



# City of West Fargo special assessments overview



# SPECIAL ASSESSMENTS

- Financing method established in Chapters 40 -22 and 40-23 of the North Dakota Century Code
- Designates a unique charge that municipality can assess against property for certain public projects
- Charge is levied against a specific geographic area known as a special assessment district.
- Can only be levied against property which have been identified as having received a direct and unique “benefit ” from the public project.



# TYPES OF IMPROVEMENTS

- Construction of water supply system or a sewerage system (sanitary/storm)
- Improvement of municipal street system
- Improvement boulevards and other public places
- Acquiring necessary land and easements and construction of necessary works for flood protection
- Acquiring of leasing of property and easements and construction of facilities for motor vehicles
- Capital improvement planning



# ASSESSMENT

## ALLOCATIONS

- Front Footage - typically used for local sewer, water and street improvements
- Square Footage - typically used for local storm/drainage improvements
- Equivalent Unit(s) – typically used for any type of improvement on a regional level
- Some improvements districts are unique and require a variation or combination of these methods.

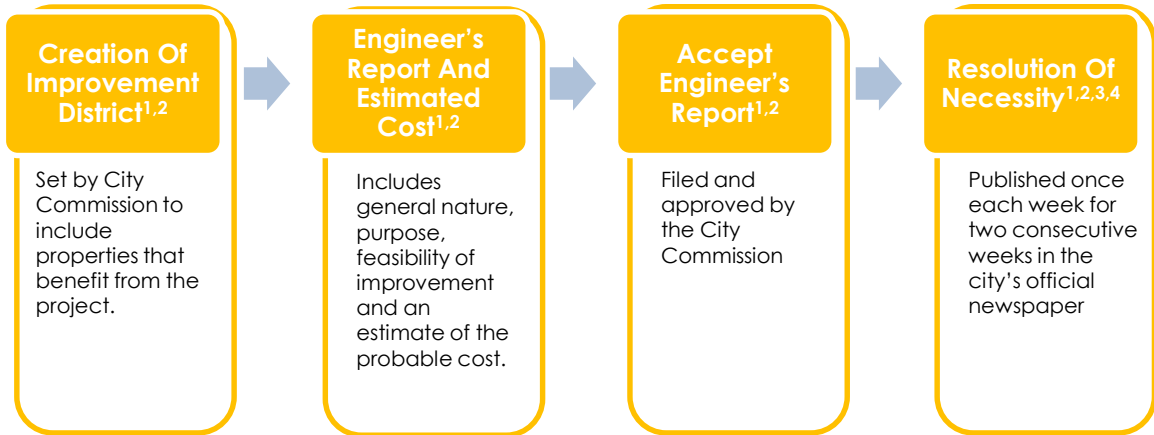


# PROCESS

- Street Improvement Projects
  - Public can protest the creation of a special improvement district
- Other Improvement Projects
  - Public cannot protest the creation of a special improvement district
- Assessment allocations can be protested at the Special Assessment Committee and City Commission



# PROCESS



<sup>1</sup> Included in West Fargo City Commission meeting agenda.

<sup>2</sup> Opportunity for property owners in district to file written protests available.

<sup>3</sup> Included in The Forum of Fargo-Moorhead's legal section.

<sup>4</sup> Only legally required for street improvement districts.



# PROTESTS

- Submit written protest to Tina Fisk, City Administrator, before protest period ends
  - [tina.fisk@westfargond.gov](mailto:tina.fisk@westfargond.gov)
  - West Fargo City Hall (800 Fourth Ave. E., Suite 1 West Fargo, ND 58078)
- Must include name(s) of all owners of the property, address and reference project being protested
- Any person who has filed an appeal may appear and present at the next City Commission meeting after the expiration of the protest filing period



