO
A CITY ON THE GROW

AFTER CONSTRUCTION

DISTRICT NO. 2290



CITY OF WEST FARGO
A CITY ON THE GROW

IMPROVEMENT DISTRICT NO. 1345
BENEFIT METHODOLOGY

IMPROVEMENT STATUS: Final Construction Cost
DATE: 6/15/2026

Sewer, Water, Storm & Street Improvement Dist. No. 2290
2025 Public Works Mill & Overlay
West Fargo, North Dakota

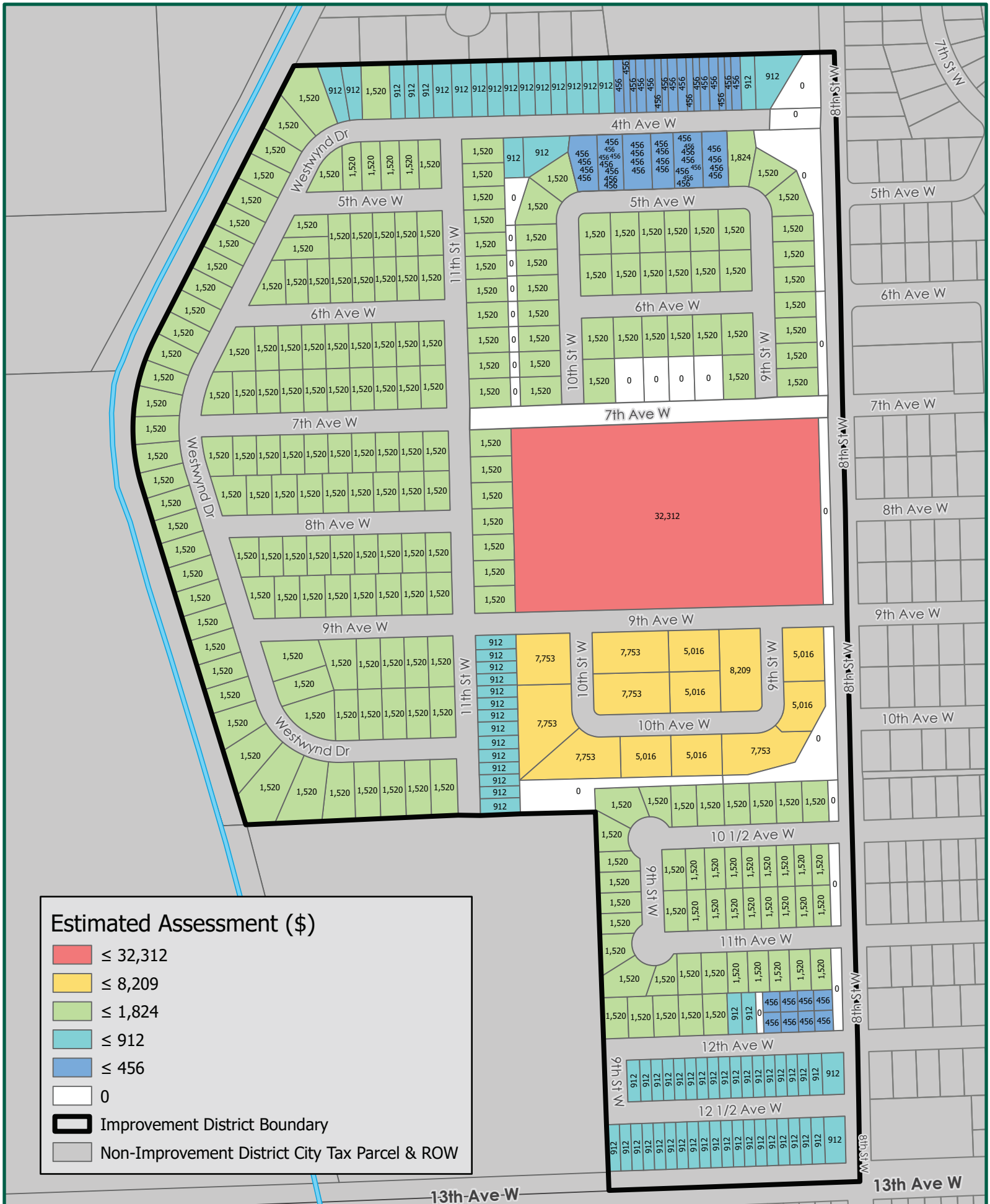
Summary of Location for Improvements

- Local Benefitting Areas
    - Westwynd, Wenzloff's, Sheep Barns, and Lenzmeier's Areas
- Non-Benefitting Areas
    - Lots 8, 9, 10, and 11 of Block 1 TINTES HOLDING CO 2ND Addition

Assessment Methodology

- No Assessments
    - Lots 8, 9, 10, and 11 of Block 1 Tintes Holding Company 2ND Addition
    - Control Card Lots
    - City of West Fargo Lots
- Local and Other Benefit
    - Local Street – Equivalent Unit

Note: All assessments are on an equivalent unit basis due to the varying lot sizes and odd shapes of lots.



Improvement District No. 2290 - Assessment Allocation Map

Prepared by West Fargo Engineering and GIS on 6/19/2026

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

0 100 200 400 Feet

Improvement District 2290

2025 PUBLIC WORKS MILL & OVERLAY

Final Special Assessments

Final City Costs

			Local Street			
PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-3423-00270-000	LOT 4 BLK 3 WESTWYND 4TH	0.225	100%	1	$1,520.13	$17,417.85
02-3420-00270-000	LOT 5 BLK 3 WESTWYND 1ST	0.215	100%	1	$1,520.13	$17,417.85
02-2900-00200-000	LOT 8 BLK 2 TINTES HOLDING CO 2ND	0.269	100%	1	$1,520.13	$17,417.85
02-0910-00160-000	LOT 16 BLK 1 LENZMEIER 2ND	0.21	100%	1	$1,520.13	$17,417.85
02-2900-00290-000	LOT 5 BLK 3 TINTES HOLDING CO 2ND	0.307	100%	1	$1,520.13	$17,417.85
02-0910-00246-000	LOT 24 - E 45' OF W 90' BLK 1 LENZMEIER 2ND	0.134	100%	0.6	$912.08	$10,450.71
02-2050-00200-000	LOTS 9 & 10 BLK 2 SOUTHPARK	0.478	100%	3.3	$5,016.44	$57,478.91
02-0910-00233-000	E 55' OF N 65' LOT 23 BLK 1 LENZMEIER 2ND	0.082	100%	0.3	$456.04	$5,225.36
02-0910-00244-000	W 45' LOT 24 BLK 1 LENZMEIER 2ND	0.134	100%	0.6	$912.08	$10,450.71
02-2900-00210-000	LOT 9 BLK 2 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-2900-00230-000	LOT 11 BLK 2 TINTES HOLDING CO 2ND	0.269	100%	1	$1,520.13	$17,417.85
02-3420-00100-000	LOT 10 BLK 1 WESTWYND 1ST	0.239	100%	1	$1,520.13	$17,417.85
02-0912-00040-000	LOT 4 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-2050-00110-000	LOTS 1 & 2 BLK 2 SOUTHPARK	0.624	100%	5.1	$7,752.69	$88,831.04
02-0912-00350-000	LOT 17 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-3423-00210-000	LOT 4 BLK 2 WESTWYND 4TH	0.212	100%	1	$1,520.13	$17,417.85
02-0912-00190-000	LOT 1 BLK 2 LENZMEIER 4TH	0.223	100%	0.6	$912.08	$10,450.71
02-3420-00280-000	LOT 6 BLK 3 WESTWYND 1ST	0.215	100%	1	$1,520.13	$17,417.85
02-3420-00290-000	LOT 7 BLK 3 WESTWYND 1ST	0.215	100%	1	$1,520.13	$17,417.85
02-2050-00210-000	LOT 11 BLK 2 SOUTHPARK	0.847	100%	0	$0.00	$0.00
02-0910-00222-000	W 51' OF S 65' LOT 22 BLK 1 LENZMEIER 2ND	0.076	100%	0.3	$456.04	$5,225.36
02-2900-00220-000	LOT 10 BLK 2 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-3425-00440-000	LOT 12 BLK 4 WESTWYND 6TH	0.331	100%	1	$1,520.13	$17,417.85
02-0912-00220-000	LOT 4 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-2900-00420-000	LOT 18 BLK 3 TINTES HOLDING CO 2ND ASSESSED W/ 02-2910-00090-000	0.292	100%	1	$1,520.13	$17,417.85
02-2050-00150-000	LOTS 5 & 6 BLK 2 SOUTHPARK	0.74	100%	5.1	$7,752.69	$88,831.04
02-3422-00120-000	LOT 2 BLK 2 WESTWYND 3RD	0.181	100%	0.6	$912.08	$10,450.71
02-3421-00050-000	LOT 5 BLK 1 WESTWYND 2ND	0.238	100%	1	$1,520.13	$17,417.85
02-2050-00130-000	LOTS 3 & 4 BLK 2 SOUTHPARK	0.833	100%	5.1	$7,752.69	$88,831.04
02-2900-00520-020	LOT 28A BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 28 BLK 3	0.121	100%	0.3	$456.04	$5,225.36
02-3421-00130-000	LOT 3 BLK 2 WESTWYND 2ND	0.225	100%	1	$1,520.13	$17,417.85
02-2910-00090-000	LOT 9 BLK 1 TINTES HOLDING CO 2ND REPLAT CONTROL CARD ONLY ASSESSED W/ 02-2900-00420-000	0.055	100%	0	$0.00	$0.00
02-3423-00160-000	LOT 16 BLK 1 WESTWYND 4TH	0.256	100%	1	$1,520.13	$17,417.85
02-3420-00180-000	LOT 6 BLK 2 WESTWYND 1ST	0.229	100%	1	$1,520.13	$17,417.85
02-0910-00190-000	W65' LOT 19 BLK 1 LENZMEIER 2ND	0.194	100%	1	$1,520.13	$17,417.85
02-0910-00200-000	E 43.14' LOT 19 AND W 23' LOT 20 BLK 1 LENZMEIER 2ND	0.197	100%	1	$1,520.13	$17,417.85

