



AGENDA
REGULAR MEETING OF THE CITY COUNCIL OF
THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, SEPTEMBER 8 2020
7:00 P.M. VIA ZOOM OR TELEPHONE

This meeting will be held remotely pursuant Minn. Stat. Sec. 13D.021. Anyone who wishes to speak during the Public Hearing is strongly encouraged to make arrangements by 4:30 p.m. on the day of the meeting by contacting City Clerk Kara Coustry, clerk@whitebearlake.org, 651-762-4821.

For more information on this remote meeting and participation, visit <https://www.whitebearlake.org/calendar>

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

A. Minutes of the Regular City Council Meeting on August 25, 2020

3. APPROVAL OF THE AGENDA

4. VISITORS AND PRESENTATIONS

A. Constitution Week Proclamation

5. PUBLIC HEARINGS

A. Resolution approving Century Hill Townhomes Project for a multi-family housing development and the issuance of revenue bonds

6. LAND USE

Nothing scheduled

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

Nothing scheduled

9. NEW BUSINESS

A. Resolution approving the proposed preliminary 2020 tax levy collectible in 2021 and establishing November 24, 2020 as the date for the City's Truth-in-Taxation Hearing

B. Resolution approving outdoor music at Cerenity Care facility

10. CONSENT

- A. Acceptance of minutes: July White Bear Lake Conservation District, July Park Advisory Commission

11. DISCUSSION

Nothing scheduled

12. COMMUNICATIONS FROM THE CITY MANAGER

- Environmental Updates
- CRF Grants Update

13. ADJOURNMENT



**MINUTES
REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF WHITE BEAR LAKE, MINNESOTA
TUESDAY, AUGUST 25, 2020
7:00 P.M. VIA ZOOM OR TELEPHONE**

1. CALL TO ORDER AND ROLL CALL

Mayor Jo Emerson called the meeting to order at 7:00 p.m. under MN Statute Section 13D.021, in which the City Council will be conducting its meetings during this emergency by electronic means until further notice. The clerk took roll call attendance for Councilmembers: Doug Biehn, Kevin Edberg, Steven Engstran, Dan Jones and Bill Walsh. Staff in attendance were City Manager Ellen Hiniker, Assistant City Manager Rick Juba, Community Development Director Anne Kane, Public Works Director/City Engineer Paul Kauppi, City Clerk Kara Coustry, Housing and Economic Development Coordinator Tracy Shimek, and City Attorney Troy Gilchrist.

2. APPROVAL OF MINUTES

A. Minutes of the Regular City Council Meeting on August 12, 2020

It was moved by Councilmember **Biehn** seconded by Councilmember **Jones**, to approve the Minutes of the Regular City Council Meeting on August 12, 2020.

Walsh Aye
Biehn Aye
Jones Aye
Engstran Aye

Motion carried unanimously.

3. APPROVAL OF THE AGENDA

City Manager Hiniker added 9D an agreement to release COVID relief funds to Ramsey County to assist with COVID related election expenses.

It was moved by Councilmember **Biehn** seconded by Councilmember **Walsh**, to approve the Agenda as presented.

Walsh Aye
Biehn Aye
Jones Aye
Engstran Aye

Motion carried unanimously.

4. VISITORS AND PRESENTATIONS

- A. Gretchen Nichols and Barbara Raye in attendance under Visitors and Presentations to provide an overview of the Housing Policy Community Engagement Process

Mayor Emerson introduced Gretchen Nichols from Twin Cities Local Initiative Support Corporations (LISC) and Barbara Raye from the Center for Policy, Planning and Performance who described the proposed housing policy community engagement process.

City Manager Hiniker noted recent equity and inclusion discussions with Councilmember Jones and Walsh and indicated that Ms. Raye may help identify intersecting efforts within the community engagement process for the housing study.

Community Development Director Kane reported that the results of Maxfield Research housing market conditions, which were reported to Council and summarized in the Spring 2020 Newsletter. She explained that both Ms. Nichols and Ms. Raye come from organizations with long histories and demonstrated ability working with communities to refine a housing policy with a process that allows stakeholders to understand how development happens.

Gretchen Nichols reported collaborating with Barbara Raye on community engagement work for 20 years. She provided an overview their experience and LISC, the nation's largest community development financial institution. Ms. Nichols stated the objectives

- Design and convene a community engagement process to inform the City's Housing Policy direction.
- Facilitate a 2020 Housing Task Force to provide policy recommendations to the White Bear Lake City Council/HRA, and Planning Commission.
- The Housing 2020 Community Engagement process will explore ways to complement and intersect with a broader conversation on equity and inclusion, and other current planning efforts.

Ms. Nichols summarized the proposed engagement process, initiated by the identification of a Housing Task Force, and followed up with a community survey, two virtual community sessions culminating in a set of recommendations from the task force to be presented to the City Council for consideration. The task force would be limited to 15 to enable full participation through a virtual format and consist of a diverse representation that reflects a range of community perspectives. She suggested appointing one Councilmember to represent the Council in addition to the School District, County and representatives from partnering jurisdictions.

Responding to Councilmember Jones, Barbara Raye stated, you can create a structured protocol or policy that prescribes criteria or a process for the different areas of the city, because the impact and the expectations of neighbors is different depending on the location. She said there are always those opposed to development. But, if people are informed about the criteria and about the process, and have an avenue to talk about their issues and take the emotion out of it, they tend to be part of the answer. Ms. Raye said, rather than trying to convince people about a development, they facilitate group discussions that allow people to come to conclusions together among neighborhoods – most people can back a legitimate process.

Councilmember Edberg suggested, rather than focusing on specific projects, such as E & Bellaire, the broader question is, does the City see that its role is to satisfy capital through development, or does the City focus on the needs and desires of the current residents and the kind of community that they want to live in.

In relation to recent equity and inclusion discussions, Councilmember Walsh mentioned the need to flush out the goals for the City, and how to be welcoming by examining the City's touch points and interactions with the community and encouraging community conversations. He encouraged Councilmembers to think about who to invite to participate.

Councilmember Jones envisioned a point system, mini Comprehensive Housing Plan to guide City Council decisions. He noted this plan, consisting of criteria established through community and the Planning Commission input, will allow for an objective review of developments that may not have had his support initially.

Ms. Hiniker expressed desire to continue working with LISC for the Housing Policy community engagement process and with Ms. Raye on the equity and inclusion work and there were no objections.

5. PUBLIC HEARINGS

Nothing scheduled

6. LAND USE

Nothing scheduled

7. UNFINISHED BUSINESS

Nothing scheduled

8. ORDINANCES

Nothing scheduled

9. NEW BUSINESS

A. Resolution approving an Easement Agreement at Pioneer Manor for Manitou Apartments

Community Development Director Kane explained this is a request for temporary easement 15' x 60' on the Pioneer Manor property to allow the owners of the Manitou Apartment building to install a series of nine underground wall anchors to support the east wall of the foundation at 2207 6th Street. She reported a 2017 rental housing inspection noted cracks in the foundation that required monitoring. Ms. Kane explained that the City will also remove two declining evergreen trees, and lower a nearby catch basin to improve drainage at Pioneer Manor.

It was moved by Councilmember **Biehn** seconded by Councilmember **Jones**, to approve **Resolution No. 12620**, an Easement Agreement at Pioneer Manor for Manitou Apartments.

Walsh Aye
Biehn Aye
Jones Aye
Edberg Aye
Engstran Aye

Motion carried unanimously.

- B. Resolution authorizing conveyance of the property located at 4969 Division Avenue to White Bear Lake School District No. 624

City Manager Hiniker reported this property was purchased from the National Guard in 1996 at which time it was being used as a bus garage by the School District. Upon ownership, the City leased the property back to the School District at a rate over 20 years that paid for the property as of 2017. She said, the School District asked the City to convey this property to them so that it could be used in the campus redevelopment project.

Councilmember Jones received clarification from Ms. Hiniker that the City has been made whole on this transaction.

It was moved by Councilmember **Jones** seconded by Councilmember **Engstran**, to approve **Resolution No. 12621** authorizing conveyance of the property located at 4969 Division Avenue to White Bear Lake School District No. 624.

Walsh Aye
Biehn Aye
Jones Aye
Edberg Aye
Engstran Aye

Motion carried unanimously.

- C. Resolution authorizing Cares Act Funding distribution plan

Community Development Director Kane reported the Coronavirus Aid, Relief, and Economic Security (CARES) Act, passed on March 27 provided over \$2 trillion in federal economic relief to protect from the public health and economic impacts of COVID-19. White Bear Lake received \$1.918 million to be spent on necessary, non-budgeted expenditures occurring March 1, 2020 to November 15, 2020.

Ms. Kane provided an overview and Ms. Shimek reviewed in detail the following proposed allocation plan for the White Bear Lake Coronavirus Relief Funds. She noted the emergency assistance and business relief grants will be administered through community partnerships, with the non-profit grant being administered internally.

Coronavirus Relief Funds Expenses and Grant Programs, as of 8/25/2020	
Qualified City Expenses (actual and anticipated thru 11/15/20)	\$ 677,000
Emergency Assistance Grant Program	\$250,000
Business Relief Grant Program	\$250,000
Non-Profit Organization Grant Program	\$100,000
Mental Health Assistance Program (NYFS)	\$30,000
Technology Assistance Program (Century College Foundation)	\$30,000
Meal Delivery Program (Newtrax and local restaurants)	\$20,000
File of Life Program	\$3,000
Places of Worship – PPE	\$25,000
SUB-TOTAL	\$1,385,000
Reserve for Distribution & Admin. costs	\$533,000
Total Coronavirus Relief Fund Allocation	\$1,918,000

Councilmember Walsh asked to be notified if a program reaches its limit. He cautioned overlapping programs for the same thing, such as utility payments. He also reminded Council that any unspent funds can be allocated to a hospital of the City's choosing.

Councilmember Jones noted the City's portion is high and hoped a good enough job of estimating was done to minimize the need to into the reserve distribution.

