



West Fargo City Commission - Special Assessment Meeting
West Fargo City Hall Commission Chamber
2515 6th St E, West Fargo, ND 58078
Tuesday, August 4, 2026 5:30 PM

Regular Agenda

1. Call to Order (Chairman Eddie Sheeley)
2. Roll Call (Chairman Eddie Sheeley)
3. Approval of the June 23, 2026, SAC Meeting Minutes
4. Brief Overview of Process (Chairman Eddie Sheeley)

Hearing of Objections for any of the following Improvement Districts 1345, 1353, 2290

1. State the following:
 - Your Name
 - Your Address
 - Improvement District number you are objecting

Improvement District No. 1345 - Sandhill's 6th Addition

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

Improvement District No. 1353 - Dakota Medical Foundation Development

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

Improvement District No. 2290 - 2025 Public Works Mill and Overlay

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

Adjourn



Special Assessment Commission Meeting Minutes

June 23, 2026, at 5:30 PM
West Fargo City Commission Chambers

The West Fargo Special Assessment Commission met on Tuesday, June 23, 2026, at 5:30 PM. Those present were Commissioners Eddie Sheeley and Elliot Steinbrink. Commissioner Jim Brownlee was absent and not voting. Chairman of the Board Eddie Sheeley called the meeting to order at 5:30 PM.

1. Improvement District No. 1356 – Brookwood Meter Replacement

- City Engineer Jerry Wallace appeared before the Special Assessment Commission to present pre-construction project information. No Action was requested

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

- City Engineer Jerry Wallace appeared before the Special Assessment Commission to present pre-construction project information. No Action was requested

3. Improvement District No. 1360 – New Water Supply, Sewerage, Street Systems and Incidentals (Hope Lutheran Addition)

- City Engineer Jerry Wallace appeared before the Special Assessment Commission to present pre-construction project information. No Action was requested

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

- City Engineer Jerry Wallace appeared before the Special Assessment Commission to present pre-construction project information. No Action was requested

5. Improvement District No. 2296 – Shadow Wood Neighborhood Pavement Rehabilitation

- City Engineer Jerry Wallace appeared before the Special Assessment Commission to present pre-construction project information. No Action was requested

6. Improvement District No. 2297 – South Pond Neighborhood Pavement Rehabilitation

- City Engineer Jerry Wallace appeared before the Special Assessment Commission to present pre-construction project information. No Action was requested

7. Improvement District No. 3008 – Meadow Ridge Development Reconstruction

- City Engineer Jerry Wallace appeared before the Special Assessment Commission to present pre-construction project information. No Action was requested

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

- City Engineer Jerry Wallace appeared before the Special Assessment Commission to present pre-construction project information. No Action was requested

9. Improvement District No. 1345 – Sandhills 6th Addition

- a. City Engineer Jerry Wallace appeared before the Special Assessment Commission to Approve Assessment List and Direct publication of list and notice of hearing of objections. Following Discussion, Commissioner Steinbrink moved and Commissioner Sheeley seconded to approve. Commissioner Brownlee was absent and not voting. No opposition, motion carried.

10. Improvement District No. 1353 – Dakota Medical Foundation

- b. City Engineer Jerry Wallace appeared before the Special Assessment Commission to Approve Assessment List and Direct publication of list and notice of hearing of objections. Following Discussion, Commissioner Steinbrink moved and Commissioner Sheeley seconded to approve. Commissioner Brownlee was absent and not voting. No opposition, motion carried.

11. Improvement District No. 2290 – 2025 Public Works Mill & Overlay

- c. City Engineer Jerry Wallace appeared before the Special Assessment Commission to Approve Assessment List and Direct publication of list and notice of hearing of objections. Following Discussion, Commissioner Steinbrink moved and Commissioner Sheeley seconded to approve. Commissioner Brownlee was absent and not voting. No opposition, motion carried.

Meeting Adjourned at 6:54 pm

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

Requested Action/Staff Recommendation: Confirm Assessment List and File in the Office of the City

Auditor **Presented By:** Dan Hanson, Senior Director of Community & Development

New Information: During the public meeting held on June 23, 2026, the Special Assessment Commission reviewed project information and approved the special assessment list as presented. The approved list and notice of this hearing was published in accordance with N.D.C.C. 40-23-10, and a letter was sent to property owners within the district.

NOTE: Additional project information is available on the city's website:

<https://www.westfargond.gov/1021/Special-Assessment-Projects>

Background & Project Summary: 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. 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:

- Special Assessment List and Notice of Hearing of Objections
- Affidavit of Publication
- Sample letter to property owners
- Assessment Allocation Map

Previously Presented Information & City 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.

West Fargo Special Assessment Commission

Eddie Sheeley, Commission Chairman
 Jim Brownlee, Commissioner
 Elliot Steinbrink, Commissioner
 Dustin Scott, City Administrator

IMPROVEMENT DISTRICT NO. 1345 - NEW WATER SUPPLY,
SEWERAGE, STREET SYSTEMS, AND INCIDENTALS
West Fargo, North Dakota

SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING
OBJECTIONS TO LIST

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 1345 – New Water Supply, Sewerage, Street Systems, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>	<u>AMOUNT BENEFITTED</u>
<u>MEADOW BROOK PARK</u>			
1-3, 22 & N 35' LOTS 20-21	3	\$ 169,894.95	\$ 874,255.89
4	3	37,754.43	174,851.18
5	3	37,754.43	174,851.18
17-21 LESS THE N 35' OF LOTS 20-21	3	49,574.39	174,851.18
<u>SANDHILLS SIXTH ADDITION</u>			
3	3	764,351.29	4,021,577.09
4	3	1,308,836.29	6,819,195.93
<u>SANDHILLS EIGHTH ADDITION</u>			
1	1	69,813.24	349,702.36
2	1	445,648.87	2,273,065.31
3	1	1,704,502.80	8,392,856.53
4	1	871,222.66	4,546,130.62
1	2	5,761.02	117,400.00
3	2	22,812.07	528,300.00
4	2	31,739.65	1,260,000.00
5	2	31,378.56	1,260,000.00
6	2	485,788.47	2,447,916.49

UNPLATTED

2-139-50 PART OF SE 1/4 DESC AS: BEG
AT SE COR OF SEC THENCE N ALG E LN
OF SEC 355' TO N LN OF HW 94 R/W
THENCE W ALG SD R/W 1883' THENCE N
ALG SD R/W 85' THENCE W ALG SD R/W
759' TO 1/4 SEC LN OF SD SEC THENCE N
634' THENCE E 468.60' THENCE N 321' TO
A PT KNOWN AS PT OF BEG THENCE N
340' THEN E 298.70' THENCE S 340'
THENCE W 187.70' THENCE N 133'
THENCE W 91' THENCE S 133' THENCE
W TO PT OF BEG A DIST 20' LESS R/W

99,951.23

1,573,660.60

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

Total Construction	\$ 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	<u>46,836.17</u>
TOTAL:	\$ 6,136,784.35

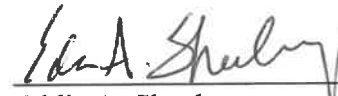
Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 4th day of August, 2026, at 5:30 p.m. at the Commission

Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 23rd day of June, 2026.

SPECIAL ASSESSMENT COMMISSION

James Brownlee



Eddie A. Sheeley



Elliot Steinbrink



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

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

2. The newspaper listed on the exhibit published the advertisement of: **Display Ad Notice**; (2) time: *Wednesday, July 15, 2026, Wednesday, July 22, 2026*, as required by law or ordinance.

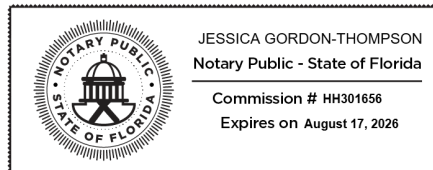
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **07/22/2026**

J. T. R.

Notary Public
Notarized remotely online using communication technology via Proof.

