



2019 BUDGET

December 4, 2018

Overview



2019 Budget

- Tonight
 - Overview of Market Value Estimates
 - Discuss updated General Fund budget & levy
 - Review property tax estimates
 - HRA & EDA budgets & levies
 - Utility budgets & rates
 - Household impact
 - COLA & Insurance Contributions



2019 Market Value Estimates

Median Estimate Market Values

- \$920,680,100 increase of \$58,956,100 or 6.84% better than Countywide increase of 6.81%
- Residential
 - From \$172,800 to \$185,200
 - 7.2% less than Countywide average of 7.4% and better than St. Paul average of 7.1%
- Apartments
 - From \$418,100 to \$494,700
 - 18.3% better than Countywide average of 14.2% and St. Paul average of 15.0%
- Commercial
 - From \$421,100 to \$450,000
 - 6.86% Increase better than Countywide average of 5.89% and St. Paul average of 6.15%

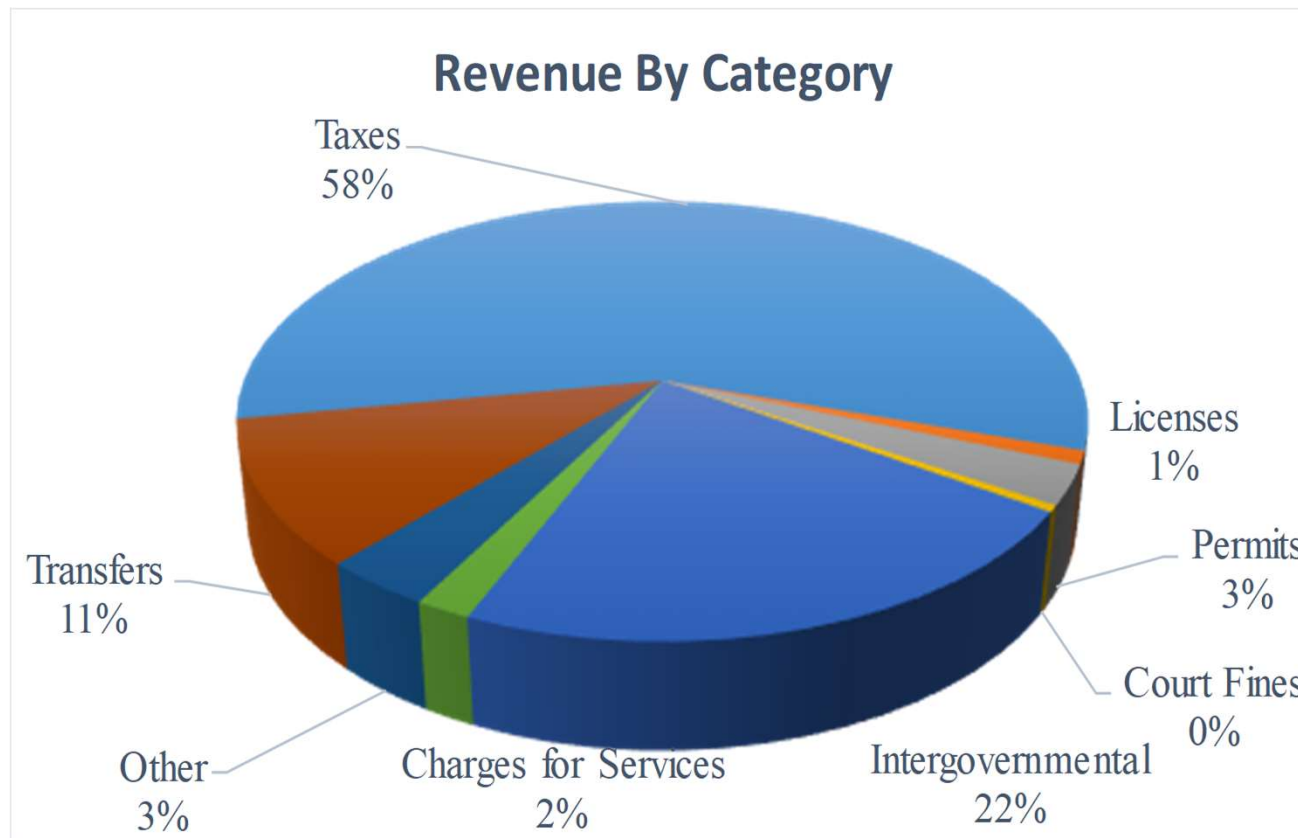


GENERAL FUND

BUDGET & LEVY

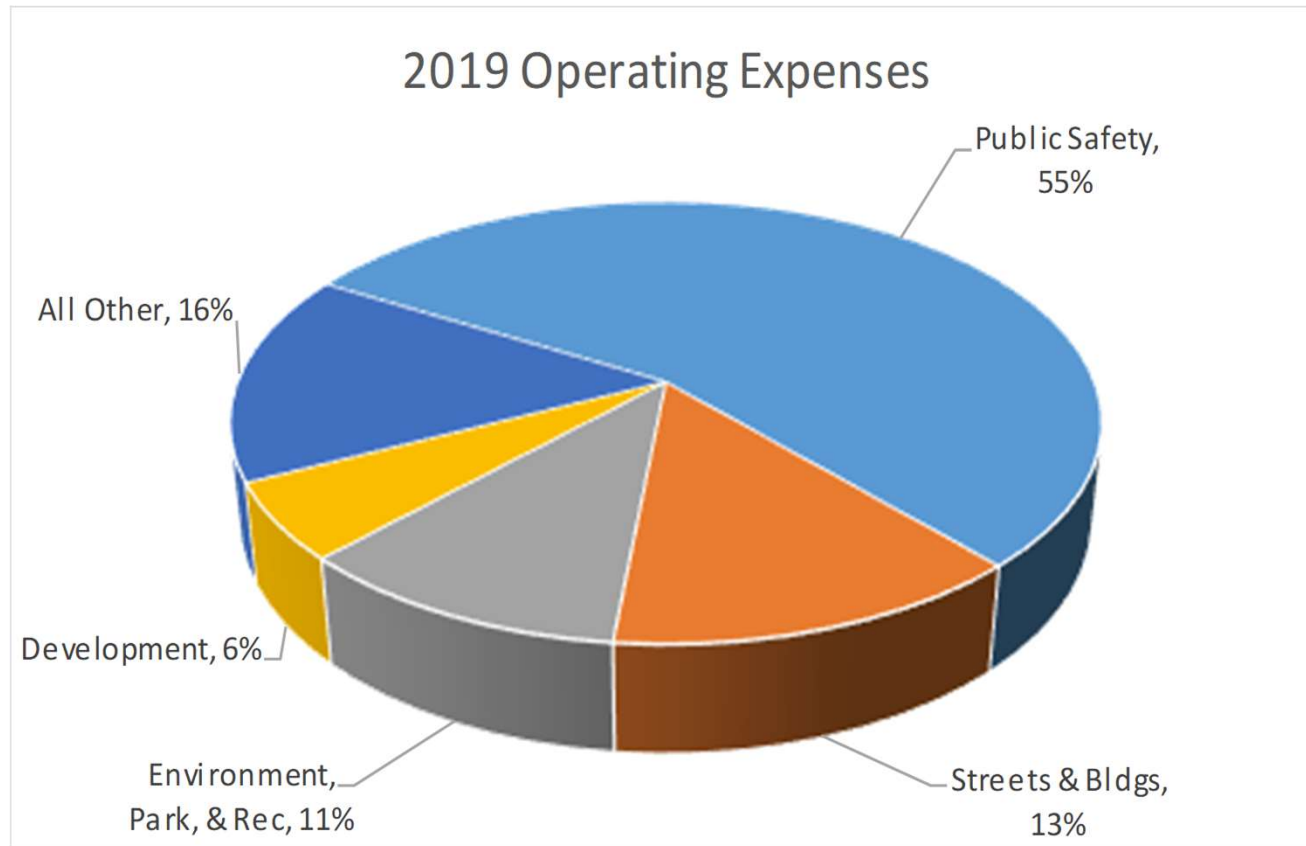


2019 General Fund Budget & Levy