Mayor Emerson received clarification from Ms. Hiniker that NewTrax would be eligible to apply for the non-profit allocation in addition to their meal delivery allocation.

It was moved by Councilmember **Biehn** seconded by Councilmember **Walsh**, to approve **Resolution No. 12622** authorizing Cares Act Funding distribution plan.

Walsh Aye
 Biehn Aye
 Jones Aye
 Edberg Aye
 Engstran Aye

Motion carried unanimously.

- D. Resolution authorizing an agreement with Ramsey County for CARES Act funding to reimburse Covid related election expenses

City Manager Hiniker explained that Ramsey County applied for CARES funding reimbursement for COVID-19 related election expenses from the Secretary of State. The City's allocation of election related relief amount to \$13,708.05 and because Ramsey County administers the City's elections, they have asked us to convey this relief directly to them. Funds

will go toward COVID-19 related election expenses such as higher wages to incentivize election judges to serve along with improved safety precautions and additional supplies and training.

It was moved by Councilmember **Jones** seconded by Councilmember **Biehn**, to approve **Resolution No. 12623** an agreement with Ramsey County for CARES Act funding to reimburse Covid related election expenses.

Walsh Aye
Biehn Aye
Jones Aye
Edberg Aye
Engstran Aye

Motion carried unanimously.

10. CONSENT

- A. Acceptance of Minutes of the June White Bear Lake Conservation District, June and July Environmental Advisory Commission
- B. Resolution approving issuance of a tobacco retailer license to Obtainworld, LLC, dba Cotroneos. **Resolution No. 12624**
- C. Resolution of support for a boundary line change between Rice Creek Watershed District and Vadnais Lake Area Water Management Organization. **Resolution No. 12625**
- D. Resolution declaring costs to be assessed and ordering preparation of proposed assessment roll and setting hearing on a proposed assessment roll for the 2020 Street Reconstruction Project, City Project Nos. 20-01 & 20-06. **Resolution No. 12626**
- E. Resolution declaring costs to be assessed and ordering preparation of proposed assessment roll and setting hearing on a proposed assessment roll for the 2020 Mill and Overlay Project, City Project Nos. 20-13. **Resolution No. 12627**
- F. Resolution approving cooperative agreement PW2019-14 with Vadnais Lake Area Water Management Organization, Ramsey County, and Birch Lake Improvement District for construction and maintenance of a stormwater treatment facility at Otter Lake Road and 4th Street. **Resolution No. 12628**

It was moved by Councilmember **Walsh** seconded by Councilmember **Biehn**, to approve the Consent Agenda as presented.

Walsh Aye
Biehn Aye
Jones Aye
Edberg Aye
Engstran Aye

Motion carried unanimously.

11. DISCUSSION

Nothing scheduled

12. COMMUNICATIONS FROM THE CITY MANAGER

- Public Works Director Kauppi reported a recent review of the City's Ash trees and a visible decline in the canopy. The Parks Division staff have been assessing these areas as they relate to the City's current boulevard tree policy (50/50 split between homeowner and the City) to anticipate a budget. Mr. Kauppi stated staff has been working close with the Tree Trust to diversify the species of 500 trees being planted and noted work by the Community Development Department to diversify trees throughout development projects. Ms. Hiniker added the alternative species list is posted on the website.
- Post Office driveway entrance is closed as part of 2020 miscellaneous curb and sidewalk panel repair work nearby.

13. ADJOURNMENT

There being no further business before the Council, it was moved by Councilmember **Walsh** seconded by Councilmember **Jones** to adjourn the regular meeting at 8:33 p.m.

Walsh Aye
Biehn Aye
Jones Aye
Edberg Aye
Engstran Aye

Motion carried unanimously

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

Proclamation

To Honor Constitution Week September 17 - 23, 2020

WHEREAS: September 17, 2020, marks the two hundred and thirty-third anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week.

NOW THEREFORE, BE IT RESOLVED that I, Jo Emerson, Mayor of the City of White Bear Lake, do hereby proclaim the week of September 17 through 23, 2020 as Constitution Week;

AND ask our citizens to reaffirm the ideals the framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

IN WITNESS WHEREOF, I HAVE HEREUNTO
SET MY HAND AND CAUSED THE SEAL OF
THE CITY OF WHITE BEAR LAKE TO BE
AFFIXED ON SEPTEMBER 8TH, 2020.

Jo Emerson, Mayor



City of White Bear Lake
Finance Department

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Kerri Kindsvater, Housing and Economic Development Coordinator

Date: September 3, 2020

Subject: Century Hills Townhomes/Revenue Note Issuance

BACKGROUND

Century Hills Partners Limited Partnership (“Century Hills”) is requesting a Public Hearing and final authorization to proceed with the issuance of \$6,250,000 in tax-exempt conduit revenue bonds.

The total bonds are a combination of activity in 2019 and 2020. On December 11, 2018, the City Council adopted a resolution authorizing the preliminary approval of conduit debt to the Century Hills Partners Limited Partnership for acquisition rehabilitation, and equipment of a 55-unit existing multifamily rental facility located at 3525 Century Ave North (the “Project”). With that approval, the intent was for the City to issue revenue conduit bonds for the Project in the form of its Multifamily Housing Revenue Note (Century Hills Townhouses Project), Series 2019 in the original aggregate principal amount of \$6,000,000 on May 8, 2019 to provide short-term tax-exempt financing for the Project. Due to an increase in project costs, in 2020 Century Hills requested the City issue additional conduit revenue bonds on a tax-exempt basis in an amount not to exceed \$250,000.

In July, the City and Century Hills obtained additional bonding authority allocation from the State of Minnesota Department of Management and Budget in July in the amount of \$250,000. Century Hills has now requested that the City issue permanent financing for the Project. Under the Internal Revenue Code of 1986, as amended (the “Tax Code”), a new public hearing is required for the issuance of additional conduit revenue obligations for the Project.

DISCUSSION

Notice of this hearing was published in the August 19, 2020, edition of the White Bear Press. Draft documents have been on file with the City Clerk for the public’s review and, to date, no inquiries have been received. The public hearing is intended to provide the opportunity for interested individuals to express their views on the Project and the proposed issuance of bonds for the purpose of acquiring, rehabilitating and equipping of the existing multi-family property.

The attached resolution drafted by the City’s bond counsel at Kennedy and Graven, authorizes the issuance of conduit multifamily housing revenue obligations by the City (the “Obligations”) as

requested by Century Hills and authorizes the Mayor and City Manager to execute all related documents to facilitate this action. As detailed in the draft Resolution, ***the Obligations will not constitute a general or moral obligation of the City, will not be secured or payable from any property or assets of the City, and will not be secured by any taxing power of the City.*** The Obligations will be paid solely from security provided by Century Hills. The issuance of the Obligations has no impact on the City's credit rating as the City is merely serving as the conduit issuer for Obligations to borrow funds at a low interest rate. The issuance of the Obligations will not impact the City's ability to designate up to \$10,000,000 in tax-exempt bonds as "qualified tax-exempt obligations" (or "bank-qualified bonds") for calendar year 2020.

Per the terms of a Regulatory Agreement that will be executed at closing, a minimum of 40% of the units must be affordable at 60% area median income, however, the owners renewed their Housing Assistance Payment contract with the Department of Housing and Urban Development in 2020, which will maintain affordability of 100% of the units at the property for an additional 20 years. Staff believes the rehabilitation of the Project will retain quality affordable housing in White Bear Lake, which is consistent with local and regional plans to preserve and expand affordable housing opportunities within the community.

RECOMMENDED COUNCIL ACTION

Staff recommends approval of the attached Resolution authorizing the issuance of a \$6,250,000 conduit revenue obligations and the approval of a Housing Program for the benefit of Century Hills Partners Limited Partnership.

ATTACHMENTS

Resolution
Supporting Letter
Housing Program

CITY OF WHITE BEAR LAKE, MINNESOTA

RESOLUTION NO. _____

RESOLUTION APPROVING A HOUSING PROGRAM AND AUTHORIZING THE ISSUANCE OF CONDUIT REVENUE OBLIGATIONS UNDER MINNESOTA STATUTES, CHAPTERS 462C AND 474A, AS AMENDED, FOR THE BENEFIT OF CENTURY HILLS PARTNERS LIMITED PARTNERSHIP AND THE EXECUTION OF DOCUMENTS RELATED THERETO, AND TAKING OTHER ACTIONS IN CONNECTION THEREWITH

BE IT RESOLVED by the City Council (the “Council”) of the City of White Bear Lake, Minnesota (the “City”), as follows:

Section 1. Recitals.

1.01. Pursuant to Minnesota Statutes, Chapter 462C, as amended (the “Housing Act”), the City is authorized to carry out the public purposes described in the Housing Act by providing for the issuance of revenue bonds, notes or other obligations to provide funds to finance and refinance multifamily housing developments.

1.02. On May 8, 2019, the City issued its Multifamily Housing Revenue Note (Century Hills Townhouses Project), Series 2019 (the “Prior Note”), in the original aggregate principal amount of \$6,000,000, and loaned the proceeds thereof to Century Hills Partners Limited Partnership, a Minnesota limited partnership (the “Borrower”). The Prior Note was issued to provide short-term financing for the acquisition, rehabilitation, construction and equipping an approximately 55-unit existing multifamily rental housing facility located at 3525 Century Avenue North in the City (the “Project”).

1.03. The Prior Note was sold to Bridgewater Bank, a Minnesota banking corporation (the “Prior Note Purchaser”). The City loaned the proceeds of the Prior Note to the Borrower pursuant to a Loan Agreement, dated May 8, 2019 (the “Loan Agreement”), between the City and the Borrower. The City assigned its interest in the Loan Agreement (except for certain unassigned rights set forth in the Loan Agreement) to the Prior Note Purchaser pursuant to a Pledge Agreement, dated May 8, 2019 (the “Pledge Agreement”), between the City and the Prior Note Purchaser. The Prior Note is subject to extraordinary mandatory redemption or purchase in lieu of redemption on November 8, 2020 (the “Mandatory Redemption Date”), unless extended as provided by the terms of the Prior Note and with the consent of the Prior Note Purchaser.