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-0910-00015-000	GREENWAY TRACT S1/2 7-139-49 COMM NE COR LOT 1 THEN N 89DEG14'40"" E FOR 31.64' TO W R/W LN 8 ST W & S 00DG03'40"" W ALG W R/W LN 8 ST W FOR 130.01' THEN S 89DEG14'40"" W FOR 29.78' TO SE COR LOT 1 BLK 1 THEN N 00DEG45'20"" W FOR 130' TO PT OF BEG MORE COMMONLY KNOWN AS GREENWAY ON CERTIFIED PLAT TRACT CONTS .0916541219 ACS MORE OR LESS BLK 1 LENZMEIER 2ND	0.092	100%	0	$0.00	$0.00
02-3423-00130-000	LOT 13 BLK 1 WESTWYND 4TH	0.29	100%	1	$1,520.13	$17,417.85
02-3423-00250-000	LOT 2 BLK 3 WESTWYND 4TH	0.225	100%	1	$1,520.13	$17,417.85
02-3420-00060-000	LOT 6 BLK 1 WESTWYND 1ST	0.218	100%	1	$1,520.13	$17,417.85
02-0912-00130-000	LOT 13 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-0912-00290-000	LOT 11 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-0912-00300-000	LOT 12 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-2900-00020-000	LOT 2 BLK 1 TINTES HOLDING CO 2ND	0.269	100%	1	$1,520.13	$17,417.85
02-0910-00280-000	LOT 28 BLK 1 LENZMEIER 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-3425-00115-000	LOT 9 LESS S 3' BLK 2 WESTWYND 6TH	0.123	100%	0.6	$912.08	$10,450.71
02-0910-00770-000	LOT 14 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-0900-00020-000	LOT 2 BLK 1 LENZMEIER	0.239	100%	1	$1,520.13	$17,417.85
02-3425-00370-000	LOT 5 BLK 4 WESTWYND 6TH	0.294	100%	1	$1,520.13	$17,417.85
02-3425-00390-000	LOT 7 BLK 4 WESTWYND 6TH	0.276	100%	1	$1,520.13	$17,417.85
02-0910-00223-000	E 59' OF S 65' LOT 22 BLK 1 LENZMEIER 2ND	0.088	100%	0.3	$456.04	$5,225.36
02-0910-00230-000	W 55' OF N 65' LOT 23 BLK 1 LENZMEIER 2ND	0.082	100%	0.3	$456.04	$5,225.36
02-0910-00231-000	W 55' OF S 65' LOT 23 BLK 1 LENZMEIER 2ND	0.082	100%	0.3	$456.04	$5,225.36
02-3422-00020-000	LOT 2 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-3422-00030-000	LOT 3 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-3422-00040-000	LOT 4 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-3422-00050-000	LOT 5 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-3420-00260-000	LOT 4 BLK 3 WESTWYND 1ST	0.215	100%	1	$1,520.13	$17,417.85
02-0912-00180-000	LOT 18 BLK 1 LENZMEIER 4TH	0.123	100%	0.6	$912.08	$10,450.71
02-0912-00270-000	LOT 9 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-2900-00070-000	LOT 7 BLK 1 TINTES HOLDING CO 2ND	0.319	100%	1	$1,520.13	$17,417.85
02-3421-00080-000	LOT 8 BLK 1 WESTWYND 2ND	0.238	100%	1	$1,520.13	$17,417.85
02-3420-00080-000	LOT 8 BLK 1 WESTWYND 1ST	0.218	100%	1	$1,520.13	$17,417.85
02-2900-00520-000	LOT 28B BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 28 BLK 3	0.08	100%	0.3	$456.04	$5,225.36
02-2900-00501-000	LOT 26A BLK 3 TINTES HOLDING CO 2ND	0.121	100%	0.3	$456.04	$5,225.36
02-0910-00130-000	LOT 13 BLK 1 LENZMEIER 2ND	0.19	100%	1	$1,520.13	$17,417.85
02-3424-00100-000	LOT 5 BLK 2 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-2900-00535-000	W45' LOT 29 BLK 3 TINTES HOLDING CO 2ND	0.181	100%	0.6	$912.08	$10,450.71
02-0912-00360-000	LOT 18 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-3423-00180-000	LOT 1 BLK 2 WESTWYND 4TH	0.248	100%	1	$1,520.13	$17,417.85
02-2900-00190-000	LOT 7 BLK 2 TINTES HOLDING CO 2ND	0.298	100%	1	$1,520.13	$17,417.85
02-2050-00060-000	LOTS 6 & 7 BLK 1 SOUTHPARK	0.478	100%	3.3	$5,016.44	$57,478.91
02-3423-00140-000	LOT 14 BLK 1 WESTWYND 4TH	0.29	100%	1	$1,520.13	$17,417.85
02-3420-00320-000	LOT 10 BLK 3 WESTWYND 1ST	0.23	100%	1	$1,520.13	$17,417.85
02-0910-00800-000	LOT 17 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-2900-00340-120	UNIT 961 D AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00340-070	UNIT 974 C AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-0910-00680-000	LOT 5 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-3421-00190-000	LOT 1 BLK 3 WESTWYND 2ND	0.277	100%	1	$1,520.13	$17,417.85
02-3425-00240-000	LOT 8 BLK 3 WESTWYND 6TH	0.282	100%	1	$1,520.13	$17,417.85
02-3425-00410-000	LOT 9 BLK 4 WESTWYND 6TH	0.276	100%	1	$1,520.13	$17,417.85
02-2050-00040-000	LOTS 4 & 5 BLK 1 SOUTHPARK	0.478	100%	3.3	$5,016.44	$57,478.91
02-3424-00090-000	LOT 4 BLK 2 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-3425-00210-000	LOT 5 BLK 3 WESTWYND 6TH	0.266	100%	1	$1,520.13	$17,417.85
02-3421-00210-000	LOT 3 BLK 3 WESTWYND 2ND	0.278	100%	1	$1,520.13	$17,417.85
02-3420-00110-000	LOT 11 BLK 1 WESTWYND 1ST	0.239	100%	1	$1,520.13	$17,417.85
02-2900-00310-030	UNIT 938 C AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-0910-00201-000	PT LOT 20 COMM NW COR LOT 21 THEN W ALG N LN LOT 20 FOR 22' TO BEG THEN S 00DEG45'20"" E ASSUME BEARING FOR 130' TO S LN LOT 20 THEN W ALG LN FOR 65' THEN N 00DEG45'20"" W FOR 130' TO N LN LOT 20 THEN E ON LT LN FOR 65' TO BEG BLK 1 LENZMEIER 2ND	0.194	100%	1	$1,520.13	$17,417.85
02-0910-00210-000	W45' LOT 21 & E22' LOT 20 BLK 1 LENZMEIER 2ND	0.2	100%	1	$1,520.13	$17,417.85
02-3425-00150-000	LOT 13 BLK 2 WESTWYND 6TH	0.111	100%	0.6	$912.08	$10,450.71
02-2900-00532-000	LOT 29 LESS W45' BLK 3 TINTES HOLDING CO 2ND	0.439	100%	0.6	$912.08	$10,450.71
02-3425-00125-000	LOT 10 & S 3' LOT 9 BLK 2 WESTWYND 6TH	0.123	100%	0.6	$912.08	$10,450.71
02-3425-00280-000	LOT 12 BLK 3 WESTWYND 6TH	0.395	100%	1	$1,520.13	$17,417.85
02-2900-00310-110	UNIT 947 C AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00330-010	UNIT 956 A AGASSIZ CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00330-020	UNIT 956 B AGASSIZ CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00330-030	UNIT 956 C AGASSIZ CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00493-000	LOT 25D BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 25 BLK 3	0.121	100%	0.3	$456.04	$5,225.36
02-3425-00200-000	LOT 4 BLK 3 WESTWYND 6TH	0.266	100%	1	$1,520.13	$17,417.85
02-3423-00055-000	LOTS 5 & 6 BLK 1 WESTWYND 4TH	0.362	100%	1	$1,520.13	$17,417.85
02-3421-00100-000	LOT 10 BLK 1 WESTWYND 2ND	0.258	100%	1	$1,520.13	$17,417.85