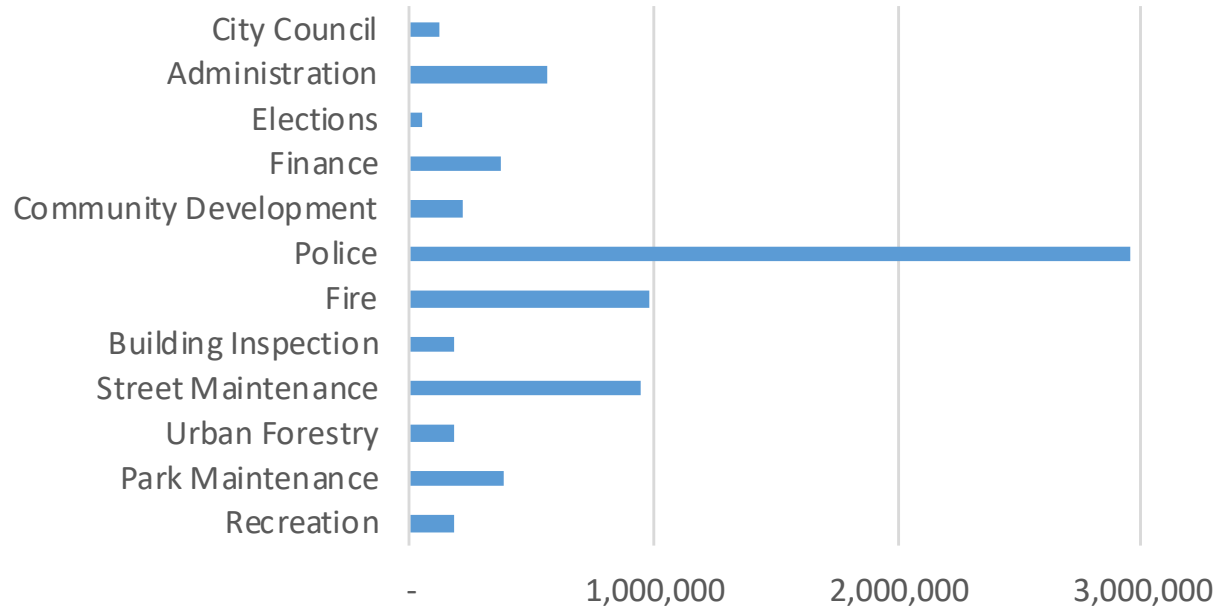
2019 General Fund Budget & Levy





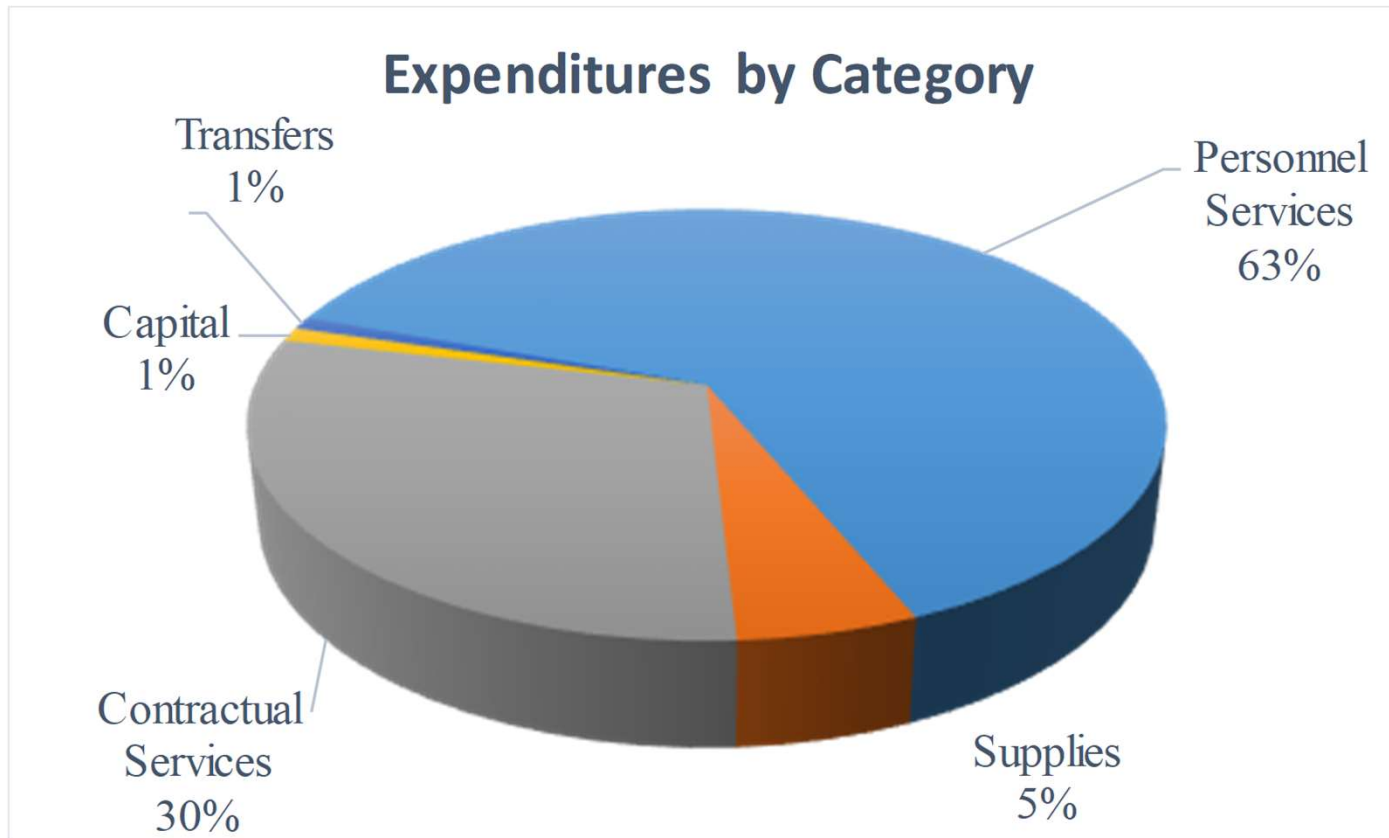
2019 General Fund Budget & Levy

Expenditures By Department





2019 General Fund Budget & Levy





2018 Budget & Levy

- Discuss Updated Budget & Levy

- General Fund Budget, Operating Levy

- Original draft budget reviewed July 17 ▲ \$983,521 (14.39%); levy ▲ \$992,583 (29.89%)
 - Preliminary Levy September 4 ▲ \$703,656 (10.3%); levy ▲ \$498,126 (15.00%)

- Final Draft Budget after additional changes from workshop \$6,843,543
 - ▲ \$320,958 (4.70%); levy ▲ \$292,517 (8.81%)

- Debt Service Levy

- \$1,616,791, \$94,072 or 6.18% Increase (\$243,325 for 2018 Bond Issue)



2019 Budget & Levy

- Review Property Tax Estimates-Residential
 - Resulting Fiscal Year 2019 estimated tax rate of .48281 (13.7% increase)
 - Fiscal Year 2018 tax rate of .42465
 - Single-family tax estimate (City tax only)
 - Median value increase of 7.18%