1.04. In conjunction with the issuance of the Prior Note, the State of Minnesota, through Minnesota Management & Budget, allocated bonding authority in the amount of \$6,000,000 to the City with respect to the Prior Note to finance the Project in accordance with the requirements of Minnesota Statutes, Chapter 474A, as amended (the “Allocation Act”).

1.05. The Borrower has now requested that the City issue one or more series of conduit revenue obligations in the form of its Multifamily Housing Revenue Refunding Bonds (Century Hills Townhouses Project), Series 2020A (the “Series 2020A Bonds”) and Multifamily Housing Revenue Refunding Note (Century Hills Townhouses Project), Series 2020B (the “Series 2020B Note” and, together with the Series 2020A Bonds, the “Obligations”) pursuant to the Housing Act in the original aggregate principal amount not to exceed \$6,250,000. The Borrower intends to apply the proceeds of the Obligations to (i) refinance the Prior Note; (ii) fund one or more reserve funds to secure the timely payment of the Obligations, if necessary; (iii) pay interest on the Obligations during the construction of

the Project, if necessary; (iv) pay the costs of issuing the Obligations, if necessary; and (v) provide additional funds to finance a portion of the costs of the acquisition, construction, rehabilitation and equipping of the Project. The Borrower will own and operate the Project, which will preserve federally subsidized housing.

1.06. On June 9, 2020, the City Council of the City (the “Council”) adopted a resolution authorizing the submission of an additional application to the office of Minnesota Management & Budget for an allocation of bonding authority to finance additional costs of the Project in accordance with the requirements of the Allocation Act. Pursuant to Certificate No. 386, the City received an additional allocation of bonding authority in the amount of \$250,000 from the State of Minnesota for the Project.

1.07. In accordance with the Housing Act, an amended and restated housing program has been prepared (the “Housing Program”) to authorize the City’s issuance of the Obligations to finance the Project. The Housing Program was submitted to the Metropolitan Council for its review and comment.

1.08. A notice of public hearing (the “Public Notice”) was published in accordance with the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), with respect to: (i) the required public hearing under the Code; (ii) the required public hearing under Section 462C.04, subdivision 2, of the Act; (iii) the Housing Program; and (iv) approval of the issuance of the Obligations.

1.09. On the date hereof, the City Council conducted a public hearing at which a reasonable opportunity was provided for interested individuals to express their views, both orally and in writing. The public hearing was conducted by teleconference in accordance with Minnesota Statutes, Section 13D.021, as amended.

Section 2. Housing Program. The Housing Program, in the form substantially on file with the City, is hereby approved.

Section 3. The Series 2020A Bonds.

3.01. The Borrower has requested that the City issue, sell, and deliver the Series 2020A Bonds. The Series 2020A Bonds are proposed to be sold publicly and underwritten by Colliers Securities LLC, a Delaware limited liability company (the “Bond Underwriter”).

3.02. The Series 2020A Bonds are proposed to be issued pursuant to this resolution, the Housing Act and the Allocation Act (together, the “Act”), and an Indenture of Trust (the “Bond Indenture”) between the City and U.S. Bank National Association, a national banking association (the “Bond Trustee”). The proceeds derived from the sale of the Series 2020A Bonds will be loaned by the City to make a mortgage loan (the “Bond Mortgage Loan”) to the Borrower pursuant to the terms of a Financing Agreement (the “Bond Financing Agreement”) between the City, the Borrower, the Bond Trustee, and Colliers Mortgage LLC, a Delaware limited liability company (the “Bond Mortgage Lender”). The Bond Mortgage Loan will be purchased by the Bond Mortgage Lender.

3.03. The Series 2020A Bonds and the interest on the Series 2020A Bonds (i) shall be payable solely from the revenues pledged therefor under the Bond Financing Agreement, the Bond Indenture, and additional sources of revenue provided by or on behalf of the Borrower; (ii) shall not constitute a debt of the City within the meaning of any constitutional or statutory limitation; (iii) shall not constitute or give rise to a pecuniary liability of the City or a charge against its general credit or taxing powers; (iv) shall not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the City other than the City’s interest in the Bond Financing Agreement; and (v) shall not constitute a general or moral obligation of the City.

3.04. The loan repayments to be made by the Borrower under the Bond Financing Agreement will be fixed so as to produce revenue sufficient to pay the principal of, premium, if any, and interest on the Series 2020A Bonds when due. Such loan repayments will be assigned to the Bond Trustee under the terms of the Bond Indenture.

3.05. The Borrower's repayment obligations in respect of the Bond Mortgage Loan will be evidenced by a Multifamily Note (the "Bond Mortgage Note") delivered to the City, which Mortgage Note will be endorsed by the City to the Bond Mortgage Lender, and a Multifamily Loan and Security Agreement (Non-Recourse) (the "Bond Loan Agreement") between the Borrower and the City, which will be assigned by the City to the Bond Mortgage Lender. To secure the Borrower's obligations under the Bond Mortgage Note, the Borrower will execute and deliver to the City a mortgage on the Project (the "Bond Mortgage"), which will be assigned to the Bond Mortgage Lender. Additionally, the Borrower may cause one or more guaranties or other security documents to be delivered to secure the Borrower's obligations under the Bond Financing Agreement.

3.06. The City acknowledges, finds, determines, and declares that the issuance of the Series 2020A Bonds is authorized by the Act and is consistent with the purposes of the Act and that the issuance of the Series 2020A Bonds, and the other actions of the City under the Bond Indenture, the Bond Financing Agreement, and this resolution constitute a public purpose and are in the interests of the City. In authorizing the issuance of the Series 2020A Bonds to finance and refinance the Project and the related costs, the City's purpose is and the effect thereof will be to promote the public welfare of the City and its residents by providing multifamily housing developments for low or moderate income residents in the area and otherwise furthering the purposes and policies of the Act.

3.07. For the purposes set forth above, there is hereby authorized the issuance, sale, and delivery of the Series 2020A Bonds. The Series 2020A Bonds shall bear interest at the rates, shall be designated, shall be numbered, shall be dated, shall mature, shall be in the aggregate principal amount, shall be subject to redemption prior to maturity, shall be in such form, and shall have such other terms, details, and provisions as are prescribed in the Bond Indenture, substantially in the form now on file with the City, with the amendments referenced herein. The City hereby authorizes all or a portion of the Series 2020A Bonds to be issued as "tax-exempt bonds," the interest on which is not includable in gross income for federal and State of Minnesota income tax purposes.

All of the provisions of the Series 2020A Bonds, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Series 2020A Bonds shall be substantially in the form of the Bond Indenture on file with the City, which form is hereby approved, with such necessary and appropriate variations, omissions, and insertions (including but not limited changes to the aggregate principal amount of the Series 2020A Bonds, the name of the Series 2020A Bonds, the stated maturities of the Series 2020A Bonds, the interest rates on the Series 2020A Bonds and the terms of redemption of the Series 2020A Bonds) as the Mayor and the City Manager, in their discretion, shall determine. The execution of the Series 2020A Bonds with the manual or facsimile signatures of the Mayor and the City Manager and the delivery of the Series 2020A Bonds by the City shall be conclusive evidence of such determination.

3.08. The Series 2020A Bonds shall be special, limited obligations of the City payable solely from the revenues provided by the Borrower pursuant to the Bond Financing Agreement, the Bond Loan Agreement, and other funds pledged pursuant to the Bond Indenture.

All of the provisions of the Bond Indenture, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Bond Indenture shall be substantially in the form on file with the City, which is hereby approved, with such necessary and appropriate variations, omissions and insertions as do not materially change the substance thereof, and as the Mayor and the City Manager, in their discretion, shall determine, and the execution thereof by the Mayor and the City Manager shall be conclusive evidence of such determination. The Mayor and the City Manager are hereby authorized and directed to execute the Bond Indenture, and to deliver the Bond Indenture to the Bond Trustee, and are hereby authorized and directed to execute the Series 2020A Bonds in accordance with the terms of the Bond Indenture. The Bond Indenture shall provide the terms and conditions, covenants, rights, obligations, duties, and agreements of the owners of the Series 2020A Bonds, the City, and the Bond Trustee as set forth therein.

3.09. The Mayor and the City Manager are hereby authorized and directed to execute and deliver the Bond Financing Agreement, the Bond Loan Agreement, an assignment of the Bond Mortgage, an assignment of the Bond Mortgage Note, a Bond Purchase Agreement between the City, the Borrower, and the Bond Underwriter, with respect to the Series 2020A Bonds, and all documents and assignments related to the Bond Mortgage Loan required to be executed by the City by Fannie Mae. All of the provisions of such documents, when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The aforementioned documents shall be substantially in the forms on file with the City which are hereby approved, with such omissions and insertions as do not materially change the substance thereof, and as the Mayor and the City Manager, in their discretion, shall determine, and the execution thereof by the Mayor and the City Manager shall be conclusive evidence of such determinations.

3.10. The City hereby authorizes the Borrower to provide such security for payment of its obligations under the Bond Financing Agreement and for payment of the Series 2020A Bonds, and the City hereby approves the execution and delivery of such security.

3.11. The City has not participated in the preparation of the Preliminary Official Statement or the Official Statement relating to the offer and sale of the Series 2020A Bonds (together, the "Offering Documents"), and has made no independent investigation with respect to the information contained therein, including the appendices thereto, and the City assumes no responsibility for the sufficiency, accuracy, or completeness of such information except for the information under the captions "THE ISSUER" and "NO LITIGATION – The Issuer". Subject to the foregoing, the City hereby consents to the distribution and the use by the Underwriter of the Offering Documents in connection with the offer and sale of the Series 2020A Bonds. The Offering Documents are the sole material consented to by the City for use in connection with the offer and sale of the Series 2020A Bonds.