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-2900-00030-000	LOT 3 BLK 1 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-0910-00180-000	LOT 18 BLK 1 LENZMEIER 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-0912-00140-000	LOT 14 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-3420-00330-000	LOT 1 BLK 4 WESTWYND 1ST	0.255	100%	1	$1,520.13	$17,417.85
02-3424-00260-000	LOT 8 BLK 4 WESTWYND 5TH	0.215	100%	1	$1,520.13	$17,417.85
02-3424-00250-000	LOT 7 BLK 4 WESTWYND 5TH	0.215	100%	1	$1,520.13	$17,417.85
02-3424-00240-000	LOT 6 BLK 4 WESTWYND 5TH	0.215	100%	1	$1,520.13	$17,417.85
02-3424-00230-000	LOT 5 BLK 4 WESTWYND 5TH	0.215	100%	1	$1,520.13	$17,417.85
02-3425-00510-000	LOT 6 BLK 5 WESTWYND 6TH	0.244	100%	1	$1,520.13	$17,417.85
02-0910-00221-000	W 51' OF N 65' LOT 22 BLK 1 LENZMEIER 2ND	0.076	100%	0.3	$456.04	$5,225.36
02-3421-00060-000	LOT 6 BLK 1 WESTWYND 2ND	0.238	100%	1	$1,520.13	$17,417.85
02-2900-00310-040	UNIT 938 D AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00520-030	LOT 28C BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 28 BLK 3	0.08	100%	0.3	$456.04	$5,225.36
02-3423-00200-000	LOT 3 BLK 2 WESTWYND 4TH	0.212	100%	1	$1,520.13	$17,417.85
02-3420-00240-000	LOT 2 BLK 3 WESTWYND 1ST	0.215	100%	1	$1,520.13	$17,417.85
02-2900-00240-000	LOT 12 BLK 2 TINTES HOLDING CO 2ND	0.298	100%	1	$1,520.13	$17,417.85
02-2900-00540-000	LOT 30 BLK 3 TINTES HOLDING CO 2ND	0.421	100%	0	$0.00	$0.00
02-0910-00120-000	LOT 12 BLK 1 LENZMEIER 2ND	0.201	100%	1	$1,520.13	$17,417.85
02-2900-00550-000	LOT 31 BLK 3 TINTES HOLDING CO 2ND	0.238	100%	0	$0.00	$0.00
02-2900-00450-000	LOT 21 ASSESSED WITH 2910-120 BLK 3 TINTES HOLDING CO 2ND	0.331	100%	1	$1,520.13	$17,417.85
02-3420-00090-000	LOT 9 BLK 1 WESTWYND 1ST	0.239	100%	1	$1,520.13	$17,417.85
02-3421-00250-000	LOT 1 BLK 4 WESTWYND 2ND	0.256	100%	1	$1,520.13	$17,417.85
02-3424-00030-000	LOT 3 BLK 1 WESTWYND 5TH	0.26	100%	1	$1,520.13	$17,417.85
02-3420-00170-000	LOT 5 BLK 2 WESTWYND 1ST	0.229	100%	1	$1,520.13	$17,417.85
02-3421-00200-000	LOT 2 BLK 3 WESTWYND 2ND	0.25	100%	1	$1,520.13	$17,417.85
02-3425-00480-000	LOT 3 BLK 5 WESTWYND 6TH	0.244	100%	1	$1,520.13	$17,417.85
02-3421-00110-000	LOT 1 BLK 2 WESTWYND 2ND	0.257	100%	1	$1,520.13	$17,417.85
02-2050-00170-000	LOTS 7 & 8 BLK 2 SOUTHPARK	0.478	100%	3.3	$5,016.44	$57,478.91
02-0912-00330-000	LOT 15 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-0910-00760-000	LOT 13 BLK 3 LENZMEIER 2ND	0.167	100%	1	$1,520.13	$17,417.85
02-3423-00240-000	LOT 1 BLK 3 WESTWYND 4TH	0.257	100%	1	$1,520.13	$17,417.85
02-3421-00090-000	LOT 9 BLK 1 WESTWYND 2ND	0.326	100%	1	$1,520.13	$17,417.85
02-3425-00060-000	LOT 4 BLK 2 WESTWYND 6TH	0.111	100%	0.6	$912.08	$10,450.71
02-2900-00360-010	UNIT A WESTWOOD CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00360-020	UNIT B WESTWOOD CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00360-030	UNIT C WESTWOOD CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00360-040	UNIT D WESTWOOD CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00370-000	LOT 13 BLK 3 TINTES HOLDING CO 2ND	0.31	100%	1	$1,520.13	$17,417.85
02-2900-00380-000	LOT 14 BLK 3 TINTES HOLDING CO 2ND ASSESSED WITH 2910-50	0.499	100%	1	$1,520.13	$17,417.85
02-2900-00280-000	LOT 4 BLK 3 TINTES HOLDING CO 2ND	0.322	100%	1	$1,520.13	$17,417.85