# PROCESS



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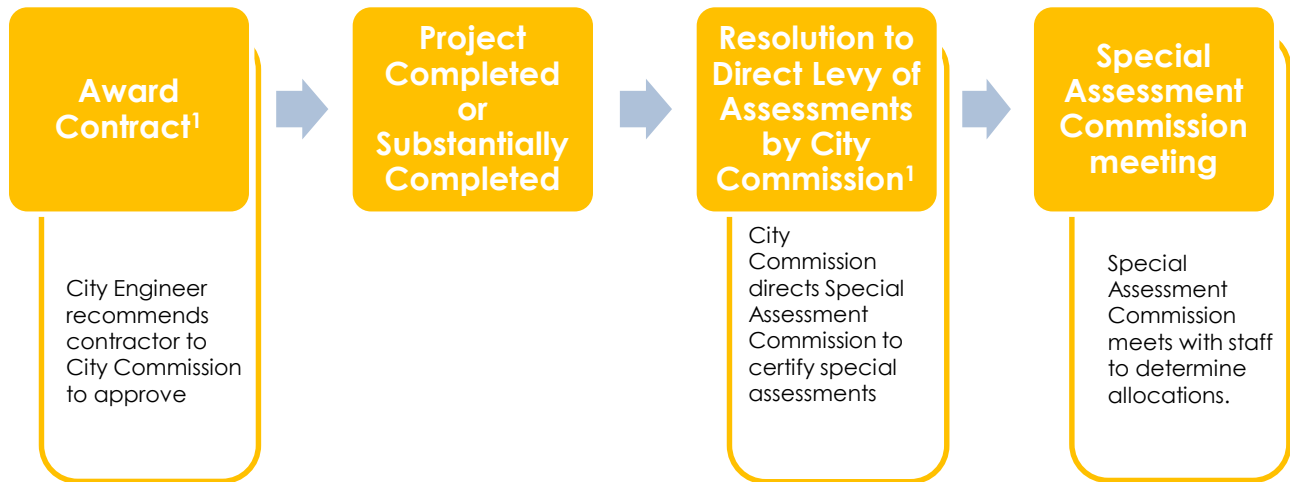
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# PROCESS



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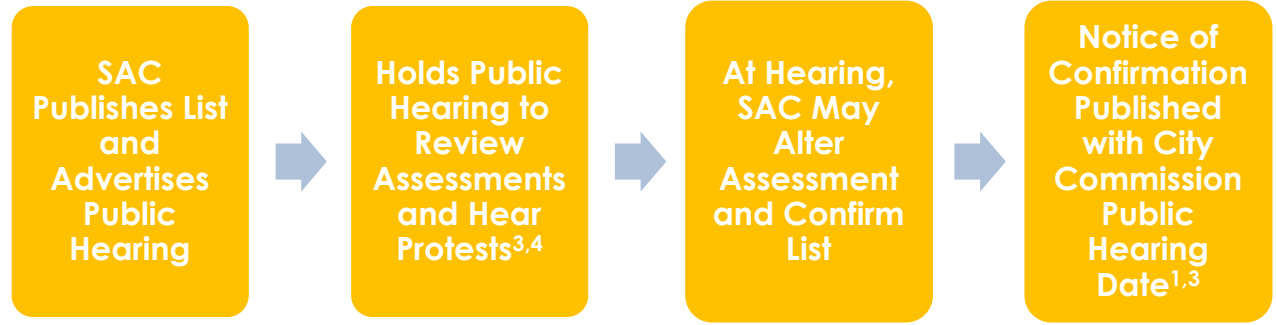


# **SPECIAL ASSESSMENT COMMISSION (SAC)**

- Three people appointed by City Commission
- Responsible for establishing benefit and allocating assessment
- City Commission directs SAC to meet when a project is nearing completion



# SAC PROCEDURES



<sup>1</sup> Included in West Fargo City Commission meeting agenda.  
<sup>2</sup> Opportunity for property owners in district to file written protests available.  
<sup>3</sup> Included in The Forum of Fargo-Moorhead's legal section.  
<sup>4</sup> Public meeting included in City of West Fargo calendar.



# SAC PROCEDURES



<sup>1</sup> Included in West Fargo City Commission meeting agenda.

<sup>2</sup> Opportunity for property owners in district to file written notice of appeal.

<sup>3</sup> Included in The Forum of Fargo-Moorhead's legal section.

<sup>4</sup> Public meeting included in City of West Fargo calendar.



# INTEREST RATES OF SPECIALS

- Amortized over a period of time with interest of up to 1.5 percent above the average net annual interest rate of the bond
  - Streets – Up to 30 years
  - Sewer – Up to 30 years
  - Water service – Up to 30 years



# **COSTS INCLUDED IN SPECIALS**

- Construction Costs
- Engineering
- Construction Management
- Land Acquisition
- Bond Issue/Capitalized Interest
- Legal



# OTHER FUNDING SOURCES

- Sales tax
- State and federal grants
- Utility fees



 **SERVICE ALERT**

City of West Fargo releases 2019 sanitation rates and holiday schedule  
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RESIDENTS

BUSINESS

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 Utilities

 Employment

 Snow Plow Tracker

 Property Info

 Sanitation



## Snow Plow Tracker

### West Fargo News



#### GoFundMe Site Setup for Bonanzville Vandalism Clean-up

A GoFundMe site has been established to help Bonanzville after recent vandals caused