**IMPROVEMENT DISTRICT NO. 1345 - NEW WATER SUPPLY,
SEWERAGE, STREET SYSTEMS, AND INCIDENTALS
West Fargo, North Dakota**

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

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 1345 – New Water Supply, Sewerage, Street Systems, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>
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<u>SANDHILLS EIGHTH ADDITION</u>		
1	1	69,813.24
2	1	445,648.87
3	1	1,704,502.80
4	1	871,222.66
1	2	5,761.02
3	2	22,812.07
4	2	31,739.65
5	2	31,378.56
6	2	485,788.47

UNPLATTED

2-139-50 PART OF SE 1/4 DESC AS: BEG AT SE COR OF SEC THENCE N ALG E LN OF SEC 355' TO N LN OF HW 94 R/W THENCE W ALG SD R/W 1883' THENCE N ALG SD R/W 85' THENCE W ALG SD R/W 759' TO 1/4 SEC LN OF SD SEC THENCE N 634' THENCE E 468.60' THENCE N 321' TO A PT KNOWN AS PT OF BEG THENCE N 340' THEN E 298.70' THENCE S 340' THENCE W 187.70' THENCE N 133' THENCE W 91' THENCE S 133' THENCE W TO PT OF BEG A DIST 20' LESS R/W

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

Total Construction	\$ 4,355,851.79
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Bond Counsel	6,969.70
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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	<u>46,836.17</u>
TOTAL:	\$ 6,136,784.35

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 4th day of August, 2008, at 5:30 p.m. at the Commission Chambers, 2515 South Street East

2026, at 5:30 p.m. at the Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 23rd day of June, 2026.

SPECIAL ASSESSMENT COMMISSION

James Brownlee

Eddie A. Sheeley

Elliot Steinbrink

July 15, 2026

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

Improvement District 1345 – Sandhills 6th Addition

Parcel Number:	Address:	Allocated Amount*:	Payment Term
<>	<>	<>	25 years

*Pending final approval by the West Fargo City Commission

Why are you receiving this letter?

The property above is included in Improvement District 1345, which used special assessments for all or part of the project's costs. The City of West Fargo is now completing the special assessment process to allocate these costs to properties based on the benefit received from the project.

What steps have already been taken?

Project construction has been completed. During a public meeting, held June 23, 2026, the Special Assessment Commission reviewed project information and approved a special assessment list representing the allocation of project benefits to properties within the Improvement District. Project information is included on the back of this letter.

What happens next?

SPECIAL ASSESSMENT COMMISSION MEETING AUGUST 4, 2026, 5:30 p.m., West Fargo City Hall	CITY COMMISSION MEETING SEPTEMBER 21, 2026 (subject to change)
- Property owners who feel there are errors may object to pending assessments at this public hearing. - Property owners may object to their allocation, but the Commission will not hear objections to the project itself, or the use of specials to fund the project - After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.	- Property owners must file a written notice of appeal before appealing at this public hearing. - A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District - The City Commission has final approval and certifies Special Assessments

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

When will these special assessments appear on your tax statement?

After approval by the City Commission, final specials will be included with your 2027 Property Tax Statement and allocated over number of years lists above with interest. Special Assessments can be paid off interest free if paid in full within 10 days of Final Approval by contacting the City of West Fargo Finance Department at 701-515-5000.

More information, and the City of West Fargo's Special Assessment Policy can be found at westfargond.gov/Special-Assessments.

Thank you,

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

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

PROJECT INFORMATION: Improvement District 1345 – Sandhills 6th Addition

Project Overview:

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.

More information can be found at <https://www.westfargond.gov/1021/Special-Assessment-Projects>

Project Funding:

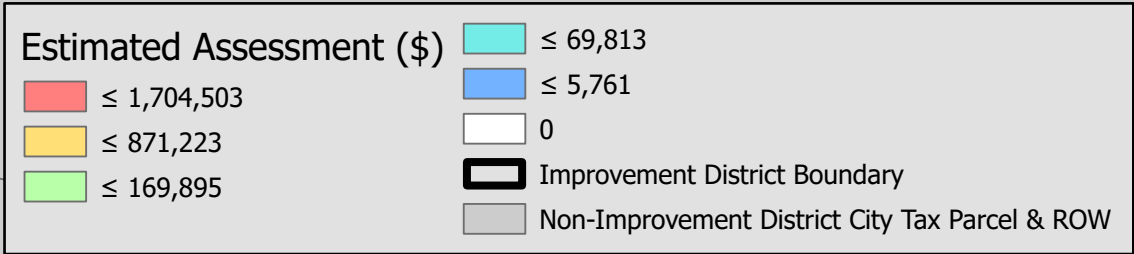
City Funds:	\$0.00
Special Assessments:	\$6,136,784.35
Other Funds:	<u>\$0.00</u>
Total Project Cost:	\$6,136,784.35

Calculation of Allocation:

This project has local benefits, and allocation was based on the benefit to each property using a Square Footage methodology. Non-benefitting properties within the improvement district were not assessed.

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





Improvement District No. 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 for general informational purposes only. It is not intended for legal or financial aid for general (NOT exact) reviewing purposes.



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

Requested Action/Staff Recommendation: Confirm Assessment List and File in the Office of the City

Auditor **Presented By:** Dan Hanson, Senior Director of Community & Development

New Information: During the public meeting held on June 23, 2026, the Special Assessment Commission reviewed project information and approved the special assessment list as presented. The approved list and notice of this hearing was published in accordance with N.D.C.C. 40-23-10, and a letter was sent to property owners within the district.

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, 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 Developer expressed that they have companies interested in building in the proposed development area for this project. The scope of Improvement District No. 1353 included local improvements consisting of sanitary sewer, storm sewer drains, streets, and applicable incidentals. This project provided city services to 21.09 acres of commercial development within the DMF Addition, and 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:

- Special Assessment List and Notice of Hearing of Objections
- Affidavit of Publication
- Sample letter to property owners
- Assessment Allocation Map

Previously Presented Information & City 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.

West Fargo Special Assessment Commission

Eddie Sheeley, Commission Chairman
Jim Brownlee, Commissioner
Elliot Steinbrink, Commissioner
Dustin Scott, City Administrator

IMPROVEMENT DISTRICT NO. 1353 - NEW WATER SUPPLY,
SEWERAGE, STREET SYSTEMS, AND INCIDENTALS
West Fargo, North Dakota

SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING
OBJECTIONS TO LIST

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 1353 – New Water Supply, Sewerage, Street Systems, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>	<u>AMOUNT BENEFITTED</u>
<u>DMF ADDITION</u>			
1	1	\$ 366,961.53	\$ 2,576,711.38
2	1	512,394.40	3,597,904.29
3	1	308,551.70	2,166,572.30
4	1	336,573.75	2,363,336.09
1	2	314,105.35	2,205,568.61
2	2	131,101.85	920,564.16
3	2	139,605.87	980,277.26

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

Total Construction	\$ 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	<u>2,195.68</u>

TOTAL: \$ 2,109,294.45

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 4th day of August, 2026, at 5:30 p.m. at the Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

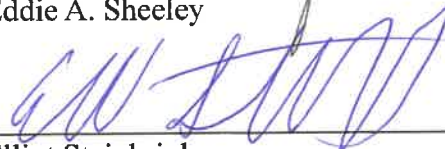
DATED this 23rd day of June, 2026.

SPECIAL ASSESSMENT COMMISSION

James Brownlee



Eddie A. Sheeley



Elliot Steinbrink



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

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

2. The newspaper listed on the exhibit published the advertisement of: **ND General Public Notice Notice**; (2) time: *Wednesday, July 15, 2026, Wednesday, July 22, 2026*, as required by law or ordinance.

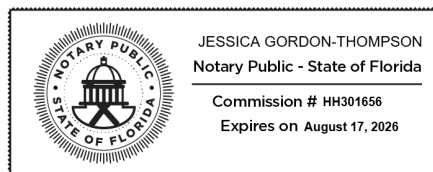
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **07/22/2026**

J. R. A.

Notary Public

Notarized remotely online using communication technology via Proof.