Section 4. The Series 2020B Note.

4.01. The Borrower has requested that the City issue, sell, and deliver the Series 2020B Note. The Series 2020B Note is expected to be issued on a tax-exempt basis and will be purchased by Bridgewater Bank, a Minnesota banking corporation, or another lender selected by the Borrower (the "Series 2020B Note Lender").

4.02. The Series 2020B Note is proposed to be issued pursuant to this resolution and the Act. The proceeds derived from the sale of the Series 2020B Note will be loaned by the City to the Borrower pursuant to the terms of a Loan Agreement (the "Note Loan Agreement") between the City and the Borrower.

4.03. The Series 2020B Note and the interest thereon (i) shall be payable solely from the revenues pledged therefor under the Note Loan Agreement and additional sources of revenues provided by or on behalf of the Borrower; (ii) shall not constitute a debt of the City within the meaning of any constitutional or statutory limitation; (iii) shall not constitute or give rise to a pecuniary liability of the City or a charge against its general credit or taxing powers; (iv) shall not constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the City other than the City's interest in the Note Loan Agreement; and (v) shall not constitute a general or moral obligation of the City.

4.04. The loan repayments to be made by the Borrower under the Note Loan Agreement will be fixed so as to produce revenue sufficient to pay the principal of, premium, if any, and interest on the Series 2020B Note when due. The City will assign its rights to the basic payments and certain other rights under the Note Loan Agreement to the Series 2020B Note Lender pursuant to the terms of a Pledge Agreement (the "Assignment of Note Loan Agreement") between the City and the Series 2020B Note Lender.

4.05. The Series 2020B Note will be further secured by certain security instruments required by the Series 2020B Lender and in forms authorized by the Borrower to be executed by or on behalf of the Borrower in favor of the Series 2020B Lender which may include: (i) assignments of capital contributions and contract rights; (ii) one or more security agreements and indemnity agreements; (iii) one or more guaranty agreements in favor of the Series 2020B Lender; (iv) a general partner pledge; and (v) other security documents that are intended to ensure timely payment of the Series 2020B Loan and the Series 2020B Note (collectively, the "Series 2020B Security Documents").

4.06. The City acknowledges, finds, determines, and declares that the issuance of the Series 2020B Note is authorized by the Act and is consistent with the purposes of the Act and that the issuance of the Series 2020B Note, and the other actions of the City under the Note Loan Agreement and this resolution, constitute a public purpose and are in the interests of the City. In authorizing the issuance of the Series 2020B Note to finance and refinance the Project and the related costs, the City's purpose is and the effect thereof will be to promote the public welfare of the City and its residents by providing multifamily housing developments for low or moderate income residents in the area and otherwise furthering the purposes and policies of the Act.

4.07. For the purposes set forth above, there is hereby authorized the issuance, sale, and delivery of the Series 2020B Note. The Series 2020B Note shall bear interest at the rate, shall be designated, shall be numbered, shall be dated, shall mature, shall be in the aggregate principal amount, shall be subject to redemption prior to maturity, shall be in such form, and shall have such other terms, details, and provisions as are prescribed in the form of the Series 2020B Note now on file with the City, with the amendments referenced herein. The City hereby authorizes the Series 2020B Note to be issued, in whole or in part, as a "tax-exempt bond," the interest on which is not includable in gross income for federal and State of Minnesota income tax purposes.

All of the provisions of the Series 2020B Note, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Series 2020B Note shall be substantially in the form on file with the City, which form is hereby approved, with such necessary and appropriate variations, omissions, and insertions (including but not limited to changes to the aggregate principal amount of the Series 2020B Note, the name of the Series 2020B Note, the stated maturity of the Series 2020B Note, the interest rates on the Series 2020B Note and the terms of redemption of the Series 2020B Note) as the Mayor and the City Manager, in their discretion, shall determine. The execution of the Series 2020B Note with the manual or facsimile signatures of the Mayor

and the City Manager and the delivery of the Series 2020B Note by the City shall be conclusive evidence of such determination.

4.08. The Series 2020B Note shall be a special, limited obligation of the City payable solely from the revenues provided by the Borrower pursuant to the Note Loan Agreement. The Council hereby authorizes and directs the Mayor and the City Manager to execute the Series 2020B Note in accordance with the terms thereof.

4.09. The Mayor and the City Manager are hereby authorized and directed to execute and deliver the Note Loan Agreement and the Assignment of Note Loan Agreement. All of the provisions of the Note Loan Agreement and the Assignment of Note Loan Agreement, when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Note Loan Agreement and the Assignment of Note Loan Agreement shall be substantially in the forms on file with the City which are hereby approved, with such omissions and insertions as do not materially change the substance thereof, and as the Mayor and the City Manager, in their discretion, shall determine, and the execution thereof by the Mayor and the City Manager shall be conclusive evidence of such determinations.

4.10. The City hereby authorizes the Borrower to provide such security for payment of its obligations under the Note Loan Agreement and for payment of the Series 2020B Note, and the City hereby approves the execution and delivery of such security.

Section 5. Additional Findings and Certifications.

5.01. For the purposes set forth above, there is hereby authorized the issuance, sale, and delivery of the Obligations (including the Series 2020A Bonds and the Series 2020B Note) in one or more series, at one time or from time to time, in an aggregate principal amount not to exceed \$6,250,000.

5.02. The Project constitutes a “qualified residential rental project” within the meaning of Section 142(d) of the Code, and a “multifamily housing development” authorized by the Act, and furthers the purposes of the Act. To ensure compliance with certain rental and occupancy restrictions imposed by the Act and Section 142(d) of the Code, and to ensure compliance with certain restrictions imposed by the City, the Mayor and City Manager are also hereby authorized and directed to execute and deliver a Regulatory Agreement (the “Regulatory Agreement”) between the City, the Borrower, the Bond Trustee, and the Series 2020B Note Lender. All of the provisions of the Regulatory Agreement, when executed and delivered as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Regulatory Agreement shall be substantially in the form on file with the City which are hereby approved, with such omissions and insertions as do not materially change the substance thereof, or as the Mayor and the City Manager, in their discretion, shall determine, and the execution thereof by the Mayor and the City Manager shall be conclusive evidence of such determination.

5.03. The Mayor and the City Manager are authorized and directed to execute any additional documents deemed necessary to carry out the intentions of this resolution and to complete the financing described herein, including but not limited to any additional documents, assignments, and consents required to be executed by Fannie Mae, so long as City staff and legal counsel approve such documents.

5.04. The Mayor and the City Manager are hereby authorized to execute and deliver, on behalf of the City, such other documents and certificates as are necessary or appropriate in connection with the issuance, sale, and delivery of the Obligations, including but not limited to various certificates of the City,

one or more Information Returns for Tax-Exempt Private Activity Bond Issues, Form 8038, one or more endorsements of the City to the tax certificate of the Borrower, all documents, agreements, consents and assignments related to the Obligations required to be executed by the City by the Fannie Mae Lender, a letter prepared in accordance with Section 42(m)(2)(D) of the Code evidencing the determination of the City, as the issuer of the Series 2020A Bonds, based on conclusions of a third party analyst, that the amount of tax credits to be allocated to the Project will not exceed the amount necessary for the financial feasibility of the Project and its viability as a qualified low-income housing project, and all other documents, consents, subordinations and certificates as shall be necessary and appropriate in connection with the issuance, sale, and delivery of the Obligations. The City hereby authorizes Kennedy & Graven, Chartered, as bond counsel ("Bond Counsel"), to prepare, execute, and deliver its approving legal opinions with respect to the Obligations.

5.05. Except as otherwise provided in this resolution, all rights, powers, and privileges conferred and duties and liabilities imposed upon the City or the Council by the provisions of this resolution or of the aforementioned documents shall be exercised or performed by the City or by such members of the Council, or such officers, board, body or agency thereof as may be required or authorized by law to exercise such powers and to perform such duties.

No covenant, stipulation, obligation or agreement herein contained or contained in the aforementioned documents shall be deemed to be a covenant, stipulation, obligation or agreement of any member of the Council, or any officer, agent or employee of the City in that person's individual capacity, and neither the Council nor any officer or employee executing the Obligations shall be personally liable on the Obligations or be subject to any personal liability or accountability by reason of the issuance thereof.

No provision, covenant or agreement contained in the aforementioned documents, the Obligations, or in any other document relating to the Obligations, and no obligation therein or herein imposed upon the City or the breach thereof, shall constitute or give rise to a general or moral obligation of the City or any pecuniary liability of the City or any charge upon its general credit or taxing powers. In making the agreements, provisions, covenants, and representations set forth in such documents, the City has not obligated itself to pay or remit any funds or revenues, other than funds and revenues as described herein which are to be applied to the payment of the Obligations, as provided therein.

5.06. Except as herein otherwise expressly provided, nothing in this resolution or in the aforementioned documents expressed or implied is intended or shall be construed to confer upon any person or firm or corporation, other than the City, any holder of the Obligations issued under the provisions of this resolution, any right, remedy or claim, legal or equitable, under and by reason of this resolution or any provisions hereof, this resolution, the aforementioned documents, and all of their provisions being intended to be and being for the sole and exclusive benefit of the City, and any holder from time to time of the Obligations issued under the provisions of this resolution.

5.07. In case any one or more of the provisions of this resolution, other than the provisions contained in Sections 5.05, 3.08 and 4.08 hereof, or of the aforementioned documents, or of the Obligations issued hereunder shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this resolution, or of the aforementioned documents, or of the Obligations, but this resolution, the aforementioned documents, and the Obligations shall be construed and endorsed as if such illegal or invalid provisions had not been contained therein.