### Calendar

January 2019

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	01	02	03	04	05
06	07	08	09	10	11	12
13	14	15	16	17	18	19





West Fargo City Hall  
800 4th Ave East - Suite 1  
West Fargo ND 58078-2060  
Voice: (701) 433-5340  
Email: [assessor@westfargond.gov](mailto:assessor@westfargond.gov)

Nick R Lee, Assessor

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Visitors: 206,631



- Sales Searches
- Residential Buildings
- Commercial Buildings
- Agricultural Buildings
- Sketches
- Photos
- GIS Mapping
- Tax Estimates





Public Information Disclaimer:

The West Fargo Assessor's Office may provide property information to the public "as is" without warranty of any kind, expressed or implied. Assessed values are subject to change by the assessor, Board of Review or State Equalization processes. Additionally, statutory exemptions may affect the taxable values. In no event will the assessor be liable to anyone for damages arising from the use of the property data. You assume responsibility for the selection of data to achieve your intended results, and for the installation and use of the results obtained from the property data.

Parcel Search

Parcel number (PIN):  Use % as a wildcard. ?

Doing Business As (DBA):

House Number:

Street Name:

Lot:

Block:

Sub Division: --Any--

Lot Area (Acres) Greater or Equal To  / Less or Equal To

- All Parcels  Only Parcels with Photos

Display Results Reset All

Information as of Now.

### Special Assessment Information

Project Number	Description	Interest Rate	2019 Projected Interest	2019 Projected Principal	2019 Projected Total	Current Principal	Accrued Interest	Payoff Total	Pending Specials Estimate
	Project Description	5.00	7.10	8.88	15.98	142.00	0.18	142.18	0.00
	Project Description	4.29	192.92	249.83	442.75	4,496.92	4.76	4,501.68	0.00
	Project Description	3.73	621.22	876.57	1,497.79	16,654.75	15.32	16,670.07	0.00
	Project Description	5.00	1.32	6.61	7.93	26.42	0.03	26.45	0.00
	Project Description	5.00	5.51	27.56	33.07	110.22	0.14	110.36	0.00
	Project Description	4.00	84.70	132.35	217.05	2,117.52	2.09	2,119.61	0.00
	Project Description	3.90	69.45	98.93	168.38	1,780.65	1.71	1,782.36	0.00
	Project Description	4.50	52.98	53.51	106.49	1,177.28	1.31	1,178.59	0.00
	Project Description	3.75	45.86	53.18	99.04	1,223.05	1.13	1,224.18	0.00
	Project Description	3.90	70.26	100.09	170.35	1,801.62	1.73	1,803.35	0.00
	Project Description	3.64	36.68	59.27	95.95	1,007.67	0.90	1,008.57	0.00
	Project Description	4.53	3.29	3.02	6.31	72.59	0.08	72.67	0.00
	Project Description	5.00	0.00	0.00	0.00	0.00	0.00	0.00	3,154.60
	<b>Total:</b>		1,191.29	1,669.80	2,861.09	30,610.69	29.38	30,640.07	3,154.60



# ALTERNATIVES

- State direct aid to cities for reconstruction/oversized infrastructure
- Specific legislation allowing street utility or other impact fees for new development
- Special service districts
- Increase current utility fees
- Don't undertake the project
- Development change:
  - Vertical development
  - Limit lot sizes to small lots
  - Narrow roads
  - Focus on urbanization
- Pay for project with increased property or sales taxes



# INFORMATION

## FUTURE PROJECTS/DISTRICTS

- City of West Fargo's Capital Improvement Plan
- West Fargo City Commission agendas
- Dustin Scott, City Engineer
  - [Dustin.Scott@westfargond.gov](mailto:Dustin.Scott@westfargond.gov)
  - 701-433-5425
- West Fargo Pioneer legal section

## CURRENT PROJECTS/DISTRICTS

- [WestFargoStreets.com](http://WestFargoStreets.com)
- Property search on [westfargonorthdakotaassessors.com](http://westfargonorthdakotaassessors.com)
- [WestFargoND.gov](http://WestFargoND.gov) calendar
- West Fargo Pioneer legal section



# **SPECIAL ASSESSMENTS OVERVIEW:**

**Please complete the community  
feedback survey after viewing the  
presentation.**

**[bit.ly/westfargospecialsurvey](https://bit.ly/westfargospecialsurvey)**