IMPROVEMENT DISTRICT NO. 1353 - NEW WATER SUPPLY,
SEWERAGE, STREET SYSTEMS, AND INCIDENTALS
West Fargo, North Dakota

SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING
OBJECTIONS TO LIST

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 1353 - New Water Supply, Sewerage, Street Systems, and Incidentals, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

LOT	BLOCK	AMOUNT
DMF ADDITION		ASSESSED
1	1	\$ 366,961.53
2	1	512,394.40
3	1	308,551.70
4	1	336,573.75
1	2	314,105.35
2	2	131,101.85
3	2	139,605.87

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

Total Construction	\$ 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	2195.68
TOTAL:	\$ 2,109,294.45

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 4th day of August, 2026, at 5:30 p.m. at the Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.
DATED this 23rd day of June, 2026.

SPECIAL ASSESSMENT COMMISSION
James Brownlee
Eddie A. Sheeley
Elliot Steinbrink

(Jul. 15 & 22, 2026)

<<Address Block>>

July 15, 2026

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

Improvement District 1353 – Dakota Medical Foundation Development

Parcel Number:	Address:	Allocated Amount*:	Payment Term
<>	<>	<>	25 years

*Pending final approval by the West Fargo City Commission

Why are you receiving this letter?

The property above is included in Improvement District 1353, which used special assessments for all or part of the project's costs. The City of West Fargo is now completing the special assessment process to allocate these costs to properties based on the benefit received from the project.

What steps have already been taken?

Project construction has been completed. During a public meeting, held June 23, 2026, the Special Assessment Commission reviewed project information and approved a special assessment list representing the allocation of project benefits to properties within the Improvement District. Project information is included on the back of this letter.

What happens next?

SPECIAL ASSESSMENT COMMISSION MEETING AUGUST 4, 2026, 5:30 p.m., West Fargo City Hall	CITY COMMISSION MEETING SEPTEMBER 21, 2026 (subject to change)
- Property owners who feel there are errors may object to pending assessments at this public hearing. - Property owners may object to their allocation, but the Commission will not hear objections to the project itself, or the use of specials to fund the project - After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.	- Property owners must file a written notice of appeal before appealing at this public hearing. - A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District - The City Commission has final approval and certifies Special Assessments

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

When will these special assessments appear on your tax statement?

After approval by the City Commission, final specials will be included with your 2027 Property Tax Statement and allocated over number of years lists above with interest. Special Assessments can be paid off interest free if paid in full within 10 days of Final Approval by contacting the City of West Fargo Finance Department at 701-515-5000.

More information, and the City of West Fargo's Special Assessment Policy can be found at westfargond.gov/Special-Assessments.

Thank you,

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

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

PROJECT INFORMATION: Improvement District 1353 - Dakota Medical Foundation Development

Project Overview:

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.

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

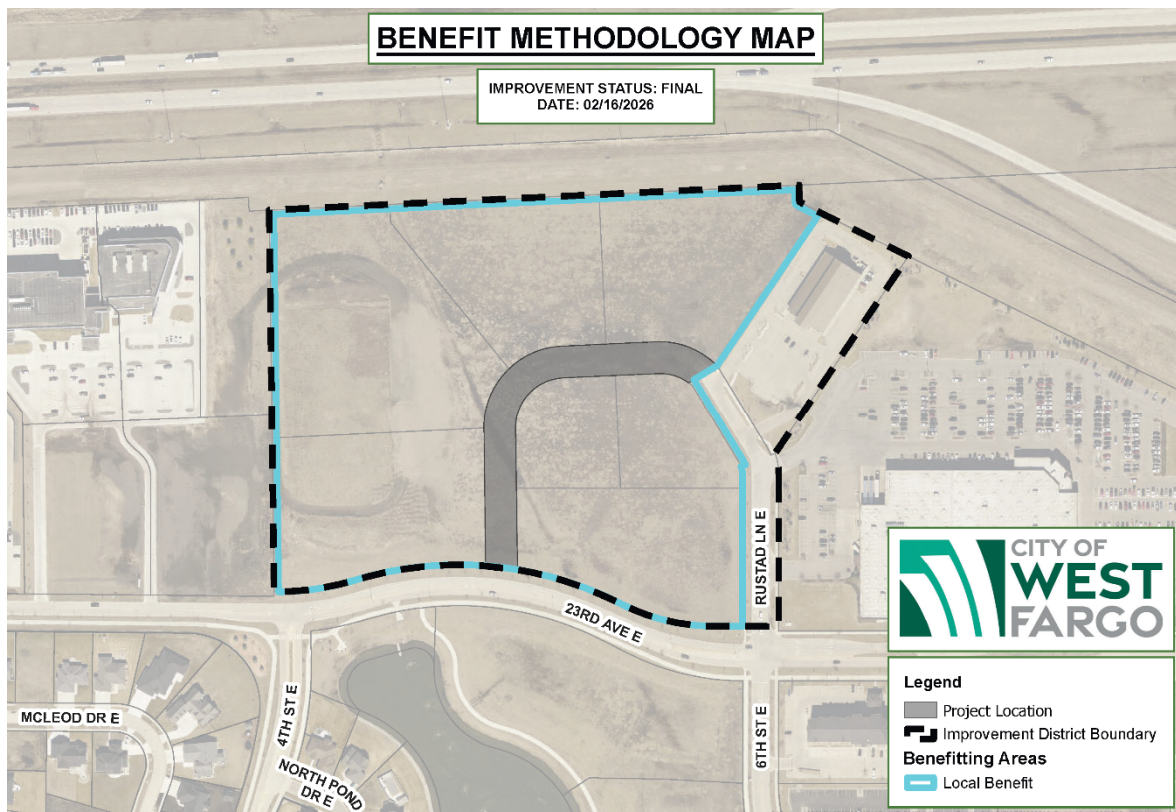
Project Funding:

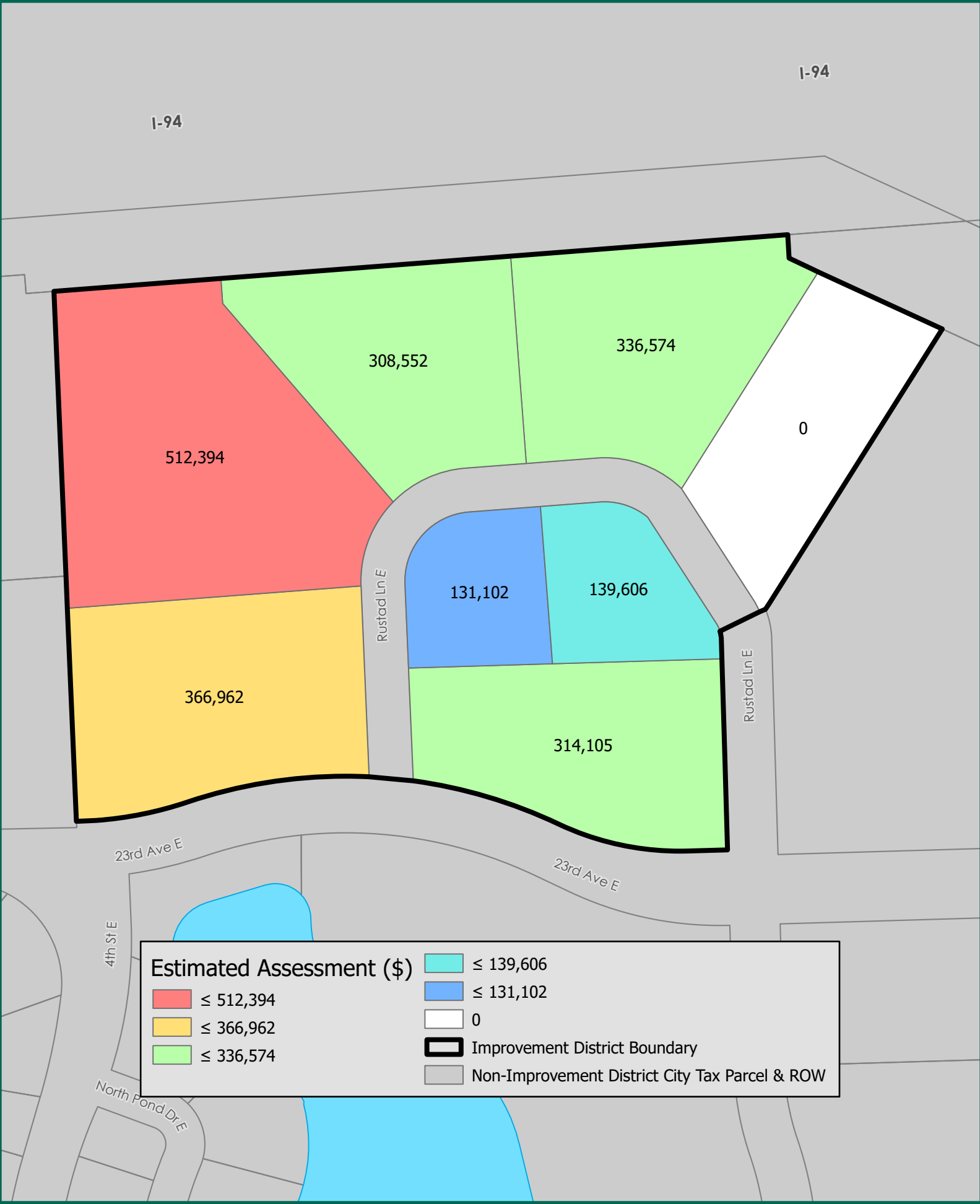
City Funds:	\$0.00
Special Assessments:	\$2,109,294.45
Other Funds	\$0.00
Total Project Cost:	\$2,109,294.45