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-2900-00492-000	LOT 25C BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 25 BLK 3	0.08	100%	0.3	$456.04	$5,225.36
02-0910-00140-000	LOT 14 BLK 1 LENZMEIER 2ND	0.278	100%	1	$1,520.13	$17,417.85
02-3421-00040-000	LOT 4 BLK 1 WESTWYND 2ND	0.238	100%	1	$1,520.13	$17,417.85
02-0912-00230-000	LOT 5 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-2900-00310-100	UNIT 947 B AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2910-00110-000	LOT 11 BLK 1 TINTES HOLDING CO 2ND REPLAT CONTROL CARD ONLY ASSESSED W/ 02-2900-00440-000	0.055	100%	0	$0.00	$0.00
02-3425-00190-000	LOT 3 BLK 3 WESTWYND 6TH	0.266	100%	1	$1,520.13	$17,417.85
02-2900-00130-000	LOT 1 BLK 2 TINTES HOLDING CO 2ND	0.298	100%	1	$1,520.13	$17,417.85
02-3424-00050-000	LOT 5 BLK 1 WESTWYND 5TH	0.276	100%	1	$1,520.13	$17,417.85
02-3424-00060-000	LOT 1 BLK 2 WESTWYND 5TH	0.28	100%	1	$1,520.13	$17,417.85
02-3421-00010-000	LOT 1 BLK 1 WESTWYND 2ND	0.257	100%	1	$1,520.13	$17,417.85
02-2900-00340-100	UNIT 961 B AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-3424-00200-000	LOT 2 BLK 4 WESTWYND 5TH	0.215	100%	1	$1,520.13	$17,417.85
02-2900-00340-050	UNIT 974 A AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00310-010	UNIT 938 A AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-0910-00270-000	LOT 27 BLK 1 LENZMEIER 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-3420-00050-000	LOT 5 BLK 1 WESTWYND 1ST	0.22	100%	1	$1,520.13	$17,417.85
02-3424-00190-000	LOT 1 BLK 4 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-3424-00020-000	LOT 2 BLK 1 WESTWYND 5TH	0.25	100%	1	$1,520.13	$17,417.85
02-0910-00740-000	LOT 11 BLK 3 LENZMEIER 2ND	0.179	100%	1	$1,520.13	$17,417.85
02-0910-00700-000	LOT 7 BLK 3 LENZMEIER 2ND	0.188	100%	1	$1,520.13	$17,417.85
02-0912-00050-000	LOT 5 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-0912-00060-000	LOT 6 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-0912-00020-000	LOT 2 BLK 1 LENZMEIER 4TH	0.123	100%	0.6	$912.08	$10,450.71
02-3425-00070-000	LOT 5 BLK 2 WESTWYND 6TH	0.111	100%	0.6	$912.08	$10,450.71
02-0912-00070-000	LOT 7 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-0910-00780-000	LOT 15 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-2900-00090-000	LOT 9 BLK 1 TINTES HOLDING CO 2ND	0.252	0%	0	$0.00	$0.00
02-3423-00080-000	LOT 8 BLK 1 WESTWYND 4TH	0.248	100%	0.6	$912.08	$10,450.71
02-3425-00020-000	LOT 2 BLK 1 WESTWYND 6TH	0.251	100%	1	$1,520.13	$17,417.85
02-3425-00460-000	LOT 1 BLK 5 WESTWYND 6TH	0.264	100%	1	$1,520.13	$17,417.85
02-3425-00420-000	LOT 10 BLK 4 WESTWYND 6TH	0.274	100%	1	$1,520.13	$17,417.85
02-3425-00380-000	LOT 6 BLK 4 WESTWYND 6TH	0.294	100%	1	$1,520.13	$17,417.85
02-3425-00260-000	LOT 10 BLK 3 WESTWYND 6TH	0.702	100%	1	$1,520.13	$17,417.85
02-3420-00130-000	LOT 1 BLK 2 WESTWYND 1ST	0.248	100%	1	$1,520.13	$17,417.85
02-3425-00360-000	LOT 4 BLK 4 WESTWYND 6TH	0.276	100%	1	$1,520.13	$17,417.85
02-0912-00260-000	LOT 8 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-3425-00300-000	LOT 14 BLK 3 WESTWYND 6TH	0.332	100%	1	$1,520.13	$17,417.85
02-3423-00220-000	LOT 5 BLK 2 WESTWYND 4TH	0.206	100%	1	$1,520.13	$17,417.85
02-0910-00070-000	LOT 7 BLK 1 LENZMEIER 2ND	0.211	100%	1	$1,520.13	$17,417.85
02-0910-00080-000	LOT 8 BLK 1 LENZMEIER 2ND	0.384	100%	1	$1,520.13	$17,417.85
02-0910-00090-000	LOT 9 BLK 1 LENZMEIER 2ND	0.278	100%	1	$1,520.13	$17,417.85
02-0912-00110-000	LOT 11 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-0910-00810-000	LOT 18 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-3424-00210-000	LOT 3 BLK 4 WESTWYND 5TH	0.215	100%	1	$1,520.13	$17,417.85
02-0910-00110-000	LOT 11 BLK 1 LENZMEIER 2ND	0.201	100%	1	$1,520.13	$17,417.85
02-3425-00430-000	LOT 11 BLK 4 WESTWYND 6TH	0.398	100%	1	$1,520.13	$17,417.85
02-0912-00090-000	LOT 9 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-0912-00100-000	LOT 10 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-2900-00390-000	LOT 15 BLK 3 TINTES HOLDING CO 2ND ASSESSED WITH 2910-60	0.292	100%	1	$1,520.13	$17,417.85
02-3425-00040-000	LOT 2 BLK 2 WESTWYND 6TH	0.112	100%	0.6	$912.08	$10,450.71
02-3425-00050-000	LOT 3 BLK 2 WESTWYND 6TH	0.111	100%	0.6	$912.08	$10,450.71
02-3420-00210-000	LOT 9 BLK 2 WESTWYND 1ST	0.229	100%	1	$1,520.13	$17,417.85
02-3425-00330-000	LOT 1 BLK 4 WESTWYND 6TH	0.365	100%	1	$1,520.13	$17,417.85
02-0912-00370-000	LOT 19 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-0912-00030-000	LOT 3 BLK 1 LENZMEIER 4TH	0.107	100%	0.6	$912.08	$10,450.71
02-3425-00270-000	LOT 11 BLK 3 WESTWYND 6TH	0.551	100%	1	$1,520.13	$17,417.85
02-2900-00310-120	UNIT 947 D AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2910-00070-000	LOT 7 BLK 1 TINTES HOLDING CO 2ND REPLAT CONTROL CARD ONLY ASSESSED W/ 02-2900-00400-000	0.055	100%	0	$0.00	$0.00
02-2900-00503-000	LOT 26C BLK 3 TINTES HOLDING CO 2ND	0.08	100%	0.3	$456.04	$5,225.36
02-0900-00040-000	LOT 4 BLK 1 LENZMEIER	0.267	100%	1	$1,520.13	$17,417.85
02-3422-00130-000	LOT 3 BLK 2 WESTWYND 3RD	0.315	100%	0.6	$912.08	$10,450.71
02-2900-00340-020	UNIT 962 B AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00340-030	UNIT 962 C AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00340-040	UNIT 962 D AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00340-060	UNIT 974 B AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-3424-00140-000	LOT 9 BLK 2 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-3424-00220-000	LOT 4 BLK 4 WESTWYND 5TH	0.215	100%	1	$1,520.13	$17,417.85
02-0910-00260-000	LOT 26 BLK 1 LENZMEIER 2ND	0.23	100%	1	$1,520.13	$17,417.85
02-0910-00750-000	LOT 12 BLK 3 LENZMEIER 2ND	0.179	100%	1	$1,520.13	$17,417.85
02-3420-00160-000	LOT 4 BLK 2 WESTWYND 1ST	0.229	100%	1	$1,520.13	$17,417.85
02-2900-00340-080	UNIT 974 D AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2910-00100-000	LOT 10 BLK 1 TINTES HOLDING CO 2ND REPLAT CONTROL CARD ONLY ASSESSED W/ 02-2900-00420-000	0.055	100%	0	$0.00	$0.00
02-3423-00150-000	LOT 15 BLK 1 WESTWYND 4TH	0.256	100%	1	$1,520.13	$17,417.85
02-3425-00500-000	LOT 5 BLK 5 WESTWYND 6TH	0.244	100%	1	$1,520.13	$17,417.85
02-0900-00081-000	E 30' LOT 1 BLK 3 LENZMEIER	0.406	100%	0	$0.00	$0.00
02-0900-00370-000	LOT 7 BLK 7 LENZMEIER EXEMPT	0.894	100%	0	$0.00	$0.00
02-0912-00340-000	LOT 16 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-3425-00010-000	LOT 1 BLK 1 WESTWYND 6TH	0.24	100%	1	$1,520.13	$17,417.85
02-3425-00220-000	LOT 6 BLK 3 WESTWYND 6TH	0.266	100%	1	$1,520.13	$17,417.85
02-3420-00200-000	LOT 8 BLK 2 WESTWYND 1ST	0.229	100%	1	$1,520.13	$17,417.85