	2018 CITY	2019 CITY	2019 Increase
Median Value	\$172,800	\$185,200	\$12,400
MVE	\$151,112	\$164,628	\$13,516
Tax Capacity	\$1,511	\$1,646	\$135.16
Annual City	\$641.66	\$795.60	\$153.94
Monthly City	\$53.47	\$66.30	\$12.83



2019 Budget & Levy

- Review Property Tax Estimates-Commercial
 - Resulting Fiscal Year estimated 2019 tax rate = .48281 (15.32% increase)
 - Fiscal Year 2018 tax rate = .42465
 - Commercial tax estimate (City tax only)
 - Median value increase of 6.86%

	2018 CITY	2019 CITY	2019 Increase
Median Value	\$421,100	\$450,000	\$29,800
Tax Capacity	\$7,672	\$8,250	\$1,596
Annual City	\$3,258	\$3,987	\$1,201
Monthly City	\$271	\$332	\$61



HRA & EDA



2019 HRA & EDA Budget & Levy

- HRA & EDA budgets, levies

- Propose to set at statutory maximum

- HRA maximum levy for 2019 (est.) = \$159,419, 4.85% increase
- Budget of \$465,319 (2.96% Increase) for
 - Student Built Housing
 - Home Improvement & Emergency Loan Programs (8 loans to date)
 - Aging in Place Program (5 participants to date)
 - Future Land Acquisitions & Residential Development on larger scale
 - Staff Wages & Associated Expenses
- EDA maximum levy for 2019 (est.) = \$156,231, 4.85% increase
- Budget of \$83,623 (43.88% decrease) for
 - Small projects with immediate impact on community
 - Staff Wages & Associated Expenses



UTILITIES



2019 Electric Budget & Rates

- Electric Budget & Rates

- Budget of \$9,835,500 or 0.04% Decrease
 - Surplus of \$312,120 for future working capital
- Rate Increase of 0.0%
- Impact on Average Household \$0.00 per Month



2019 Water Budget & Rates

- Water Budget & Rates

- \$1,741,000 Revenue
- \$1,582,489 Expenses, 4.39% increase
- Surplus of \$158,511 build working capital for water tower 2022

- Rate Increase of 5.0% (2018-2022)
- Impact on Average Household \$1.52 per Month



2019 Waste Water Budget & Rates

- Waste Water Budget & Rates

- \$2,129,000 Revenue
- \$2,455,186 Expenses, 11.86% increase
- Shortfall of \$326,186 (3 lift stations front loaded bonding 3 years)

- Rate Increase of 6.5% (2018-2023)
- Impact on Average Household \$3.15 per Month



2019 Surface Water Budget & Rates

- Surface Water Budget & Rates
 - Balanced Budget of \$802,581 or 3.68% Increase
 - Rate Increase of 8.5% (annually)
 - Impact on Average Household \$0.83 per Month



2019 Solid Waste Budget & Rates

- Solid Waste Budget & Rates (32 Gallon)
 - \$1,189,845 Revenue
 - \$1,249,749 Expenses, 3.86%
 - Shortfall of \$59,904

- 32 gallon trash container
 - Rate Increase of 2.0%
- Recycling
 - Rate Increase of 3.7%
- Bulk Pickup
 - Rate Increase of 3.0%

- Impact on Average Household \$0.67 per Month



2019 Fiber Optic Budget & Rates

- Fiber Optic Budget & Rates
 - \$139,560 Revenue
 - \$136,241 Expenses, 0.23% increase
 - Surplus of \$3,319

- Rate are all established through multi year contracts
- City charges for fiber usage



2019 Average Home Increase

	2018 Monthly Cost	2019 Monthly Cost	2019 Monthly Increase
Electric	\$70.73	\$70.73	\$0.00
Water	\$30.33	\$31.85	\$1.52
Waste Water	\$48.39	\$51.54	\$3.15
Surface Water	\$9.73	\$10.56	\$0.83
Solid Waste	\$35.73	\$36.40	\$0.67
Total	\$194.91	\$201.08	\$6.17



TRUTH-IN-TAXATION

PUBLIC INPUT