Calculation of Allocation:

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

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





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

Requested Action/Staff Recommendation: Confirm Assessment List and File in the Office of the City

Auditor **Presented By:** Dan Hanson, Senior Director of Community & Development

New Information: During the public meeting held on June 23, 2026, the Special Assessment Commission reviewed project information and approved the special assessment list as presented. The approved list and notice of this hearing was published in accordance with N.D.C.C. 40-23-10, and a letter was sent to property owners within the district.

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 in the project area. 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:

- Special Assessment List and Notice of Hearing of Objections
- Affidavit of Publication
- Sample letter to property owners
- Assessment Allocation Map

Previously Presented Information & City 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

West Fargo Special Assessment Commission

Eddie Sheeley, Commission Chairman
Jim Brownlee, Commissioner
Elliot Steinbrink, Commissioner
Dustin Scott, City Administrator

IMPROVEMENT DISTRICT NO. 2290 – 2025 PUBLIC WORKS MILL AND OVERLAY
West Fargo, North Dakota

SPECIAL ASSESSMENT LIST AND NOTICE OF HEARING
OBJECTIONS TO LIST

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 2290 – 2025 Public Works Mill and Overlay, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

<u>LOT</u>	<u>BLOCK</u>	<u>AMOUNT ASSESSED</u>	<u>AMOUNT BENEFITTED</u>
<u>LENZMEIERS ADDITION</u>			
1	1	\$ 1,520.13	\$ 17,417.85
2	1	1,520.13	17,417.85
3	1	1,520.13	17,417.85
5	1	1,520.13	17,417.85
LOT 1 EXC E 30' & BLK 3 LENZMEIER & 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/ ESS 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"		32,311.70	370,218.18
12 & 3	6	8,208.73	94,056.39
1 & 2	7	5,016.44	57,478.91

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	7	5,016.44	57,478.91
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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.	7	7,752.69	88,831.04
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LENZMEIER SECOND ADDITION

1	1	1,520.13	17,417.85
2	1	1,520.13	17,417.85
3	1	1,520.13	17,417.85
4	1	1,520.13	17,417.85
5	1	1,520.13	17,417.85
6	1	1,520.13	17,417.85
7	1	1,520.13	17,417.85
8	1	1,520.13	17,417.85
9	1	1,520.13	17,417.85
10	1	1,520.13	17,417.85
11	1	1,520.13	17,417.85

12	1	1,520.13	17,417.85
13	1	1,520.13	17,417.85
14	1	1,520.13	17,417.85
15	1	1,520.13	17,417.85
16	1	1,520.13	17,417.85
17	1	1,520.13	17,417.85
18	1	1,520.13	17,417.85
W 65' LT 19	1	1,520.13	17,417.85
E 43.14' LT 19 & W 23' LT 20	1	1,520.13	17,417.85
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	1	1,520.13	17,417.85
W 45' LT 21 & E 22' LT 20	1	1,520.13	17,417.85
E 65' LT 21	1	1,520.13	17,417.85
E 59' OF N 65' LT 22	1	456.04	5,225.36
W 51' OF N 65' LT 22	1	456.04	5,225.36
W 51' OF S 65' LT 22	1	456.04	5,225.36
E 59' OF S 65' LT 22	1	456.04	5,225.36
W 55' OF N 65' LT 23	1	456.04	5,225.36
W 55' OF S 65' LT 23	1	456.04	5,225.36
E 55' OF S 65' LT 23	1	456.04	5,225.36
E 55' OF N 65' LT 23	1	456.04	5,225.36
W 45' LT 24	1	912.08	10,450.71
E 45' OF W 90' LT 24	1	912.08	10,450.71
25	1	1,520.13	17,417.85
26	1	1,520.13	17,417.85
27	1	1,520.13	17,417.85
28	1	1,520.13	17,417.85
29	1	1,520.13	17,417.85
1	3	1,520.13	17,417.85
2	3	1,520.13	17,417.85
3	3	1,520.13	17,417.85

4	3	1,520.13	17,417.85
5	3	1,520.13	17,417.85
6	3	1,520.13	17,417.85
7	3	1,520.13	17,417.85
8	3	1,520.13	17,417.85
9	3	1,520.13	17,417.85
10	3	1,520.13	17,417.85
11	3	1,520.13	17,417.85
12	3	1,520.13	17,417.85
13	3	1,520.13	17,417.85
14	3	1,520.13	17,417.85
15	3	1,520.13	17,417.85
16	3	1,520.13	17,417.85
17	3	1,520.13	17,417.85
18	3	1,520.13	17,417.85

LENZMEIER FOURTH ADDTION

1	1	912.08	10,450.71
2	1	912.08	10,450.71
3	1	912.08	10,450.71
4	1	912.08	10,450.71
5	1	912.08	10,450.71
6	1	912.08	10,450.71
7	1	912.08	10,450.71
8	1	912.08	10,450.71
9	1	912.08	10,450.71
10	1	912.08	10,450.71
11	1	912.08	10,450.71
12	1	912.08	10,450.71
13	1	912.08	10,450.71
14	1	912.08	10,450.71
15	1	912.08	10,450.71
16	1	912.08	10,450.71
17	1	912.08	10,450.71
18	1	912.08	10,450.71
1	2	912.08	10,450.71
2	2	912.08	10,450.71
3	2	912.08	10,450.71
4	2	912.08	10,450.71
5	2	912.08	10,450.71

6	2	912.08	10,450.71
7	2	912.08	10,450.71
8	2	912.08	10,450.71
9	2	912.08	10,450.71
10	2	912.08	10,450.71
11	2	912.08	10,450.71
12	2	912.08	10,450.71
13	2	912.08	10,450.71
14	2	912.08	10,450.71
15	2	912.08	10,450.71
16	2	912.08	10,450.71
17	2	912.08	10,450.71
18	2	912.08	10,450.71
19	2	912.08	10,450.71
20	2	912.08	10,450.71

SOUTHPARK ADDITION

1, 2 & 3	1	7,752.69	88,831.04
4 & 5	1	5,016.44	57,478.91
6 & 7	1	5,016.44	57,478.91
9 & 10	1	7,752.69	88,831.04
1 & 2	2	7,752.69	88,831.04
3 & 4	2	7,752.69	88,831.04
5 & 6	2	7,752.69	88,831.04
7 & 8	2	5,016.44	57,478.91
9 & 10	2	5,016.44	57,478.91