5.08. The Obligations, when executed and delivered, shall contain a recital that they are issued pursuant to the Act, and such recital shall be conclusive evidence of the validity of the Obligations and the regularity of the issuance thereof, and that all acts, conditions, and things required by the laws of the

State of Minnesota relating to the adoption of this resolution, to the issuance of the Obligations, and to the execution of the aforementioned documents to happen, exist, and be performed precedent to the execution of the aforementioned documents have happened, exist, and have been performed as so required by law.

5.09. In the event that the closing on the Obligations does not occur before November 8, 2020, the Mayor and the City Manager and other officers, employees and agents of the City are hereby authorized and directed to execute and deliver an amendment to the Prior Note extending the Mandatory Redemption Date and all other documents, consents, and certificates as shall be necessary and appropriate in connection with the extension of the Mandatory Redemption Date so long as City staff and Bond Counsel approve such documents and the execution of such documents on behalf of the Mayor and the City Manager shall be conclusive evidence of such approval.

5.10. The officers of the City, Bond Counsel, other attorneys, and other agents or employees of the City are hereby authorized to do all acts and things required of them by or in connection with this resolution, the aforementioned documents, and the Obligations, for the full, punctual, and complete performance of all the terms, covenants, and agreements contained in the Obligations, the aforementioned documents, and this resolution. If for any reason the Mayor or the City Manager is unable to execute and deliver the documents referred to in this resolution, such documents may be executed by any member of the Council or any officer of the City delegated the duties of the Mayor or the City Manager with the same force and effect as if such documents were executed and delivered by the Mayor or the City Manager.

5.11. The Borrower shall pay the administrative fee of the City as set forth in the financing documents. The Borrower will also pay, or, upon demand, reimburse the City for payment of, any and all costs incurred by the City in connection with the Project and the issuance of the Obligations, whether or not the Obligations are issued, including any costs for attorneys' fees. The Borrower shall indemnify the City against all liabilities, losses, damages, costs and expenses (including attorney's fees and expenses incurred by the City) arising with respect to the Project or the Obligations, as provided for and agreed to by the Note Loan Agreement and the Bond Financing Agreement.

Section 6. Effective Date. This resolution shall be in full force and effect from and after its approval.

Adopted by the City Council of the City of White Bear Lake, Minnesota this 8th day of September, 2020.

Mayor

ATTEST:

City Clerk



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September 2, 2020

Kerri Kindsvater, Finance Director
City of White Bear Lake
4701 Highway 61
White Bear Lake, MN 55110

Re: Resolution approving the issuance of revenue obligations by the City of White Bear Lake, Minnesota (the "City") for the benefit of Century Hills Partners Limited Partnership

Dear Kerri,

As you know, Century Hills Partners Limited Partnership, a Minnesota limited partnership (the "Borrower"), is proposing to acquire, rehabilitate, and equip an approximately 55-unit existing multifamily rental housing facility located at 3525 Century Avenue North (the "Project") in the City of White Bear Lake, Minnesota (the "City").

On May 8, 2019, the City issued revenue bonds in the form of its Multifamily Housing Revenue Note (Century Hills Townhouses Project), Series 2019 in the original aggregate principal amount of \$6,000,000 to provide short-term tax-exempt financing for the Project. In conjunction with the issuance of the Prior Note, the State of Minnesota, through Minnesota Management & Budget, allocated tax-exempt bonding authority in the amount of \$6,000,000 to the City with respect to the Prior Note to finance the Project in accordance with the requirements of the Minnesota Statutes, Chapter 474A, as amended (the "Allocation Act") and Section 146 of the Internal Revenue Code of 1986 (the "Code").

The Borrower determined that there were additional costs associated with the Project. On June 9, 2020, the City Council adopted a resolution authorizing the submission of an additional application to the office of Minnesota Management & Budget for an additional allocation of bonding authority for revenue bonds to finance the Project in accordance with the requirements of the Allocation Act and the Code. After the submission of an application, the City received an additional allocation of tax-exempt bonding authority of \$250,000 for the Project.

The Borrower is now requesting that the City issue its multifamily housing revenue obligations, in one or more series, as taxable or tax-exempt obligations (the "Obligations"), in the maximum principal amount of \$6,250,000, and loan the proceeds thereof the Borrower to refinance the Prior Note and finance the Project. One series of the Obligations is expected to be secured by a Fannie Mae-secured mortgage loan from Colliers Mortgage LLC, and a second series is expected to be secured by other security provided by the Borrower. The series of Obligations to be secured by the Fannie-Mae-secured mortgage loan (the "Series 2020A Bonds") will be sold publicly and underwritten by Colliers Securities LLC, as underwriter,

and the second series of Obligations (the “Series 2020B Note”) will be privately placed with Bridgewater Bank, a Minnesota banking corporation.

The Obligations will be considered “housing bonds” issued pursuant to Minnesota Statutes, Chapter 462C, as amended (the “Housing Act”) and the Allocation Act (together, the “Act”). To satisfy the requirements of the Act, the City must prepare an amended and restated housing program providing the information required by Section 462C.03, subdivision 1a of the Act (the “Housing Program”). The Obligations will be “private activity bonds” within the meaning of Section 141(a) of the Code but will be “exempt facility bonds” the net proceeds of which are to be used to provide a “qualified residential rental project” within the meaning of Sections 142(a)(7) and 143(d) of the Code and will not affect the City’s ability to designate up to \$10,000,000 in tax-exempt bonds as “qualified tax-exempt obligations” (or “bank-qualified bonds”) for calendar year 2020.

If issued, the Obligations will be secured solely by the revenues derived from the loan agreement to be executed by the Borrower and the city and from other security provided by the Borrower. The Obligations will not constitute a general or moral obligation of the City and will not be secured by or payable from any property or assets of the City (other than the interests of the City in the loan agreements) and will not be secured by any taxing power of the City. The Obligations will not be subject to any debt limitation imposed on the City, and the issuance of the Obligations will not have any adverse impact on the credit rating of the City, even in the event that the Borrower encounters financial difficulties with respect to the Project to be financed with the proceeds of the Obligations.

Following the public hearing, the City Council will be asked to consider the enclosed resolution, which provides approval for the issuance of the Obligations, the Housing Program, and the execution of bond documents and related documents.

The Borrower will agree to pay the out-of-pocket expenses of the City with respect to this transaction as well as the City’s administrative fee.

Please contact me with any questions you may have prior to the City Council meeting.

Sincerely,

Gina Fiorini

CITY OF WHITE BEAR LAKE, MINNESOTA
AMENDED AND RESTATED HOUSING PROGRAM FOR A
MULTIFAMILY HOUSING DEVELOPMENT
(CENTURY HILLS TOWNHOUSES PROJECT)

Adopted April 9, 2019
Amended and Restated Program Adopted September 8, 2020

Pursuant to Minnesota Statutes, Chapter 462C, as amended (the “Housing Act”), the City of White Bear Lake, Minnesota (the “City”) is authorized to develop and administer programs to finance or refinance multifamily housing developments under the circumstances and within the limitations set forth in the Housing Act. Minnesota Statutes, Section 462C.07 of the Housing Act provides that such programs for multifamily housing developments may be financed by revenue obligations issued by the City.

The City has determined that it is in the best interests of the residents of the City to create this Housing Program for a Multifamily Housing Development (the “Program”) to encourage and facilitate the development of multifamily rental housing developments in the City to meet the needs of low and moderate income families in the City. The City has received a proposal that it approve a program providing for the acquisition, rehabilitation, and equipping of an approximately 55-unit existing multifamily rental housing facility located at 3525 Century Avenue in the City (the “Project”). The Project is to be funded in part through the issuance by the City of one or more series of revenue bonds, as taxable or tax-exempt obligations, in the approximate aggregate principal amount not to exceed \$6,250,000 (the “Obligations”), the proceeds of which will be loaned to Century Hills Partners, a Minnesota limited partnership, or an affiliate or partner thereof (the “Borrower”). All or a portion of the dwelling units of the Project will be subject to occupancy limits imposed by federal income tax law and regulations such that only persons and families within designated income limits will be permitted to occupy such units.

The City, in establishing this multifamily housing program (the “Program”), has considered the information contained in the City’s comprehensive plan. The Project will be constructed in accordance with the requirements of Section 462C.05, subdivisions 1 and 2 of the Housing Act.

Section A. Definitions. The following terms used in this Program shall have the following meanings, respectively:

“Borrower” shall mean Century Hills Partners, a Minnesota limited partnership, or another affiliated entity.

“City” shall mean the City of White Bear Lake, Minnesota.

“Code” shall mean the Internal Revenue Code of 1986, as amended, and the treasury regulations promulgated thereunder.

“Housing Act” shall mean Minnesota Statutes, Chapter 462C, as currently in effect and as the same may be from time to time amended.

“Housing Unit” shall mean any one of the dwelling units financed with the Obligations, each located in the Project, occupied by one person or family, and containing complete living facilities.

“Land” shall mean the real property upon which the Project is situated.

“Obligations” shall mean the revenue bonds or other obligations to be issued by the City to finance the Project.

“Program” shall mean this housing program for the financing of the Project pursuant to the Housing Act.

“Project” shall mean the approximately 55-unit existing multifamily rental housing facility located at 3525 Century Avenue in the City to be acquired, rehabilitated, and equipped by the Borrower.

Section B. Program for Financing the Project. It is proposed that the City establish this Program to provide financing for the acquisition, rehabilitation, and equipping of the Project at a cost and upon such other terms and conditions as are set forth herein and as may be agreed upon in writing between the City, the initial purchasers of the Obligations, and the Borrower. The City expects to issue the Obligations in one or more series as soon as the terms of the Obligations have been agreed upon by the City, the Borrower, and the initial purchasers of the Obligations. The proceeds of the Obligations will be loaned to the Borrower to finance the acquisition, rehabilitation, and equipping of the Project, to fund required reserves, if any, to pay interest on the Obligations during rehabilitation of the Project, if needed, and to pay the costs of issuing the Obligations.

It is anticipated that all series of Obligations will have a maturity of approximately forty (40) years or less. It is expected that the Obligations will bear interest at fixed rates, consistent with the market at the time of issuance, or at variable rates.