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-3420-00300-000	LOT 8 BLK 3 WESTWYND 1ST	0.215	100%	1	$1,520.13	$17,417.85
02-2900-00490-000	LOT 25A BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 25 BLK 3	0.121	100%	0.3	$456.04	$5,225.36
02-0900-00050-000	LOT 5 BLK 1 LENZMEIER EXEMPT	0.225	100%	0	$0.00	$0.00
02-2900-00260-000	LOT 2 BLK 3 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-2900-00270-000	LOT 3 BLK 3 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-3425-00470-000	LOT 2 BLK 5 WESTWYND 6TH	0.244	100%	1	$1,520.13	$17,417.85
02-3425-00100-000	LOT 8 BLK 2 WESTWYND 6TH	0.131	100%	0.6	$912.08	$10,450.71
02-3425-00530-000	LOT 8 BLK 5 WESTWYND 6TH	0.244	100%	1	$1,520.13	$17,417.85
02-2900-00310-020	UNIT 938 B AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-3425-00130-000	LOT 11 BLK 2 WESTWYND 6TH	0.111	100%	0.6	$912.08	$10,450.71
02-2900-00430-000	LOT 19 ASSESSED WITH 2910-100 BLK 3 TINTES HOLDING CO 2ND	0.292	100%	1	$1,520.13	$17,417.85
02-2910-00080-000	LOT 8 BLK 1 TINTES HOLDING CO 2ND REPLAT CONTROL CARD ONLY ASSESSED W/ 02-2900-00410-000	0.055	100%	0	$0.00	$0.00
02-2900-00010-000	LOT 1 BLK 1 TINTES HOLDING CO 2ND	0.298	100%	1	$1,520.13	$17,417.85
02-3424-00010-000	LOT 1 BLK 1 WESTWYND 5TH	0.25	100%	1	$1,520.13	$17,417.85
02-3423-00020-000	LOT 2 BLK 1 WESTWYND 4TH	0.181	100%	0.6	$912.08	$10,450.71
02-0910-00650-000	LOT 2 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-3425-00090-000	LOT 7 BLK 2 WESTWYND 6TH	0.111	100%	0.6	$912.08	$10,450.71
02-2900-00340-110	UNIT 961 C AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2910-00050-000	LOT 5 BLK 1 TINTES HOLDING CO 2ND REPLAT CONTROL CARD ONLY ASSESSED W/ 02-2900-00380-000	0.179	100%	0	$0.00	$0.00
02-0900-00350-000	LOTS 5 & 6 & THAT PART OF LOT 4 BLK 7 THAT LIES S OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NE CORNER OF SD LOT 4 THENCE S 29 DEG 55 MIN 12 SEC W ALONG THE SE'LY LINE OF SD LOT 4 FOR A DISTANCE OF 89.47 FT TO THE POINT OF BEGINNING; THENCE N 89 DEG 56 MIN 20 SEC W FOR A DISTANCE OF 95.18 FT; THENCE N 42 DEG 55 MIN 35 SEC W FOR A DISTANCE OF 28.82 FT TO A POINT ON THE NW'LY LINE OF SD LOT 4 AND THERE TERMIN. BLK 7 LENZMEIER	0.588	100%	5.1	$7,752.69	$88,831.04
02-0910-00720-000	LOT 9 BLK 3 LENZMEIER 2ND	0.221	100%	1	$1,520.13	$17,417.85
02-0910-00730-000	LOT 10 BLK 3 LENZMEIER 2ND	0.221	100%	1	$1,520.13	$17,417.85
02-0900-00320-000	LOTS 1 & 2 BLK 7 LENZMEIER	0.507	100%	3.3	$5,016.44	$57,478.91
02-3421-00230-000	LOT 5 BLK 3 WESTWYND 2ND	0.26	100%	1	$1,520.13	$17,417.85
02-3424-00070-000	LOT 2 BLK 2 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-3421-00180-000	LOT 8 BLK 2 WESTWYND 2ND	0.275	100%	1	$1,520.13	$17,417.85
02-0910-00220-000	E 59' OF N 65' LOT 22 BLK 1 LENZMEIER 2ND	0.088	100%	0.3	$456.04	$5,225.36

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-2900-00340-010	UNIT 962 A AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-0912-00380-000	LOT 20 BLK 2 LENZMEIER 4TH	0.135	100%	0.6	$912.08	$10,450.71
02-3423-00230-000	LOT 6 BLK 2 WESTWYND 4TH	0.226	100%	1	$1,520.13	$17,417.85
02-0910-00690-000	LOT 6 BLK 3 LENZMEIER 2ND	0.161	100%	1	$1,520.13	$17,417.85
02-0900-00300-000	LOTS 12& 3 BLK 6 LENZMEIER	0.716	100%	5.4	$8,208.73	$94,056.39
02-3425-00340-000	LOT 2 BLK 4 WESTWYND 6TH	0.276	100%	1	$1,520.13	$17,417.85
02-3425-00320-000	LOT 16 BLK 3 WESTWYND 6TH	0.341	100%	1	$1,520.13	$17,417.85
02-2920-00030-000	LOT 3 BLK 1 TINTES HOLDING CO 4TH	0.084	100%	0.3	$456.04	$5,225.36
02-3423-00010-000	LOT 1 BLK 1 WESTWYND 4TH	0.241	100%	0.6	$912.08	$10,450.71
02-0912-00210-000	LOT 3 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-2900-00060-000	LOT 6 BLK 1 TINTES HOLDING CO 2ND	0.298	100%	1	$1,520.13	$17,417.85
02-2900-00310-050	UNIT 950 A AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-0910-00211-000	E 65' LOT 21 BLK 1 LENZMEIER 2ND	0.194	100%	1	$1,520.13	$17,417.85
02-2900-00560-000	LOT 32 BLK 3 TINTES HOLDING CO 2ND	0.842	100%	0	$0.00	$0.00
02-3425-00520-000	LOT 7 BLK 5 WESTWYND 6TH	0.244	100%	1	$1,520.13	$17,417.85
02-0912-00320-000	LOT 14 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-0912-00310-000	LOT 13 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-3423-00170-000	LOT 17 BLK 1 WESTWYND 4TH	0.256	100%	1	$1,520.13	$17,417.85
02-3424-00080-000	LOT 3 BLK 2 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-2900-00120-000	LOT 12 BLK 1 TINTES HOLDING CO 2ND	0.312	100%	1	$1,520.13	$17,417.85
02-0912-00280-000	LOT 10 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-0910-00290-000	LOT 29 BLK 1 LENZMEIER 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-3425-00140-000	LOT 12 BLK 2 WESTWYND 6TH	0.111	100%	0.6	$912.08	$10,450.71
02-2900-00340-090	UNIT 961 A AGASSIZ WEST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-3425-00350-000	LOT 3 BLK 4 WESTWYND 6TH	0.276	100%	1	$1,520.13	$17,417.85
02-3422-00090-000	LOT 9 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-0912-00240-000	LOT 6 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-0910-00232-000	E 55' OF S 65' LOT 23 BLK 1 LENZMEIER 2ND	0.082	100%	0.3	$456.04	$5,225.36
02-2900-00040-000	LOT 4 BLK 1 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-2910-00060-000	LOT 6 BLK 1 TINTES HOLDING CO 2ND REPLAT CONTROL CARD ONLY ASSESSED W/ 02-2900-00390-000	0.055	100%	0	$0.00	$0.00
02-2910-00120-000	LOT 12 BLK 1 TINTES HOLDING CO 2ND REPLAT CONTROL CARD ONLY ASSESSED W/ 02-2900-00450-000	0.063	100%	0	$0.00	$0.00
02-3425-00490-000	LOT 4 BLK 5 WESTWYND 6TH	0.244	100%	1	$1,520.13	$17,417.85
02-2900-00310-090	UNIT 947 A AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-3425-00080-000	LOT 6 BLK 2 WESTWYND 6TH	0.111	100%	0.6	$912.08	$10,450.71
02-2050-00080-000	LOTS 8 9 & 10 BLK 1 SOUTHPARK	0.716	100%	5.1	$7,752.69	$88,831.04
02-0910-00010-000	LOT 1 BLK 1 LENZMEIER 2ND	0.248	100%	1	$1,520.13	$17,417.85
02-0910-00020-000	LOT 2 BLK 1 LENZMEIER 2ND	0.242	100%	1	$1,520.13	$17,417.85
02-0910-00030-000	LOT 3 BLK 1 LENZMEIER 2ND	0.248	100%	1	$1,520.13	$17,417.85
02-0910-00040-000	LOT 4 BLK 1 LENZMEIER 2ND	0.245	100%	1	$1,520.13	$17,417.85
02-3423-00030-000	LOT 3 BLK 1 WESTWYND 4TH	0.181	100%	0.6	$912.08	$10,450.71
02-3423-00070-000	LOT 7 BLK 1 WESTWYND 4TH	0.211	100%	0.6	$912.08	$10,450.71