TINTES HOLDING CO. 2ND ADDITION

1	1	1,520.13	17,417.85
2	1	1,520.13	17,417.85
3	1	1,520.13	17,417.85
4	1	1,520.13	17,417.85
5	1	1,520.13	17,417.85
6	1	1,520.13	17,417.85
7	1	1,520.13	17,417.85
12	1	1,520.13	17,417.85
1	2	1,520.13	17,417.85
2	2	1,520.13	17,417.85
3	2	1,520.13	17,417.85
4	2	1,520.13	17,417.85
5	2	1,520.13	17,417.85

6	2	1,520.13	17,417.85
7	2	1,520.13	17,417.85
8	2	1,520.13	17,417.85
9	2	1,520.13	17,417.85
10	2	1,520.13	17,417.85
11	2	1,520.13	17,417.85
12	2	1,520.13	17,417.85
1	3	1,520.13	17,417.85
2	3	1,520.13	17,417.85
3	3	1,520.13	17,417.85
4	3	1,520.13	17,417.85
5	3	1,520.13	17,417.85
6	3	1,824.16	20,901.42
UNIT 938A AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 938B AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 938C AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 938D AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 950A AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 950B AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 950C AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 950D AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 947A AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 947B AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 947C AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 947D AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 956A AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 956B AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 956C AGASSIZ EAST CONDO		456.04	5,225.36

UNIT 956D AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 962A AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 962B AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 962C AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 962D AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 974A AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 974B AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 974C AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 974D AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 961A AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 961B AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 961C AGASSIZ EAST CONDO		456.04	5,225.36
UNIT 961D AGASSIZ EAST CONDO		456.04	5,225.36
UNIT A WESTWOOD CONDO		456.04	5,225.36
UNIT B WESTWOOD CONDO		456.04	5,225.36
UNIT C WESTWOOD CONDO		456.04	5,225.36
UNIT D WESTWOOD CONDO		456.04	5,225.36
13	3	1,520.13	17,417.85
14	3	1,520.13	17,417.85
15	3	1,520.13	17,417.85
16	3A	1,520.13	17,417.85
17	3	1,520.13	17,417.85
18	3	1,520.13	17,417.85
19	3	1,520.13	17,417.85
20	3	1,520.13	17,417.85
21	3	1,520.13	17,417.85

**TINTES HOLDING CO 2ND ADDITION –
REPLAT LOT 25 BLK 3**

25A	3	456.04	5,225.36
25B	2	456.04	5,225.36
25C	3	456.04	5,225.36
25D	3	456.04	5,225.36
26A	3	456.04	5,225.36
26B	3	456.04	5,225.36
26C	3	456.04	5,225.36
26D	3	456.04	5,225.36
28A	3	456.04	5,225.36
28B	3	456.04	5,225.36
28C	3	456.04	5,225.36
28D	3	456.04	5,225.36
29 LESS W 45'	3	912.08	10,450.71
W45' LT 29	3	912.08	10,450.71

TINTES HOLDING CO 4TH ADDITION

1	1	456.04	5,225.36
2	1	456.04	5,225.36
3	1	456.04	5,225.36
4	1	456.04	5,225.36

WESTWYND 1ST ADDITION

3	1	1,520.13	17,417.85
4	1	1,520.13	17,417.85
5	1	1,520.13	17,417.85
6	1	1,520.13	17,417.85
7	1	1,520.13	17,417.85
8	1	1,520.13	17,417.85
9	1	1,520.13	17,417.85
10	1	1,520.13	17,417.85
11	1	1,520.13	17,417.85
12	1	1,520.13	17,417.85
1	2	1,520.13	17,417.85
2	2	1,520.13	17,417.85
3	2	1,520.13	17,417.85
4	2	1,520.13	17,417.85
5	2	1,520.13	17,417.85
6	2	1,520.13	17,417.85
7	2	1,520.13	17,417.85

8	2	1,520.13	17,417.85
9	2	1,520.13	17,417.85
2	3	1,520.13	17,417.85
3	3	1,520.13	17,417.85
4	3	1,520.13	17,417.85
5	3	1,520.13	17,417.85
6	3	1,520.13	17,417.85
7	3	1,520.13	17,417.85
8	3	1,520.13	17,417.85
9	3	1,520.13	17,417.85
10	3	1,520.13	17,417.85
1	4	1,520.13	17,417.85

WESTWYND 2ND ADDITION

1	1	1,520.13	17,417.85
2	1	1,520.13	17,417.85
3	1	1,520.13	17,417.85
4	1	1,520.13	17,417.85
5	1	1,520.13	17,417.85
6	1	1,520.13	17,417.85
7	1	1,520.13	17,417.85
8	1	1,520.13	17,417.85
9	1	1,520.13	17,417.85
10	1	1,520.13	17,417.85
1	2	1,520.13	17,417.85
2	2	1,520.13	17,417.85
3	2	1,520.13	17,417.85
4	2	1,520.13	17,417.85
5	2	1,520.13	17,417.85
6	2	1,520.13	17,417.85
7	2	1,520.13	17,417.85
8	2	1,520.13	17,417.85
1	3	1,520.13	17,417.85
2	3	1,520.13	17,417.85
3	3	1,520.13	17,417.85
4	3	1,520.13	17,417.85
5	3	1,520.13	17,417.85
6	3	1,520.13	17,417.85
1	4	1,520.13	17,417.85

WESTWYND 3RD ADDITION

1	1	912.08	10,450.71
2	1	912.08	10,450.71
3	1	912.08	10,450.71
4	1	912.08	10,450.71
5	1	912.08	10,450.71
6	1	912.08	10,450.71
7	1	912.08	10,450.71
8	1	912.08	10,450.71
9	1	912.08	10,450.71
10	1	912.08	10,450.71
1	2	1,520.13	17,417.85
2	2	912.08	10,450.71
3	2	912.08	10,450.71

WESTWYND 4TH ADDITION

1	1	912.08	10,450.71
2	1	912.08	10,450.71
3	1	912.08	10,450.71
4	1	912.08	10,450.71
5 & 6	1	1,520.13	17,417.85
7	1	912.08	10,450.71
8	1	912.08	10,450.71
9 & 10	1	1,520.13	17,417.85
11	1	1,520.13	17,417.85
12	1	1,520.13	17,417.85
13	1	1,520.13	17,417.85
14	1	1,520.13	17,417.85
15	1	1,520.13	17,417.85
16	1	1,520.13	17,417.85
17	1	1,520.13	17,417.85
1	2	1,520.13	17,417.85
2	2	1,520.13	17,417.85
3	2	1,520.13	17,417.85
4	2	1,520.13	17,417.85
5	2	1,520.13	17,417.85
6	2	1,520.13	17,417.85
1	3	1,520.13	17,417.85
2	3	1,520.13	17,417.85
3	3	1,520.13	17,417.85

4	3	1,520.13	17,417.85
5	3	1,520.13	17,417.85
6	3	1,520.13	17,417.85
7	3	1,520.13	17,417.85

WESTWYND 5TH ADDITION

1	1	1,520.13	17,417.85
2	1	1,520.13	17,417.85
3	1	1,520.13	17,417.85
4	1	1,520.13	17,417.85
5	1	1,520.13	17,417.85
1	2	1,520.13	17,417.85
2	2	1,520.13	17,417.85
3	2	1,520.13	17,417.85
4	2	1,520.13	17,417.85
5	2	1,520.13	17,417.85
6	2	1,520.13	17,417.85
7	2	1,520.13	17,417.85
8	2	1,520.13	17,417.85
9	2	1,520.13	17,417.85
1	3	1,520.13	17,417.85
2	3	1,520.13	17,417.85
3	3	1,520.13	17,417.85
4	3	1,520.13	17,417.85
1	4	1,520.13	17,417.85
2	4	1,520.13	17,417.85
3	4	1,520.13	17,417.85
4	4	1,520.13	17,417.85
5	4	1,520.13	17,417.85
6	4	1,520.13	17,417.85
7	4	1,520.13	17,417.85
8	4	1,520.13	17,417.85
9	4	1,520.13	17,417.85

WESTWYND 6TH ADDITION

1	1	1,520.13	17,417.85
2	1	1,520.13	17,417.85
1	2	912.08	10,450.71
2	2	912.08	10,450.71
3	2	912.08	10,450.71
4	2	912.08	10,450.71