The City will hire no additional staff for the administration of the Program. Insofar as the City will be contracting with underwriters, legal counsel, bond counsel, trustees, purchasers, and others, all of whom will be reimbursed from bond proceeds and revenues generated by the Program, no administrative costs will be paid from the City’s budget with respect to this Program. The Obligations will not be general obligations of the City but will be issued as conduit revenue obligations of the City to be paid only from loan repayments by the Borrower and revenues generated by the property pledged to the payment thereof, which may include additional security such as additional collateral, insurance or a letter of credit.

Section C. Standards and Requirements Relating to the Financing of the Project Pursuant to the Program. The following standards and requirements shall apply with respect to the operation of the Project by the Borrower pursuant to this Program:

(1) Substantially all of the proceeds of the sale of the Obligations will be applied to the acquisition, rehabilitation, and equipping of the Project, the payment of the costs of issuing the Obligations, the financing of interest on the Obligations during the rehabilitation of the Project, if needed, and the funding of any required reserves. The proceeds of the Obligations will be made available to the Borrower pursuant to the terms of one or more loan agreements (or other revenue agreements) which will include certain covenants to be made by the Borrower to the City regarding the use of proceeds and the character and use of the Project.

(2) The Project qualifies as a “multifamily housing development” within the meaning of the Housing Act, since it is comprised of an apartment facility, including an apartment or unit described in Minnesota Statutes, Chapter 515, 515A, or 515B, or a cooperative, or a group of townhouses, which include four or more dwelling units, each to be rented or sold to or occupied by

a person or family for use as a residence, or a building or buildings which include one or more dwelling units, each to be rented by a person or family for use as a residence. The Project may include new construction or the acquisition and rehabilitation of an existing building and site or the rehabilitation of and discharge of any interest or lien in an existing building and site.

(3) The Borrower, and any subsequent owner of the Project, will not arbitrarily reject an application from a proposed tenant because of race, color, creed, religion, national origin, sex, marital status, or status with regard to public assistance or disability.

(4) At least forty percent (40%) of the Housing Units will be held for occupancy by families or individuals with adjusted gross income not in excess of sixty percent (60%) of median family income, adjusted for family size. This set aside will satisfy the low-income occupancy requirements of Section 462C.05, subdivision 2 of the Housing Act.

Section D. Evidence of Compliance. The City may require from the Borrower at or before the issuance of the Obligations evidence satisfactory to the City of compliance with the standards and requirements for the financing established by the City, as set forth herein. In connection therewith, the City or its representatives may inspect the relevant books and records of the Borrower in order to confirm such ability, intention and compliance. In addition, the City may periodically require certification from either the Borrower or such other person deemed necessary concerning compliance with various aspects of this Program.

Section E. Issuance of Obligations. To finance the Project the City will by resolution authorize, issue and sell the Obligations, in one or more series, as taxable or tax-exempt obligations, in the approximate aggregate principal amount not to exceed \$6,250,000. The Obligations will be issued pursuant to Section 462C.07, subdivision 1 of the Housing Act, and will be payable primarily from the revenues of the Project. If the costs of the Project, including capitalized interest, if needed, costs of issuance of the Obligations, and required reserve funds, if any, exceed the principal amount of the Obligations, the Borrower will contribute to or obtain additional financing for the Project the difference between the total costs of the Project and the principal amount of the Obligations available to finance the Project. The costs of the Project may change between the date of preparation of this Program and the date of issuance of the Obligations. Obligations in the amount of \$6,000,000 were issued in May 2019 and the remaining Obligations will be issued in the fourth quarter of 2020.

Section F. Severability. The provisions of this Program are severable and if any of its provisions, sentences, clauses or paragraphs shall be held unconstitutional, contrary to statute, exceeding the authority of the City or otherwise illegal or inoperative by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions.

Section G. Amendment. The City shall not amend this Program, while Obligations authorized hereby are outstanding, to the detriment of the holders of such Obligations.

Section H. State Ceiling.

(1) The City has received two allocations of the annual volume cap for private activity bonds to be issued to provide “qualified residential rental projects,” within the meaning of Sections 142(a)(7) and 142(d) of the Internal Revenue Code of 1986, as amended (the “Code”), in the aggregate amount of \$6,250,000 from the office of Minnesota Management & Budget, pursuant to Section 146 of the Code and Minnesota Statutes, Chapter 474A, as amended (the “Allocation Act”).

(2) Pursuant to the terms and requirements of the Allocation Act: (i) the Project will meet the requirements of Section 142(d) of the Code regarding the incomes of the occupants of the Project; and (ii) the maximum rent for at least twenty percent (20%) of the Housing Units will not exceed the area fair market rent or exception fair market rents for existing housing, if applicable, as established by the United States Department of Housing and Urban Development.

(3) Prior to the issuance of the Obligations, the Borrower will enter into an agreement with the City (collectively, the “Regulatory Agreement”) that specifies the maximum rental rates of twenty percent (20%) of the Housing Units and the income levels of the residents of the Project occupying the income-restricted units. Such rental rates and income levels must be within the limitations established in accordance with the preceding paragraph (2). The Borrower will be required to annually certify to the City over the term of the agreement that the rental rates for the rent-restricted units are within the limitations under the preceding paragraph (2). The City may request individual certification of the income of residents of the income-restricted units of the Project. The office of Minnesota Management & Budget may request from the City a copy of the annual certification prepared by the Borrower. The office of Minnesota Management & Budget may require the City to request individual certification of all residents of the income-restricted units of the Project.

(4) The City will monitor Project compliance with the rental rate and income level requirements established under the preceding paragraph (2). The City may issue an order of noncompliance if the Project is found by the City to be out of compliance with the rental-rate or income-level requirements established under the preceding paragraph (2). The Borrower shall pay a penalty to the City equal to one-half of one percent (0.5%) of the total amount of the tax-exempt Obligations issued under the Housing Act for the Project if the City issues an order of noncompliance. For each additional year the Project is out of compliance, the annual penalty must be increased by one-half of one percent (0.5%) of the principal amount of the tax-exempt Obligations issued under the Housing Act for the Project. The City may waive insubstantial violations.

(5) The City will enter into the Regulatory Agreement with the Borrower with a term of at least fifteen (15) years in order to ensure that the Project satisfies the requirements of this Program, Section 142(d) of the Code, the Housing Act, and the Allocation Act.



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Mayor and City Council

From: Kerri Kindsvater, Finance Director
Ellen Hiniker, City Manager

Date: September 2, 2020

Subject: **Proposed 2020 Tax Levy Collectible in 2021 Supporting the 2021 Budget**

SUMMARY

State Statutes require municipalities to certify a preliminary tax levy to their County in September of each year. This preliminary levy will be used to develop property tax statements the County will mail to property owners in mid-November. While the preliminary tax levy adopted in September can be lowered when the final levy is adopted by the Council in December, it cannot be increased.

The 2020 tax levy collectible in 2021 is proposed to fund approximately one-half of the General Fund operations along with a portion of the City's debt obligation related to capital improvements. The proposed levy is \$7,370,000, \$692,000 of which supports the City's total debt service. The proposed levy represents a \$462,000 increase over the tax levy collected in 2020.

	2020 Levy	2021 Levy	Increase
General Fund	6,450,000	6,653,000	203,000
Muni Bldg Debt Serv	0	0	0
2018A Debt Service	220,000	220,000	0
2018B Debt Service	132,000	132,000	0
2019A Debt Service Streets	81,000	81,000	0
2020 Equip Certificates		152,000	152,000
2020 Debt Service Streets		107,000	107,000
Interim Construction-EAB	25,000	25,000	0
Total Levy	6,908,000	7,370,000	462,000

PROPOSED 2020 REVISED GENERAL FUND BUDGET

Revenues

General Fund 2020 year-end revenue is anticipated to be \$329,272 less than budgeted due to a variety of factors related to the COVID pandemic including, but not limited to, the refunding of business license revenues, reduction in non-taxable services and fines, and reduction in permitting and inspection fees. However, \$308,701 from the City's Coronavirus Relief Fund allocated to the General Fund for reimbursement of COVID-related expenditures is accounted for as intergovernmental revenue, which mitigates the impact on year-end revenue.

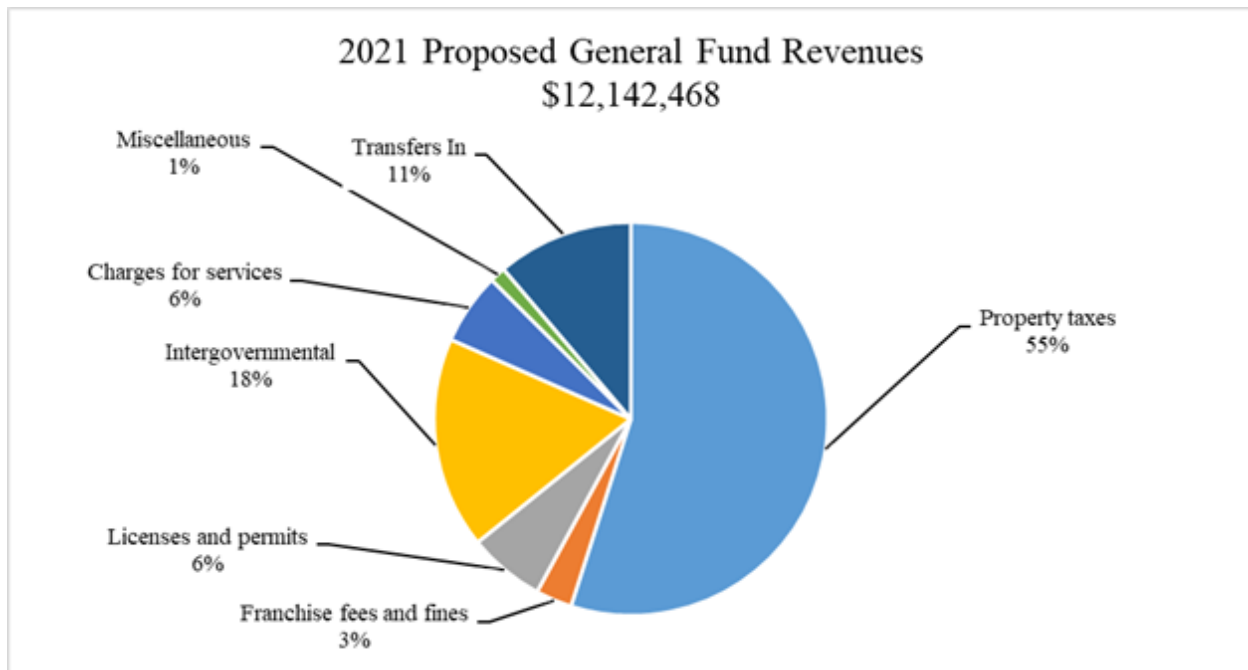
Expenditures

The proposed 2020 revised budget reflects a \$470,978 reduction in budgeted expenditures, most of which are the result of personnel cost savings.

