

HOWARD BEND LEVEE DISTRICT

December 9, 2020

Re: Howard Bend Levee District Assessments

Dear Landowners:

We are supplying the attached information to provide additional detail of how your 2020 levee district assessment was calculated. Keep in mind that the underlying assessment is based upon the benefits provided by the constructed or to be constructed infrastructure, whether that be levee, sewer & water, or stormwater improvements. These benefits are part of a report filed by court appointed commissioners and confirmed by the Circuit Court. The assessed benefits are the basis for your assessment from the levee district, similar to the way the assessed value is the basis of your real property taxes. Below you will find a few general notes.

Levee Assessments:

1. A value was assigned to each property, and then a factor was assigned to each type of property to determine the assessed benefits; 40% for commercial, 30% for Residential and 20% for Agricultural. Most of these assessments were in 2003.
2. Properties such as the Water Treatment Plant, the MSD Plant, Roads, Utilities, and Airport were looked at individually and a detailed engineering analysis was performed. They were reassessed as a result of substantial additional investment and construction by the owners.
3. Certain parcels are not directly protected from flooding by the levee system. Access to the properties are protected by the levee system and a substantially reduced benefit was determined.
4. The levee maintenance assessment rate for 2020 is 0.00561648.
5. The levee installment assessment rate for 2020 is 0.02522548.

Sewer & Water:

1. These assessments for sanitary lift stations as well as waterlines only apply to those properties within the benefitted area, generally the Creve Coeur Airport watershed area.
2. The benefit was determined to be \$21,000/acre for unimproved property.
3. For airport hangers the benefit was determined to be \$1.25/sq. ft.
4. The last water & sewer assessment is scheduled for 2027.
5. The sewer & water installment assessment rate for 2020 is 0.01571903.

Storm Water Assessment:

1. The assessments for the design of the proposed storm water pump station and the acquisition of right of way for construction, only apply to those properties within the proposed benefitted area, generally the Creve Coeur Airport watershed area and Creve Coeur Park.

2. Generally, these benefits were determined based upon three factors: the enhanced value of the property; the increased acreage available for development; and the reduced fill material required for development.
3. For airport hangars the benefit was determined to be \$2.50/sq. ft.
4. The storm water installment assessment rate is 0.0029498.

Please keep in mind that the above is a fairly broad-based explanation of the benefit structure. With assessment rates, please keep in mind there may be some rounding that may adjust these numbers in the magnitude of pennies. For property owners who have made prepayments for levee installment, the installment assessment rate will not apply. On the attached you will see the benefit assessment for levee improvements, as well as for sewer & water and stormwater if applicable. Also, you will see the actual installment and maintenance assessment for the levee, as well as the installment assessment for sewer and water and stormwater if applicable. If you should have any questions, please do not hesitate to contact Diane Summers at 314/345-6251.

Sincerely,

Warren Stemme, President
Howard Bend Levee District