5	2	912.08	10,450.71
6	2	912.08	10,450.71
7	2	912.08	10,450.71
8	2	912.08	10,450.71
9 LESS S 3'	2	912.08	10,450.71
10 & S 3' LT 9	2	912.08	10,450.71
11	2	912.08	10,450.71
12	2	912.08	10,450.71
13	2	912.08	10,450.71
14	2	912.08	10,450.71
1	3	1,520.13	17,417.85
2	3	1,520.13	17,417.85
3	3	1,520.13	17,417.85
4	3	1,520.13	17,417.85
5	3	1,520.13	17,417.85
6	3	1,520.13	17,417.85
7	3	1,520.13	17,417.85
8	3	1,520.13	17,417.85
9	3	1,520.13	17,417.85
10	3	1,520.13	17,417.85
11	3	1,520.13	17,417.85
12	3	1,520.13	17,417.85
13	3	1,520.13	17,417.85
14	3	1,520.13	17,417.85
15	3	1,520.13	17,417.85
16	3	1,520.13	17,417.85
1	4	1,520.13	17,417.85
2	4	1,520.13	17,417.85
3	4	1,520.13	17,417.85
4	4	1,520.13	17,417.85
5	4	1,520.13	17,417.85
6	4	1,520.13	17,417.85
7	4	1,520.13	17,417.85
8	4	1,520.13	17,417.85
9	4	1,520.13	17,417.85
10	4	1,520.13	17,417.85
11	4	1,520.13	17,417.85
12	4	1,520.13	17,417.85
13	4	1,520.13	17,417.85

1	5	1,520.13	17,417.85
2	5	1,520.13	17,417.85
3	5	1,520.13	17,417.85
4	5	1,520.13	17,417.85
5	5	1,520.13	17,417.85
6	5	1,520.13	17,417.85
7	5	1,520.13	17,417.85
8	5	1,520.13	17,417.85

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

Total Construction	\$ 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	<u>5,282.05</u>
TOTAL:	\$1,114,122.08
LESS: City Funds	<u>557,061.04</u>
TOTAL TO BE ASSESSED:	\$ 557,061.04

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 4th day of August, 2026, at 5:30 p.m. at the Commission Chambers, 2515 Sixth Street East in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 23rd day of June, 2026.

SPECIAL ASSESSMENT COMMISSION

James Brownlee



Eddie A. Sheeley



Elliot Steinbrink



AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

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

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

2. The newspaper listed on the exhibit published the advertisement of: **Display Ad Notice**; (2) time: *Wednesday, July 15, 2026, Wednesday, July 22, 2026*, as required by law or ordinance.

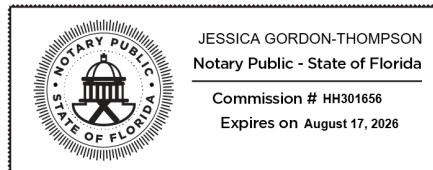
3. All of the listed newspapers are legal newspapers in the State of North Dakota and, under the provisions of Section 46-05-01, NDCC, are qualified to publish any public notice or any matter required by law or ordinance to be printed or published in a newspaper in North Dakota.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **07/22/2026**

J. T. R.

Notary Public
Notarized remotely online using communication technology via Proof.

**IMPROVEMENT DISTRICT NO. 2290 –
2025 PUBLIC WORKS MILL AND OVERLAY
West Fargo, North Dakota**

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

The undersigned Special Assessment Commission of the City of West Fargo, in the County of Cass and State of North Dakota, by its duly appointed, qualified and acting members, has assessed the benefits of Improvement District No. 2290 – 2025 Public Works Mill and Overlay, of the City of West Fargo to lots or parcels of land in the district according to the cost thereof, as certified by the City Auditor and as such Commission has made and caused to be made, the following assessment list:

LOT LENZMEIERS ADDITION	BLK.	AMOUNT ASSESSED
1	1	\$ 1,520.13
2	1	1,520.13
3	1	1,520.13
5	1	1,520.13
LOT 1 EXC E 30' & BLK 3 LENZMEIER & 7-139-49 UNPLATTED PT OF SW 1/4 BEG NW COR LOT 1 BLK 3 LENZMEIER ADD THEN S 89DEG29'40" W ALG S RW 7 AV W FOR 640.0' THEN S 00DEG03'40" W PARA WITH W LN LOT 1 BLK 3 FOR 579.3' MORE/ESS TO EXTEND S LN LOT 1 BLK 3 LENZMEIER 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"		32,311.70
12 & 3	6	8,208.73
1 & 2	7	5,016.44
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		
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.	7	7,752.69
LENZMEIER SECOND ADDITION		
1	1	1,520.13
2	1	1,520.13
3	1	1,520.13
4	1	1,520.13
5	1	1,520.13
6	1	1,520.13
7	1	1,520.13
8	1	1,520.13
9	1	1,520.13
10	1	1,520.13
11	1	1,520.13
12	1	1,520.13
13	1	1,520.13
14	1	1,520.13
15	1	1,520.13
16	1	1,520.13
17	1	1,520.13
18	1	1,520.13
W 65' LT 19	1	1,520.13
E 43.14' LT 19 & W 23' LT		
20	1	1,520.13
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	1	1,520.13
W 45' LT 21 & E 22' LT 20	1	1,520.13

LENZMEIER FOURTH ADDITION		
1	1	912.08
2	1	912.08
3	1	912.08
4	1	912.08
5	1	912.08
6	1	912.08
7	1	912.08
8	1	912.08
9	1	912.08
10	1	912.08
11	1	912.08
12	1	912.08
13	1	912.08
14	1	912.08
15	1	912.08
16	1	912.08
17	1	912.08
18	1	912.08
1	2	912.08
2	2	912.08
3	2	912.08
4	2	912.08
5	2	912.08
6	2	912.08
7	2	912.08
8	2	912.08
9	2	912.08
10	2	912.08
11	2	912.08
12	2	912.08
13	2	912.08
14	2	912.08
15	2	912.08
16	2	912.08
17	2	912.08
18	2	912.08
19	2	912.08
20	2	912.08
SOUTHPARK ADDITION		
1, 2 & 3	1	7,752.69
4 & 5	1	5,016.44
6 & 7	1	5,016.44
9 & 10	1	7,752.69
1 & 2	2	7,752.69
3 & 4	2	7,752.69
5 & 6	2	7,752.69
7 & 8	2	5,016.44
9 & 10	2	5,016.44
TINTES HOLDING CO. 2ND ADDITION		
1	1	1,520.13
2	1	1,520.13
3	1	1,520.13
4	1	1,520.13
5	1	1,520.13
6	1	1,520.13
7	1	1,520.13
12	1	1,520.13
1	2	1,520.13
2	2	1,520.13
3	2	1,520.13
4	2	1,520.13
5	2	1,520.13
6	2	1,520.13
7	2	1,520.13
12	2	1,520.13
1	3	1,520.13
2	3	1,520.13
3	3	1,520.13
4	3	1,520.13
5	3	1,520.13
6	3	1,520.13
UNIT 938A AGASSIZ EAST CONDO		456.04
UNIT 938B AGASSIZ EAST CONDO		456.04
UNIT 938C AGASSIZ EAST CONDO		456.04
UNIT 938D AGASSIZ EAST CONDO		456.04
UNIT 950A AGASSIZ EAST CONDO		456.04
UNIT 950B AGASSIZ EAST CONDO		456.04
UNIT 950C AGASSIZ EAST CONDO		456.04
UNIT 950D AGASSIZ EAST CONDO		456.04
UNIT 947A AGASSIZ EAST CONDO		456.04