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-3422-00060-000	LOT 6 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-0912-00250-000	LOT 7 BLK 2 LENZMEIER 4TH	0.118	100%	0.6	$912.08	$10,450.71
02-2900-00100-000	LOT 10 BLK 1 TINTES HOLDING CO 2ND	0.252	0%	0	$0.00	$0.00
02-3423-00290-000	LOT 6 BLK 3 WESTWYND 4TH	0.215	100%	1	$1,520.13	$17,417.85
02-2900-00150-000	LOT 3 BLK 2 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-3423-00095-000	LOTS 9 & 10 BLK 1 WESTWYND 4TH	0.389	100%	1	$1,520.13	$17,417.85
02-3425-00290-000	LOT 13 BLK 3 WESTWYND 6TH	0.333	100%	1	$1,520.13	$17,417.85
02-2900-00140-000	LOT 2 BLK 2 TINTES HOLDING CO 2ND	0.269	100%	1	$1,520.13	$17,417.85
02-0912-00160-000	LOT 16 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-3420-00250-000	LOT 3 BLK 3 WESTWYND 1ST	0.23	100%	1	$1,520.13	$17,417.85
02-2900-00440-000	LOT 20 BLK 3 TINTES HOLDING CO 2ND ASSESSED WITH 2910-110	0.292	100%	1	$1,520.13	$17,417.85
02-0910-00640-000	LOT 1 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-3420-00310-000	LOT 9 BLK 3 WESTWYND 1ST	0.215	100%	1	$1,520.13	$17,417.85
02-0910-00250-000	LOT 25 BLK 1 LENZMEIER 2ND	0.233	100%	1	$1,520.13	$17,417.85
02-3421-00240-000	LOT 6 BLK 3 WESTWYND 2ND	0.26	100%	1	$1,520.13	$17,417.85
02-3421-00220-000	LOT 4 BLK 3 WESTWYND 2ND	0.26	100%	1	$1,520.13	$17,417.85
02-0910-00050-000	LOT 5 BLK 1 LENZMEIER 2ND	0.254	100%	1	$1,520.13	$17,417.85
02-2900-00400-000	LOT 16 BLK 3A TINTES HOLDING CO 2ND ASSESSED WITH 2910-70	0.292	100%	1	$1,520.13	$17,417.85
02-3423-00280-000	LOT 5 BLK 3 WESTWYND 4TH	0.225	100%	1	$1,520.13	$17,417.85
02-3424-00040-000	LOT 4 BLK 1 WESTWYND 5TH	0.271	100%	1	$1,520.13	$17,417.85
02-3425-00030-000	LOT 1 BLK 2 WESTWYND 6TH	0.133	100%	0.6	$912.08	$10,450.71
02-3425-00400-000	LOT 8 BLK 4 WESTWYND 6TH	0.276	100%	1	$1,520.13	$17,417.85
02-3420-00120-000	LOT 12 BLK 1 WESTWYND 1ST	0.275	100%	1	$1,520.13	$17,417.85
02-3421-00120-000	LOT 2 BLK 2 WESTWYND 2ND	0.225	100%	1	$1,520.13	$17,417.85
02-2050-00020-000	LOTS 1 2 & 3 BLK 1 SOUTHPARK	0.716	100%	5.1	$7,752.69	$88,831.04
02-0910-00060-000	LOT 6 BLK 1 LENZMEIER 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-2900-00410-000	LOT 17 BLK 3 TINTES HOLDING CO 2ND ASSESSED WITH 2910-80	0.292	100%	1	$1,520.13	$17,417.85
02-3421-00140-000	LOT 4 BLK 2 WESTWYND 2ND	0.225	100%	1	$1,520.13	$17,417.85
02-3421-00150-000	LOT 5 BLK 2 WESTWYND 2ND	0.225	100%	1	$1,520.13	$17,417.85
02-3421-00160-000	LOT 6 BLK 2 WESTWYND 2ND	0.225	100%	1	$1,520.13	$17,417.85
02-3421-00170-000	LOT 7 BLK 2 WESTWYND 2ND	0.225	100%	1	$1,520.13	$17,417.85
02-3422-00080-000	LOT 8 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-0912-00120-000	LOT 12 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-2920-00020-000	LOT 2 BLK 1 TINTES HOLDING CO 4TH	0.084	100%	0.3	$456.04	$5,225.36
02-3423-00260-000	LOT 3 BLK 3 WESTWYND 4TH	0.225	100%	1	$1,520.13	$17,417.85
02-2900-00250-000	LOT 1 BLK 3 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-3421-00070-000	LOT 7 BLK 1 WESTWYND 2ND	0.238	100%	1	$1,520.13	$17,417.85
02-0910-00150-000	LOT 15 BLK 1 LENZMEIER 2ND	0.384	100%	1	$1,520.13	$17,417.85
02-3423-00040-000	LOT 4 BLK 1 WESTWYND 4TH	0.181	100%	0.6	$912.08	$10,450.71
02-0910-00100-000	LOT 10 BLK 1 LENZMEIER 2ND	0.19	100%	1	$1,520.13	$17,417.85
02-0910-00170-000	LOT 17 BLK 1 LENZMEIER 2ND	0.23	100%	1	$1,520.13	$17,417.85
02-3422-00070-000	LOT 7 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-0910-00241-000	E 20' OF LOT 24 BLK 1 LENZMEIER 2ND	0.06	0%	0	$0.00	$0.00
02-2900-00170-000	LOT 5 BLK 2 TINTES HOLDING CO 2ND	0.269	100%	1	$1,520.13	$17,417.85
02-3421-00030-000	LOT 3 BLK 1 WESTWYND 2ND	0.238	100%	1	$1,520.13	$17,417.85
02-0910-00790-000	LOT 16 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-0910-00670-000	LOT 4 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-2900-00050-000	LOT 5 BLK 1 TINTES HOLDING CO 2ND	0.269	100%	1	$1,520.13	$17,417.85
02-2900-00110-000	LOT 11 BLK 1 TINTES HOLDING CO 2ND	0.281	0%	0	$0.00	$0.00
02-2900-00502-000	LOT 26B BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 26 BLK 3	0.08	100%	0.3	$456.04	$5,225.36
02-2920-00040-000	LOT 4 BLK 1 TINTES HOLDING CO 4TH	0.117	100%	0.3	$456.04	$5,225.36
02-0912-00150-000	LOT 15 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-0912-00010-000	LOT 1 BLK 1 LENZMEIER 4TH	0.209	100%	0.6	$912.08	$10,450.71
02-2900-00180-000	LOT 6 BLK 2 TINTES HOLDING CO 2ND	0.298	100%	1	$1,520.13	$17,417.85
02-3422-00010-000	LOT 1 BLK 1 WESTWYND 3RD	0.245	100%	0.6	$912.08	$10,450.71
02-3425-00450-000	LOT 13 BLK 4 WESTWYND 6TH	0.441	100%	1	$1,520.13	$17,417.85
02-3425-00160-000	LOT 14 BLK 2 WESTWYND 6TH	0.145	100%	0.6	$912.08	$10,450.71
02-3422-00100-000	LOT 10 BLK 1 WESTWYND 3RD	0.201	100%	0.6	$912.08	$10,450.71
02-3420-00030-000	LOT 3 BLK 1 WESTWYND 1ST	0.22	100%	1	$1,520.13	$17,417.85
02-2920-00010-000	LOT 1 BLK 1 TINTES HOLDING CO 4TH	0.117	100%	0.3	$456.04	$5,225.36
02-2900-00491-000	LOT 25B BLK 3 TINTES HOLDING CO 2ND	0.08	100%	0.3	$456.04	$5,225.36
02-0900-00030-000	LOT 3 BLK 1 LENZMEIER	0.239	100%	1	$1,520.13	$17,417.85
02-3420-00150-000	LOT 3 BLK 2 WESTWYND 1ST	0.229	100%	1	$1,520.13	$17,417.85
02-3425-00230-000	LOT 7 BLK 3 WESTWYND 6TH	0.266	100%	1	$1,520.13	$17,417.85
02-0900-00085-000	LOT 1 EXC E 30' & BLK 3 LENZMEIER & AC 8.50 7-139-49 UNPLATTED PT OF SW1/4 BEG NW COR LOT 1 BLK 3 LENZMEIER ADD THEN S 89DEG29'40" W ALG S R/W 7 AV W FOR 640.0' THEN S 00DEG03'40" W PARA WITH W LN LOT 1 BLK 3 FOR 579.3' MORE/LESS TO EXTEND S LN LOT 1 BLK 3 LENZMEIR THEN S 89DEG56'20" E ALG EXTEND S LN LOT 1 BLK 3 LENZMEIER FOR 640' TO SW COR LOT 1 BLK 3 THEN N 00DEG03'40" E ALG W LN LOT 1 BLK 3 FOR 585.63' TO BEG TRACT CONTAINS 8.5 AC MORE/LESS	13.012	100%	21.255102	$32,311.70	$370,218.18
02-0910-00710-000	LOT 8 BLK 3 LENZMEIER 2ND	0.179	100%	1	$1,520.13	$17,417.85
02-3424-00270-000	LOT 9 BLK 4 WESTWYND 5TH	0.224	100%	1	$1,520.13	$17,417.85
02-2900-00160-000	LOT 4 BLK 2 TINTES HOLDING CO 2ND	0.239	100%	1	$1,520.13	$17,417.85
02-3424-00130-000	LOT 8 BLK 2 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-0912-00200-000	LOT 2 BLK 2 LENZMEIER 4TH	0.138	100%	0.6	$912.08	$10,450.71
02-2900-00310-070	UNIT 950 C AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-3425-00180-000	LOT 2 BLK 3 WESTWYND 6TH	0.266	100%	1	$1,520.13	$17,417.85
02-3420-00140-000	LOT 2 BLK 2 WESTWYND 1ST	0.229	100%	1	$1,520.13	$17,417.85
02-3423-00110-000	LOT 11 BLK 1 WESTWYND 4TH	0.345	100%	1	$1,520.13	$17,417.85
02-3425-00310-000	LOT 15 BLK 3 WESTWYND 6TH	0.33	100%	1	$1,520.13	$17,417.85

