

**DRAFT – BENEFIT METHODOLOGY**  
**Sewer, Water, Storm & Street Improvement Dist. No. 1337**  
The Wilds 21<sup>st</sup> Addition

Summary of Location for Improvements

- Local Benefitting Area ○ The Wilds 21<sup>st</sup> Addition Plat
  - Front Footage calculations were completed
- Regional Benefitting Area ○ Improvement District Boundary ○ Homestead Property – Follows assessment policy for an unplatted parcel.

Assessment Methodology

- Assessment allocations were completed per City Policy adopted June 2022
- Local Benefit ○ Sanitary Sewer – Front Foot ○ Storm Sewer – Square Footage ○ Street – Front Foot
  - Street Lighting – Front Foot
- Regional Benefit ○ Street – Equivalent Unit
  - ✦ Multi-use paths, speed table & other associated items ○ Storm Sewer – Square Footage
  - ✦ Common excavation of storm water retention pond & associated storm sewer
  - ✦ Export regional storm water retention pond stockpile ○ Horace Diversion Levee Toe Improvements – Square Footage
  - ✦ Embankment, grading & associated storm sewer Storm Sewer
- Block 1 Lot 1 and diversion storm sewer
- Block 1 Lot 76-87 rear yard improvements
- Culvert removal from levee
  - USACE Permits – Square Footage
    - ✦ USACE Permit Application & Wetland Delineation
    - ✦ Wetland Mitigation Credits
- Watermain Improvements
  - Costs not included in assessment allocations. City to invoice Cass Rural Water for improvement expenses and associated costs per Agreement

- No / Reduced Assessments
  - Wilds 7<sup>th</sup> Addition Block 1 Lot 5 & 6 – Removed fence easement adjacent to 52<sup>nd</sup> Avenue
    - & 9<sup>th</sup> Street West ○ Wilds 8<sup>th</sup> Addition Block 1 Lot 27 – Future pedestrian underpass ○ Wilds 9<sup>th</sup> Addition Block 1 Lot 1 – City sanitary sewer lift station ○ Wilds 9<sup>th</sup> Addition Block 3 Lot 29 – Storm sewer easement & bike path ○ Wilds 9<sup>th</sup> Addition Block 3 Lot 42 – City pond ○ Wilds 9<sup>th</sup> Addition Block 4 Lot 31 – City pond
    - Wilds 9<sup>th</sup> Addition Block 4 Lot 32 – Multi-use path / storm sewer (pond connections) ○ Wilds 11<sup>th</sup> Addition Block 1 Lot 14 – Multi-use path / storm sewer / orchard ○ Wilds 11<sup>th</sup> Addition Block 1 Lot 50 – City pond ○ Wilds 11<sup>th</sup> Addition Block 1 Lot 51 – End of pond
    - Wilds 11<sup>th</sup> Addition Block 1 Lot 57 – Homestead access & underground infrastructure ○ Wilds 11<sup>th</sup> Addition Block 5 Lot 16 – End of pond ○ Wilds 11<sup>th</sup> Addition Block 5 Lot 32 – End of pond ○ Wilds 11<sup>th</sup> Addition Block 5 Lot 33 – City pond ○ Wilds 18<sup>th</sup> Addition Block 1 Lot 13 – Storm sewer lift station
    - Wilds 20<sup>th</sup> Addition Block 1 Lot 19 – Storm sewer easement & multi-use path ○ Wilds 21<sup>st</sup> Addition Block 1 Lot 1 & 2 – No Street Access ✦ *No street assessment due to no street access.*
    - Wilds 21<sup>st</sup> Addition Block 1 Lot 43 – Park lot
    - Wilds 21<sup>st</sup> Addition Block 8 Lot 1 – Multiple Dwelling Zoning
      - ✦ Reduced local accessible square footage due to planned private storm sewer.
    - Wilds 21<sup>st</sup> Addition Block 8 Lot 2 – City pond
    - Wilds 21<sup>st</sup> Addition Block 8 Lot 23 – Storm Sewer Easement
      - ✦ *Reduced front footage assessments due to storm sewer easement.*
    - Wilds 21<sup>st</sup> Addition Block 9 Lot 1 – Storm Sewer Easement
      - ✦ *Reduced front footage assessments due to storm sewer easement.*
    - Wilds 21<sup>st</sup> Addition Block 9 Lot 21 – Storm Sewer Easement
      - ✦ *Reduced front footage assessments due to storm sewer easement.*