UNIT 961D AGASSIZ EAST CONDO		456.04
UNIT A WESTWOOD CONDO		456.04
UNIT B WESTWOOD CONDO		456.04
UNIT C WESTWOOD CONDO		456.04
UNIT D WESTWOOD CONDO		456.04
13	3	1,520.13
14	3	1,520.13
15	3	1,520.13
16	3A	1,520.13
17	3	1,520.13
18	3	1,520.13
19	3	1,520.13
20	3	1,520.13
21	3	1,520.13
TINTES HOLDING CO 2ND ADDITION – REPLAT LOT 25 BLK 3		
25A	3	456.04
25B	2	456.04
25C	3	456.04
25D	3	456.04
26A	3	456.04
26B	3	456.04
26C	3	456.04
26D	3	456.04
28A	3	456.04
28B	3	456.04
28C	3	456.04
28D	3	456.04
29 LESS W 45'	3	912.08
W45' LT 29	3	912.08
TINTES HOLDING CO 4TH ADDITION		
1	1	456.04
2	1	456.04
3	1	456.04
4	1	456.04
WESTWYND 1ST ADDITION		
3	1	1,520.13
4	1	1,520.13
5	1	1,520.13
6	1	1,520.13
7	1	1,520.13
8	1	1,520.13
9	1	1,520.13
10	1	1,520.13
11	1	1,520.13
12	1	1,520.13
1	2	1,520.13
2	2	1,520.13
3	2	1,520.13
4	2	1,520.13
5	2	1,520.13
6	2	1,520.13
7	2	1,520.13
8	2	1,520.13
9	2	1,520.13
2	3	1,520.13
3	3	1,520.13
4	3	1,520.13
5	3	1,520.13
6	3	1,520.13
7	3	1,520.13
8	3	1,520.13
9	3	1,520.13
10	3	1,520.13
1	4	1,520.13
WESTWYND 2ND ADDITION		
1	1	1,520.13
2	1	1,520.13
3	1	1,520.13
4	1	1,520.13
5	1	1,520.13
6	1	1,520.13
7	1	1,520.13
8	1	1,520.13
9	1	1,520.13
10	1	1,520.13
1	2	1,520.13
2	2	1,520.13
3	2	1,520.13
4	2	1,520.13
5	2	1,520.13
6	2	1,520.13
7	2	1,520.13
8	2	1,520.13
9	2	1,520.13
10	2	1,520.13
1	3	1,520.13
2	3	1,520.13
3	3	1,520.13
4	3	1,520.13
5	3	1,520.13
6	3	1,520.13
7	3	1,520.13
8	3	1,520.13
9	3	1,520.13
10	3	1,520.13
1	4	1,520.13
2	4	1,520.13
3	4	1,520.13
4	4	1,520.13
5	4	1,520.13
6	4	1,520.13
7	4	1,520.13
8	4	1,520.13
9	4	1,520.13
10	4	1,520.13
1	5	1,520.13
2	5	1,520.13
3	5	1,520.13
4	5	1,520.13
5	5	1,520.13
6	5	1,520.13
7	5	1,520.13
8	5	1,520.13

5	2	1,520.13
6	2	1,520.13
1	3	1,520.13
2	3	1,520.13
3	3	1,520.13
4	3	1,520.13
5	3	1,520.13
6	3	1,520.13
7	3	1,520.13
WESTWYND 5TH ADDITION		
1	1	1,520.13
2	1	1,520.13
3	1	1,520.13
4	1	1,520.13
5	1	1,520.13
1	2	1,520.13
2	2	1,520.13
3	2	1,520.13
4	2	1,520.13
5	2	1,520.13
6	2	1,520.13
7	2	1,520.13
8	2	1,520.13
9	2	1,520.13
1	3	1,520.13
2	3	1,520.13
3	3	1,520.13
4	3	1,520.13
1	4	1,520.13
2	4	1,520.13
3	4	1,520.13
4	4	1,520.13
5	4	1,520.13
6	4	1,520.13
7	4	1,520.13
8	4	1,520.13
9	4	1,520.13
WESTWYND 6TH ADDITION		
1	1	1,520.13
2	1	1,520.13
1	2	912.08
2	2	912.08
3	2	912.08
4	2	912.08
5	2	912.08
6	2	912.08
7	2	912.08
8	2	912.08
9 LESS S 3'	2	912.08
10 & S 3' LT 9	2	912.08
11	2	912.08
12	2	912.08
13	2	912.08
14	2	912.08
1	3	1,520.13
2	3	1,520.13
3	3	1,520.13
4	3	1,520.13
5	3	1,520.13
6	3	1,520.13
7	3	1,520.13
8	3	1,520.13
9	3	1,520.13
10	3	1,520.13
11	3	1,520.13
12	3	1,520.13
13	3	1,520.13
14	3	1,520.13
15	3	1,520.13
16	3	1,520.13
1	4	1,520.13
2	4	1,520.13
3	4	1,520.13
4	4	1,520.13
5	4	1,520.13
6	4	1,520.13
7	4	1,520.13
8	4	1,520.13
9	4	1,520.13
10	4	1,520.13
11	4	1,520.13
12	4	1,520.13
13	4	1,520.13
1	5	1,520.13
2	5	1,520.13
3	5	1,520.13
4	5	1,520.13
5	5	1,520.13
6	5	1,520.13
7	5	1,520.13
8	5	1,520.13

We hereby certify that the above and foregoing list is a true and correct assessment of the property in the

E 65' LT 21	1	1,520.13	UNIT 947B AGASSIZ EASTCONDO	456.04	WESTWYND 3RD ADDITION	1	1	912.08	foregoing list to the best of our judgment, and that several items included in such assessment are as follows, to-wit: 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
E 59' OF N 65' LT 22	1	456.04	UNIT 947C AGASSIZ EASTCONDO	456.04	2	1	912.08		
W 51' OF S 65' LT 22	1	456.04	UNIT 947D AGASSIZ EASTCONDO	456.04	3	1	912.08		
E 59' OF S 65' LT 22	1	456.04	UNIT 956A AGASSIZ EASTCONDO	456.04	4	1	912.08		
W 55' OF N 65' LT 23	1	456.04	UNIT 956B AGASSIZ EASTCONDO	456.04	5	1	912.08		
W 55' OF S 65' LT 23	1	456.04	UNIT 956C AGASSIZ EASTCONDO	456.04	6	1	912.08		
E 55' OF S 65' LT 23	1	456.04	UNIT 956D AGASSIZ EASTCONDO	456.04	7	1	912.08		
E 55' OF N 65' LT 23	1	456.04	UNIT 962A AGASSIZ EASTCONDO	456.04	8	1	912.08		
W 45' LT 24	1	912.08	UNIT 962B AGASSIZ EASTCONDO	456.04	9	1	912.08		
E 45' OF W 90' LT 24	1	912.08	UNIT 962C AGASSIZ EASTCONDO	456.04	10	1	912.08		
25	1	1,520.13	UNIT 962A AGASSIZ EASTCONDO	456.04	1	2	1,520.13		
26	1	1,520.13	UNIT 962A AGASSIZ EASTCONDO	456.04	2	2	912.08		
27	1	1,520.13	UNIT 962B AGASSIZ EASTCONDO	456.04	3	2	912.08		
28	1	1,520.13	UNIT 962B AGASSIZ EASTCONDO	456.04	WESTWYND 4TH ADDITION				
29	1	1,520.13	UNIT 962C AGASSIZ EASTCONDO	456.04	1	1	912.08		
1	3	1,520.13	UNIT 962C AGASSIZ EASTCONDO	456.04	2	1	912.08		
2	3	1,520.13	UNIT 962D AGASSIZ EASTCONDO	456.04	3	1	912.08		
3	3	1,520.13	UNIT 962D AGASSIZ EASTCONDO	456.04	4	1	912.08		
4	3	1,520.13	UNIT 974A AGASSIZ EASTCONDO	456.04	5 & 6	1	1,520.13		
5	3	1,520.13	UNIT 974B AGASSIZ EASTCONDO	456.04	7	1	912.08		
6	3	1,520.13	UNIT 974C AGASSIZ EASTCONDO	456.04	8	1	912.08		
7	3	1,520.13	UNIT 974D AGASSIZ EASTCONDO	456.04	9 & 10	1	1,520.13		
8	3	1,520.13	UNIT 974D AGASSIZ EASTCONDO	456.04	11	1	1,520.13		
9	3	1,520.13	UNIT 961A AGASSIZ EASTCONDO	456.04	12	1	1,520.13		
10	3	1,520.13	UNIT 961B AGASSIZ EASTCONDO	456.04	13	1	1,520.13		
11	3	1,520.13	UNIT 961B AGASSIZ EASTCONDO	456.04	14	1	1,520.13		
12	3	1,520.13	UNIT 961C AGASSIZ EASTCONDO	456.04	15	1	1,520.13		
13	3	1,520.13	UNIT 961C AGASSIZ EASTCONDO	456.04	16	1	1,520.13		
14	3	1,520.13	UNIT 961B AGASSIZ EASTCONDO	456.04	17	1	1,520.13		
15	3	1,520.13	UNIT 961C AGASSIZ EASTCONDO	456.04	1	2	1,520.13		
16	3	1,520.13	UNIT 961C AGASSIZ EASTCONDO	456.04	2	2	1,520.13		
17	3	1,520.13			3	2	1,520.13		
18	3	1,520.13			4	2	1,520.13		