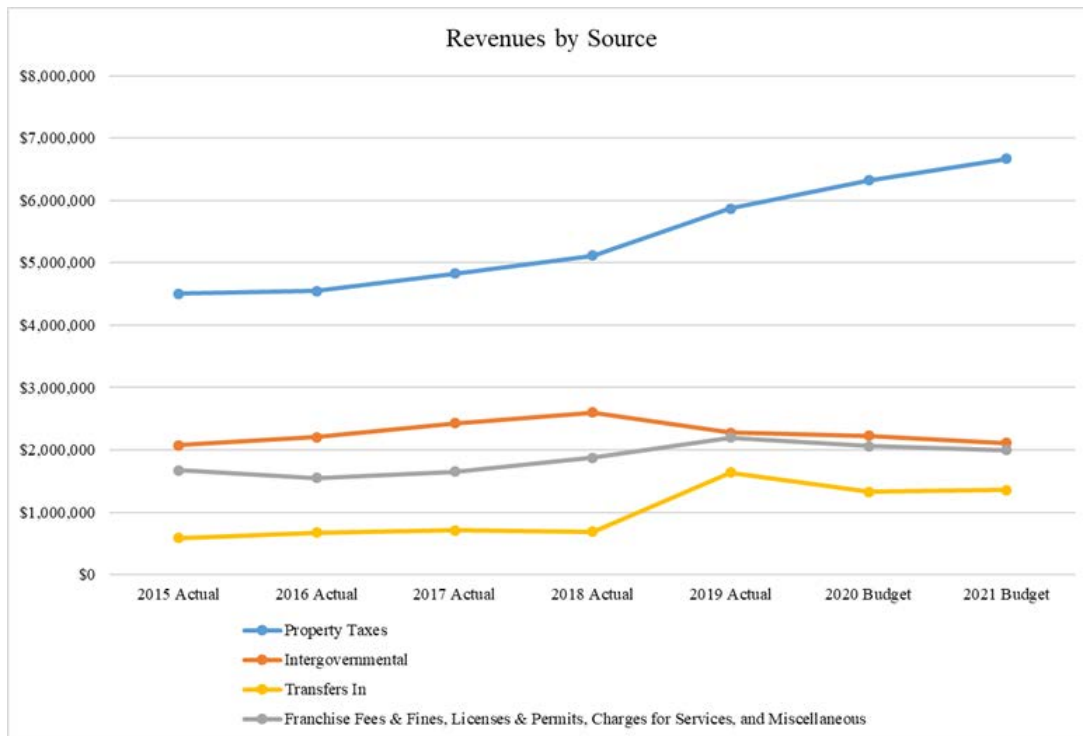
PROPOSED 2021 GENERAL FUND BUDGET

Revenues

There are six (6) sources of revenue that support the General Fund, about half of which is derived directly from property taxes. Other sources of revenue include intergovernmental funds, franchise fees, license and permit fees, charges for service and miscellaneous.

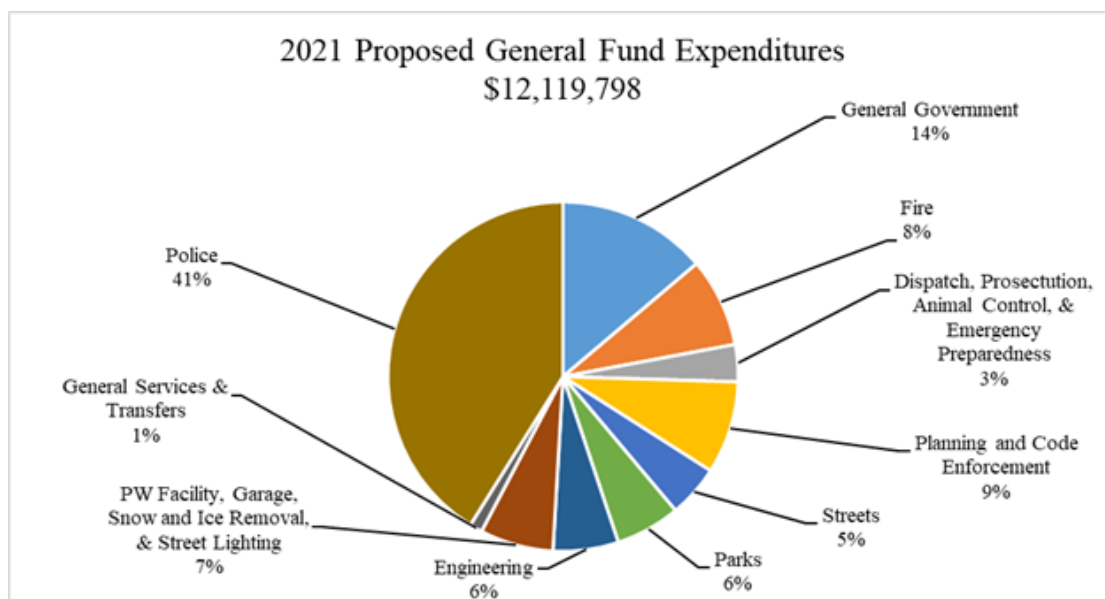


Overall, the proposed budget anticipates a \$172,179 reduction in 2021 non-tax revenues, \$112,000 of which is due to the expiration of a federal DUI grant. Corresponding expenditure cuts were made to minimize upward pressure on the City's tax levy. However, greater than anticipated 2019 revenues and significant expenditure reductions that year resulted in a healthy 2019 year-end fund balance. After transferring \$300,000 into the Equipment Acquisition Fund, as reflected in the revised 2020 budget, the General Fund balance remains at 41% of budgeted expenditures. This healthier fund balance provides some needed flexibility as we enter another year of uncertainty.



Expenditures

The proposed 2021 budget reflects a net increase of \$185,400 in operational expenditures over the 2020 adopted budget, accounting for cuts in some areas and increases in others due to inflationary costs for staff, equipment and services. The budget also includes a new debt service payment of \$259,000 for capital bonds issued in 2020 to help support street reconstruction projects and the purchase of a new fire engine.



PROPERTY TAXES AND IMPACT

Property Valuation

Overall market value growth in White Bear Lake increased \$188 million or 6.4%.

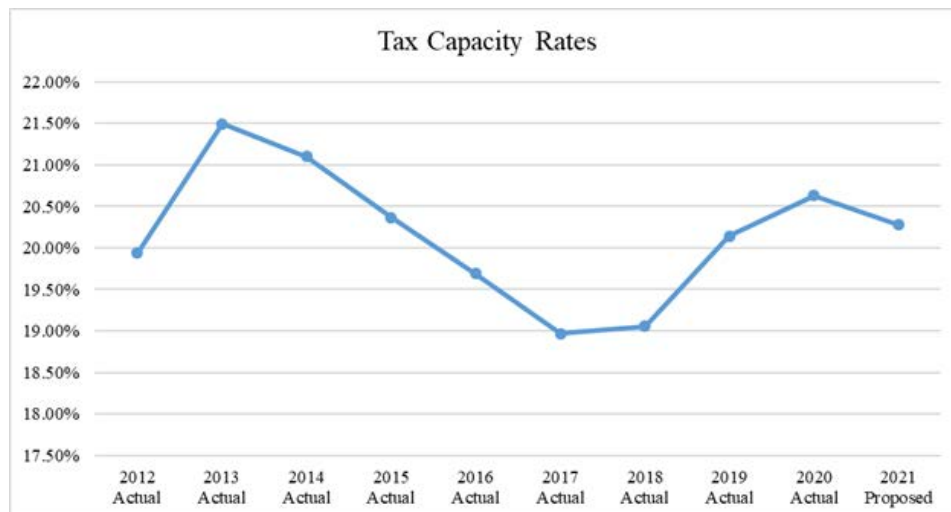
The City's residential housing market continues to expand with overall growth. The median market value home for the payable 2021 tax year is \$256,000, which is \$12,900 higher than the median market value home for the 2020 tax year. The 5.3% increase in the median value home is slightly higher than the average increase for residential property values, which is 5.22%. The residential property value growth increases a homeowner's tax liability as the market value exclusion decreases \$9 for every ten thousand dollars of valuation growth over \$76,000. As illustrated below, White Bear Lake market values have increased at a lower rate than countywide values.

	WBL Properties % Increase in Values for Pay 2021	Rasme Countywide % Increase in Values for Pay 2021
Residential	5.22%	5.30%
Apartments	18.44%	20.10%
Commercial	5.99%	7.70%
Industrial	9.75%	14.00%

Tax rates and impact on property taxes

According to estimates from Ramsey and Washington Counties, the City's net tax capacity has increased \$2,274,548 or 7.7%. This combined with a proposed levy increase of \$462,000 results in slightly lower tax rates in 2021 compared to 2020. Consequently, if the home value did not increase in 2021, the city's share of property tax would actually decrease.