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-0900-00330-000	LOT 3 & PT OF LOT 4 LYING N OF FOLLOWING LINE: COMMENCING AT NE CORN LT 4 THENCE S 29 DEG 55 MIN 12 SEC W ALG S'EASTLY LINE LT 4 89.47' TO PT OF BEG THENCE N 89 DEG 56 MIN 20 SEC W 95.18' THENCE N 42 DEG 55 MIN 35 SEC W 28.82' TO POINT ON N'WESTLY LN LT 4 & THERE TERMINATING BLK 7 LENZMEIER	0.56	100%	3.3	$5,016.44	$57,478.91
02-2900-00504-000	LOT 26D BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 26 BLK 3	0.121	100%	0.3	$456.04	$5,225.36
02-0912-00080-000	LOT 8 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-3423-00120-000	LOT 12 BLK 1 WESTWYND 4TH	0.282	100%	1	$1,520.13	$17,417.85
02-0910-00215-000	GREENWAY TRACT LYING IN S 1/2 7-139-49 COMM NE COR LOT 21 THEN N 89DEG 14'40"" E ALG S R/W LN OF 11 AV W FOR 33.50' THEN S 00DEG03'40"" W ALG W R/W LN 8 ST W FOR 260.03' THEN S 89DEG14'40"" W ALG N R/W 12 AV W FOR 29.78' TO SE COR LOT 22 THEN N 00DEG45'20"" W ALG E LN LOT FOR 130' TO NE COR SD LOT THEN CONT ON SAME BEARING ALG E PROP LN LOT 21 FOR 130' TO BEG MORE COMMONLY KNOWN AS GREENWAY ON CERTIFIED PLAT THEREOF TRACT CONTAIN .0944 AC MORE/LESS LENZMEIER 2ND	0.189	100%	0	$0.00	$0.00
02-0910-00645-000	GREENWAY TRACT IN S1/2 7-139-49 COMM NE COR LOT 1 THEN N 89DEG14'40"" E ALG S R/W LN 10 1/2 AV W FOR 33.50' THEN S 00DEG 03'40"" W ALG W R/W LN 8 ST W FOR 260.03' THEN S 89DEG14'40"" W ALG N R/W LN 11 AV W FOR 29.78' TO SE COR LOT 18 THEN N 00DEG45'20"" W ALG E LOT LN FOR 130' TO NE COR SD LOT THEN CONT SAME BEARIN ALG E LN LOT 1 FOR 130' TO BEG MORE COMMONLY KNOWN AS GREENWAY BLK 3 LENZMEIER 2ND	0.189	100%	0	$0.00	$0.00
02-2900-00310-060	UNIT 950 B AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-3423-00190-000	LOT 2 BLK 2 WESTWYND 4TH	0.212	100%	1	$1,520.13	$17,417.85
02-2900-00300-000	LOT 6 BLK 3 TINTES HOLDING CO 2ND	0.302	100%	1.2	$1,824.16	$20,901.42
02-0900-00010-000	LOT 1 BLK 1 LENZMEIER	0.239	100%	1	$1,520.13	$17,417.85
02-3424-00150-000	LOT 1 BLK 3 WESTWYND 5TH	0.245	100%	1	$1,520.13	$17,417.85
02-3424-00160-000	LOT 2 BLK 3 WESTWYND 5TH	0.245	100%	1	$1,520.13	$17,417.85
02-3424-00170-000	LOT 3 BLK 3 WESTWYND 5TH	0.245	100%	1	$1,520.13	$17,417.85
02-3424-00180-000	LOT 4 BLK 3 WESTWYND 5TH	0.245	100%	1	$1,520.13	$17,417.85