SPECIAL ASSESSMENT COMMISSION			
James Brownlee			
Eddie A. Sheeley			
Elliot Steinbrink			

foregoing list to the best of our judgment, and that several items included in such assessment are as follows, to-wit:

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

Take notice that pursuant to law, the Special Assessment Commission of the City of West Fargo, North Dakota, will meet on the 4th day of August, 2026, at 5:30 p.m., at the Commission Chambers, 2515 Sixth Street EAST in West Fargo, to hear any and all objections which may be made to any assessments contained in the foregoing list by any interested party, his agent or attorney.

DATED this 23rd day of June, 2026.

SPECIAL ASSESSMENT COMMISSION
James Brownlee
Eddie A. Sheeley
Elliot Steinbrink



(Address)
July 15, 2026
West Fargo, ND 58078

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

Improvement District 2290 – 2025 Public Works Mill and Overlay

Parcel Number:	Address:	Allocated Amount*:	Payment Term
()	()	()	25 years

*To be approved by the West Fargo City Commission

Why are you receiving this letter?

The property above is included in Improvement District 2290, which used special assessments for all or part of the project's costs. The City of West Fargo is now completing the special assessment process to allocate these costs to properties based on the benefit received from the project.

What steps have already been taken?

Project construction has been completed. During a public meeting, held June 23, 2026, the Special Assessment Commission reviewed project information and approved a special assessment list representing the allocation of project benefits to properties within the Improvement District. Project information is included on the back of this letter.

What happens next?

SPECIAL ASSESSMENT COMMISSION MEETING AUGUST 4, 2026, 5:30 p.m., West Fargo City Hall	CITY COMMISSION MEETING SEPTEMBER 21, 2026 (subject to change)
- Property owners who feel there are errors may object to pending assessments at this public hearing. - Property owners may object to their allocation, but the Commission will not hear objections to the project itself, or the use of specials to fund the project - After hearing objections, the Special Assessment Commission will finalize the list of special assessments and send the list to the West Fargo City Commission.	- Property owners must file a written notice of appeal before appealing at this public hearing. - A letter or email must be sent to the City Auditor including: Names of all property owners, Address, Reference to the Improvement District - The City Commission has final approval and certifies Special Assessments

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

When will these special assessments appear on your tax statement?

After approval by the City Commission, final specials will be included with your 2027 Property Tax Statement and allocated over number of years lists above with interest. Special Assessments can be paid off interest free if paid in full within 10 days of Final Approval by contacting the City of West Fargo Finance Department at 701-515-5000.

More information, and the City of West Fargo's Special Assessment Policy can be found at westfargond.gov/Special-Assessments.

Thank you,

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

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

PROJECT INFORMATION: Improvement District 2290 – 2025 Public Works Mill and Overlay

Project Overview:

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.

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

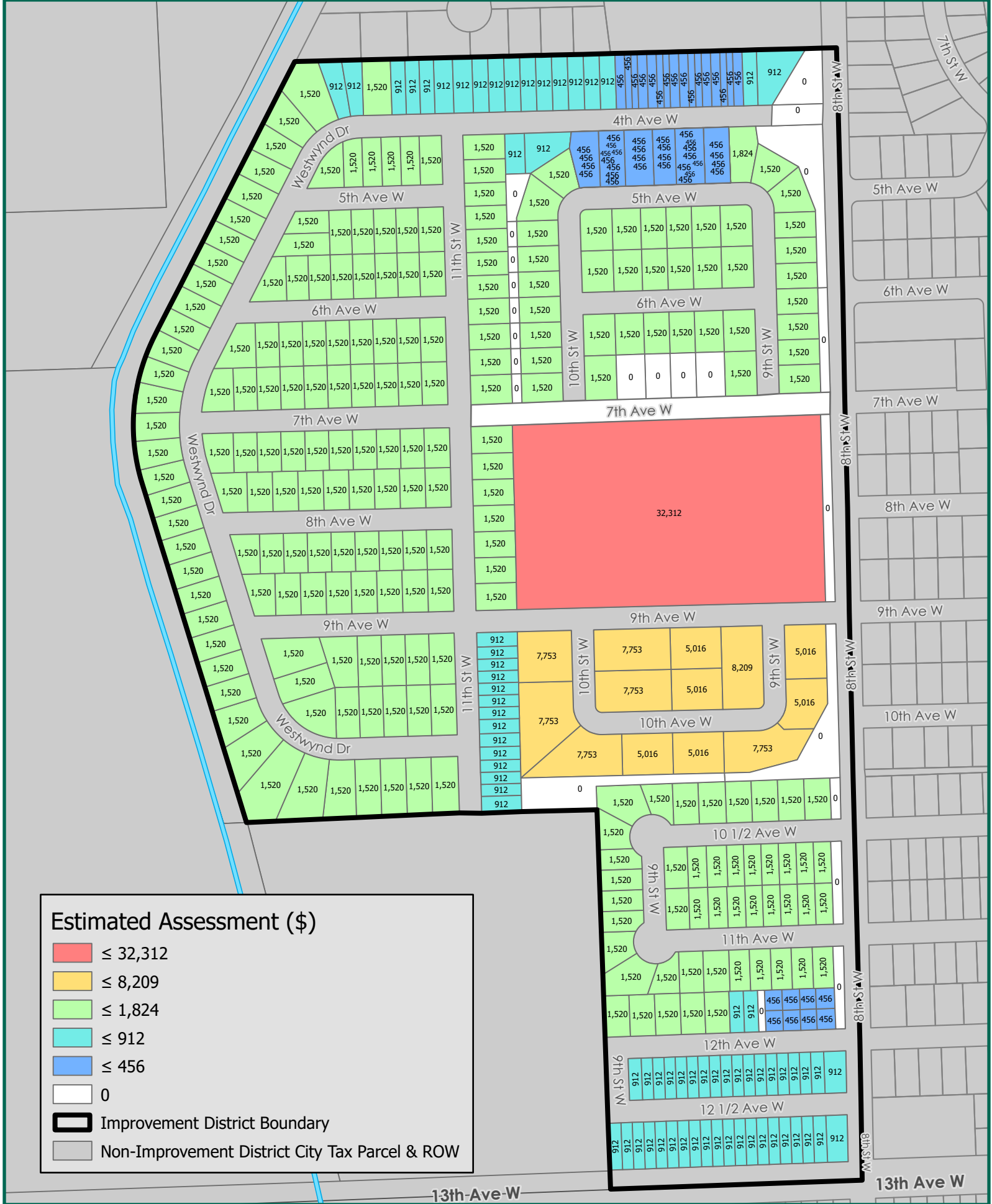
Project Funding:

City Funds:	\$557,061.04
Special Assessments:	\$557,061.04
Other Funds	\$0.00
Total Project Cost:	\$1,114,122.08

Calculation of Allocation:

This project has local benefits, and allocation was based on the benefit to each property using an Equivalent Unit (EU) methodology.

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



Estimated Assessment (\$)

- ≤ 32,312
- ≤ 8,209
- ≤ 1,824
- ≤ 912
- ≤ 456
- 0

Improvement District Boundary

Non-Improvement District City Tax Parcel & ROW

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 for general (NOT exact) reviewing purposes.