PARCELPIN	GENERAL_LEGAL	ACRES	% Contributing	EU's	Assessment	Benefit
02-3421-00020-000	LOT 2 BLK 1 WESTWYND 2ND	0.238	100%	1	$1,520.13	$17,417.85
02-3420-00070-000	LOT 7 BLK 1 WESTWYND 1ST	0.218	100%	1	$1,520.13	$17,417.85
02-3425-00170-000	LOT 1 BLK 3 WESTWYND 6TH	0.266	100%	1	$1,520.13	$17,417.85
02-3420-00190-000	LOT 7 BLK 2 WESTWYND 1ST	0.229	100%	1	$1,520.13	$17,417.85
02-2900-00310-080	UNIT 950 D AGASSIZ EAST CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-2900-00330-040	UNIT 956 D AGASSIZ CONDO TINTES HOLDING CO 2ND	0	100%	0.3	$456.04	$5,225.36
02-3425-00250-000	LOT 9 BLK 3 WESTWYND 6TH	0.494	100%	1	$1,520.13	$17,417.85
02-0910-00660-000	LOT 3 BLK 3 LENZMEIER 2ND	0.164	100%	1	$1,520.13	$17,417.85
02-3424-00110-000	LOT 6 BLK 2 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-3424-00120-000	LOT 7 BLK 2 WESTWYND 5TH	0.23	100%	1	$1,520.13	$17,417.85
02-3422-00110-000	LOT 1 BLK 2 WESTWYND 3RD	0.232	100%	1	$1,520.13	$17,417.85
02-0912-00170-000	LOT 17 BLK 1 LENZMEIER 4TH	0.105	100%	0.6	$912.08	$10,450.71
02-3420-00040-000	LOT 4 BLK 1 WESTWYND 1ST	0.22	100%	1	$1,520.13	$17,417.85
02-2900-00080-000	LOT 8 BLK 1 TINTES HOLDING CO 2ND	0.285	0%	0	$0.00	$0.00
02-3423-00300-000	LOT 7 BLK 3 WESTWYND 4TH	0.281	100%	1	$1,520.13	$17,417.85
02-2900-00520-010	LOT 28D BLK 3 TINTES HOLDING CO 2ND REPLAT LOT 28 BLK 3	0.121	100%	0.3	$456.04	$5,225.36
			Total	366.455102	$557,061.04	$6,382,860.00

CITY OF WEST FARGO

SPECIAL ASSESSMENT BENEFIT DETERMINATION

June 24, 2025

EXECUTIVE SUMMARY

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

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

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

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

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

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

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

Street systems are a critical component of safe and efficient transportation in urban communities. A well-maintained, paved roadway network enhances both vehicle and pedestrian safety by providing a smooth, stable surface that minimizes the risk of accidents

and vehicle damage caused by uneven or deteriorating surfaces. In addition to improving safety, paved streets support better traffic flow, reduce congestion, and shorten travel times—benefits that directly contribute to the quality of life for residents and operational efficiency for businesses.

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

Although unpaved roads may have lower initial construction costs, they are generally unsuitable for urban environments due to their high long-term maintenance needs, poor performance under heavy traffic, and vulnerability to adverse weather conditions. These roads require frequent grading to remain passable and quickly deteriorate during periods of rain or snow, resulting in increased dust, potholes, and erosion. The resulting poor road conditions can diminish property values, increase vehicle maintenance costs, and negatively affect public safety.

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

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

- Initial Grading and Road Construction: The initial construction of an unpaved road includes grading, compacting, and laying down gravel.
    - For a local roadway, these costs typically range from $340,000 to $510,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
    - For a collector roadway, these costs typically range from $620,000 to $930,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
    - For an arterial roadway, these costs typically range from $930,000 to $1,860,000 per mile, depending on site preparation, roadway width, estimated daily traffic, and gravel thickness.
- Routine Maintenance:
    - Grading:
        - On a local roadway, unpaved roads would need to be graded several times per month to maintain a smooth surface. Grading costs would typically range from $400 to $1,000 per mile per occurrence. Over 25 years, with grading required once weekly, this could total between $520,000 and $1,300,000.
        - On a collector roadway, unpaved roads would need to be graded several times per week to maintain a smooth surface. Grading costs would typically range from $400 to $1,000 per mile per occurrence. Over 25 years, with grading required three times weekly, this could total between $1,560,000 and $3,900,000.

        - On an arterial roadway, unpaved roads would need to be graded daily to maintain a smooth surface. Grading costs would typically range from $400 to $2,000 per mile per occurrence. Over 25 years, with grading required daily, this could total between $3,650,000 and $18,250,000.
    - Dust Control: To minimize dust from unpaved roads, dust control measures such as applying calcium chloride or water are often required.
        - On a local roadway, these treatments cost approximately $2,000 to $4,000 per mile per year, adding up to $50,000 to $100,000 over 25 years.
        - On a collector roadway, these treatments cost approximately $24,000 to $48,000 per mile per year, adding up to $288,000 to $576,000 over 25 years.
        - On an arterial roadway, these treatments cost approximately $104,000 to $416,000 per mile per year, adding up to $2,600,000 to $10,400,000 over 25 years.
    - Resurfacing (Gravel Replenishment):
        - On a local roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 3-5 years to maintain drivability. Resurfacing costs typically range from $35,000 to $100,000 per mile. Over 25 years, resurfacing might be needed 5-8 times, totaling $175,000 to $800,000.
        - On a collector roadway in an urban environment, gravel typically needs to be replenished on unpaved roads every 1-3 years to maintain drivability. Resurfacing costs typically range from $50,000 to $150,000 per mile. Over 25 years, resurfacing might be needed 8-25 times, totaling $400,000 to $3,750,000.
        - On an arterial roadway in an urban environment, gravel would typically need to be replenished on unpaved roads 1-3 times per year to maintain drivability. Resurfacing costs typically range from $70,000 to $280,000 per mile. Over 25 years, resurfacing might be needed 25-75 times, totaling $1,750,000 to $21,000,000.
- Vehicle Damage and Safety Implications:
    - Vehicle Damage: Although it is not quantified for this comparison, it is important to note that poor road conditions on unpaved roads can lead to higher vehicle maintenance and repair costs, including damage to tires, suspension, and alignment. This would potentially add significant expenses to property owners over a 25-year period.
- Total Estimated Costs Over 25 Years for Maintenance:
    - Local Roadway:
        - Initial Installation: $340,000 to $510,000
        - Routine Maintenance (Grading): $520,000 to $1,300,000
        - Routine Maintenance (Dust Control): $50,000 to $100,000
        - Resurfacing (Gravel Replenishment): $175,000 to $800,000
        - Overall Cost Estimate Over 25 Years:
            - Per Mile: $1,085,000 to $2,710,000
            - Per Linear Foot: $205.49 to $513.26
    - Collector Roadway:
        - Initial Installation: $620,000 to $930,000
        - Routine Maintenance (Grading): $1,560,000 to $3,900,000
        - Routine Maintenance (Dust Control): $288,000 to $576,000

        - Resurfacing (Gravel Replenishment): $400,000 to $3,750,000
        - Overall Cost Estimate Over 25 Years:
            - Per Mile: $2,868,000 to $9,156,000
            - Per Linear Foot: $543.18 to $1,734.09
    - Arterial Roadway:
        - Initial Installation: $930,000 to $1,860,000
        - Routine Maintenance (Grading): $3,650,000 to $18,250,000
        - Routine Maintenance (Dust Control): $2,600,000 to $10,400,000
        - Resurfacing (Gravel Replenishment): $1,750,000 to $21,000,000
        - Overall Cost Estimate Over 25 Years:
            - Per Mile: $8,930,000 to $51,510,000
            - Per Linear Foot: $1,691.29 to $9,755.68

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

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

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

References:

- City of Fargo, ND Special assessment determination document.

- FHWA Crash Modification Factors Clearinghouse: https://www.cmfclearinghouse.org.

- U.S. DOT Benefit-Cost Analysis Guidance for Discretionary Grant Programs (January 2023): https://www.transportation.gov/office-policy/transportation-policy/benefit-cost-analysis-guidance.

- FHWA Highway Safety Manual (HSM), 1st Edition.

- USDOT Value of Statistical Life (VSL) Guidance: https://www.transportation.gov/office-policy/transportation-policy/guidance-value-statistical-life.

- Studies on the impact of lighting and safety: IESNA RP-8 and multiple peer-reviewed planning publications.

- Trust for Public Land. (2009). Measuring the Economic Value of a City Park System. Retrieved from https://www.tpl.org

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