Based upon the preliminary calculations, the median value home of \$256,000 would pay \$467.21 in 2021 for the City's share of property taxes, which is \$31.60 less than what a home of this market value would have paid in 2020.



Below is a comparison of the median value home, its taxable value and the City's annual property tax for recent years. Note that in 2016, the median value home was still \$1,750 less than in 2011, as it continued to recover from the recession. Since 2016, the median value has increased by \$71,300, or 38.6% over a 5-year period:

<u>Year</u>	<u>Median Market Value</u>	<u>Taxable Value</u>	<u>Taxable Value Increase</u>	<u>Annual City Tax</u>
2021	256,000	241,800	14,000	467.21
2020	243,100	227,800	22,500	469.72
2019	222,500	205,300	15,384	413.54
2018	208,400	189,916	12,233	359.42
2017	194,700	177,683	13,600	337.05
2016	184,700	164,083	3,706	323.08
2015	181,300	160,377	15,478	326.64
2014	167,100	144,899	3,815	305.77
2013	163,600	141,084	(17,004)	303.27
2012	179,200	158,088	(28,362)	315.23
2011	186,450	186,450		330.11

State Wide Tax Levy Comparison

The City's 2020 per capita combined tax levy and local government aid funding is \$329.92, which is ranked second lowest among all communities statewide with populations between 16,000 – 37,000. The impact of the preliminary tax levy would increase the City's per capita combined tax levy and LGA funding to \$337.87. Please refer to the attached statewide comparison table.

PUBLIC INPUT – TRUTH IN TAXATION HEARING

The City encourages input on its budget from the public. In addition to the public budget discussion scheduled for the November 24 truth-in-taxation hearing, residents and businesses are encouraged to provide feedback via the City's website. The proposed budget will be posted on the City's website by November 6th for public review.

ADOPTION OF 2021 BUDGET AND CORRESPONDING TAX LEVY

Council will be asked to adopt the final 2021 Budget and corresponding tax levy at its regular meeting on December 8, 2020.

RECOMMENDATION

Staff recommends adoption of a preliminary tax levy of \$7,370,000 for the year 2020, collectible in 2021. If adopted, Council may reduce the levy before final adoption in December, but may not increase it.

RESOLUTION NO.

RESOLUTION APPROVING THE PROPOSED 2020 TAX LEVY COLLECTIBLE IN 2021

WHEREAS, the City of White Bear Lake is annually required by Charter and State law to approve a resolution setting forth an annual proposed annual tax levy to the Ramsey and Washington County Auditors; and

WHEREAS, Minnesota Statutes currently in force require certification of a proposed tax levy to the Ramsey and Washington County Auditors on or before September 30, 2019; and

WHEREAS, the summary details will be submitted to the City Council upon completion of the budget process by the City Manager, as revised.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of White Bear Lake, Ramsey and Washington Counties, Minnesota that the following sums is levied in 2020, collectible in 2021, upon the taxable property in said City of White Bear Lake for the following purposes:

General Fund	\$6,653,000
Emerald Ash Borer	25,000
Debt Service: YMCA/Sports Center	132,000
Debt Service: Street Construction – 2018	220,000
Debt Service: Street Construction – 2019	81,000
Debt Service: Street Construction – 2020	107,000
Debt Service: Equipment Certificates – 2020	<u>152,000</u>
 Gross Levy	 7,370,000
 Less: Fiscal Disparity	 <u>(886,963)</u>
 Net Levy	 <u>6,483,037</u>

BE IT FURTHER RESOLVED that the City Council schedule Tuesday, November 24, 2020 at 7:00 p.m. in the City Hall Chambers, as the meeting date for the Truth-In-Taxation hearing and the meeting will continue until all parties have had an opportunity to speak.

BE IT FURTHER RESOLVED, that provision has also been made for payment of the City's share of Public Employees Retirement Association's contributions for the ensuing years; and

BE IT FURTHER RESOLVED, that there is a sufficient sum of monies in all the Debt Service Funds of the City which are irrevocably pledged, to pay principal and interest in 2021 on all outstanding bond issues, and the deferred annual tax levies previously certified to the County Auditor are hereby canceled, and replaced by the above debt service tax levy; and

RESOLUTION NO.

BE IT FURTHER RESOLVED, that adoption of this resolution does not prohibit the City Council from certifying a final levy that will result in a lower final tax levy; and

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to the County Auditor's of Ramsey and Washington Counties, Minnesota, as required by law.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

City of White Bear Lake
General Fund Summary

Annual Budget

Item	2018 Actual	2019 Actual	2020 Budget	2020 Revised	2021 Budget
Revenue					
Property taxes	\$ 5,116,594	\$ 5,871,634	\$ 6,325,068	\$ 6,325,685	\$ 6,669,500
Franchise fees and fines	386,926	417,216	418,000	348,564	363,000
Licenses and permits	775,165	880,240	758,300	585,765	763,850
Intergovernmental	2,604,171	2,274,684	2,225,297	2,481,785	2,114,297
Charges for services	562,967	656,426	723,400	700,305	714,671
Miscellaneous	151,150	243,683	160,150	147,540	157,150
Total Operating Revenue	<u>9,596,973</u>	<u>10,343,883</u>	<u>10,610,215</u>	<u>10,589,644</u>	<u>10,782,468</u>
Transfers In	<u>686,920</u>	<u>1,640,000</u>	<u>1,325,000</u>	<u>1,325,000</u>	<u>1,360,000</u>
Total Revenue	<u>10,283,893</u>	<u>11,983,883</u>	<u>11,935,215</u>	<u>11,914,644</u>	<u>12,142,468</u>
Expenditures					
General government	1,795,399	1,875,054	1,993,327	1,981,989	2,054,698
Public safety	6,346,758	6,285,628	6,951,181	6,710,119	7,056,996
Public works	1,904,524	2,569,640	2,849,670	2,663,907	2,866,524
General service and contingency	43,325	91,252	115,220	82,405	116,580
Total operating expenditures	<u>10,090,006</u>	<u>10,821,574</u>	<u>11,909,398</u>	<u>11,438,420</u>	<u>12,094,798</u>
Transfers out	<u>25,425</u>	<u>25,000</u>	<u>25,000</u>	<u>325,000</u>	<u>25,000</u>
Total expenditures	<u>10,115,431</u>	<u>10,846,574</u>	<u>11,934,398</u>	<u>11,763,420</u>	<u>12,119,798</u>
Revenues over (under) expenditures	<u>168,462</u>	<u>1,137,309</u>	<u>817</u>	<u>151,225</u>	<u>22,670</u>
Reserve adjustment (to) from	<u>(85,000)</u>	<u>(425,000)</u>	<u>(150,000)</u>	<u>(150,000)</u>	
Fund balance January 1	<u>254,779</u>	<u>338,241</u>	<u>374,175</u>	<u>1,050,550</u>	<u>1,051,775</u>
Fund balance December 31	<u>\$ 338,241</u>	<u>\$ 1,050,550</u>	<u>\$ 224,992</u>	<u>\$ 1,051,775</u>	<u>\$ 1,074,445</u>
Reserve for operations	<u>3,435,000</u>	<u>3,860,000</u>	<u>4,010,000</u>	<u>4,010,000</u>	<u>4,010,000</u>
Total fund balance and reserve for operations	<u>\$ 3,773,241</u>	<u>\$ 4,910,550</u>	<u>\$ 4,234,992</u>	<u>\$ 5,061,775</u>	<u>\$ 5,084,445</u>

City of White Bear Lake
General Fund Revenues

Annual Budget
Business Unit: 1001

Code	Item	2018 Actual	2019 Actual	2020 Budget	2020 Revised	2021 Budget
General Property Taxes						
4015	Current	\$ 4,381,973	\$ 5,137,961	\$ 5,456,727	\$ 5,468,044	\$ 5,766,037
4040	Fiscal disparities	695,791	731,399	833,341	822,641	886,963
	Total current ad valorem taxes	5,077,764	5,869,360	6,290,068	6,290,685	6,653,000
4025	Delinquent	37,245	808	30,000	30,000	15,000
4030	Penalties and interest	1,585	1,466	5,000	5,000	1,500
	Total general property tax	5,116,594	5,871,634	6,325,068	6,325,685	6,669,500
Franchise Fee						
5095	Franchise fee - utilities	308,569	330,153	325,000	294,079	294,000
Licenses and Permits - Business						
4305	Liquor, intoxicating	84,731	88,575	87,000	1,280	87,000
4307	Liquor, nonintoxicating	3,837	2,975	3,000	1,125	3,000
4309	Cigarette	4,050	3,700	3,500	3,450	3,450
4311	Entertainment	745	785	800	810	800
4315	Rental housing fee	20,629	19,888	19,000	15,000	19,000
4317	General contractor	12,296	10,535	12,500	10,500	10,500
4319	Solicitor	1,950	1,785	2,000	2,000	2,000
4321	Service station	5,925	5,175	5,000	5,325	5,000
4323	Other	5,033	5,038	5,000	4,650	5,000
4325	Gambling permits	2,675	2,700	2,500	2,625	2,600
	Total business licenses and permits	141,871	141,156	140,300	46,765	138,350
Non-Business						
4345	Animal	2,244	5,954	3,000	690	3,000
4350	Launch	10,000	10,000	10,000	10,000	16,000
4405	Building	379,508	398,271	380,000	300,000	380,000
4406	Building plan reviews	98,147	140,936	95,000	95,000	95,000
4415	Electrical	37,389	50,709	30,000	35,000	35,000
4420	Heating and air conditioning	56,133	63,378	45,000	45,000	45,000
4425	Plumbing	32,472	45,865	35,000	35,000	35,000
4430	Water and sewer	4,170	2,991	3,000	3,640	3,000
4435	Sign	7,251	3,480	7,000	3,500	3,500
4437	Driveway	5,980	7,600	4,000	5,170	4,000
4439	Right of way	-	9,900	6,000	6,000	6,000
	Total non-business licenses and permits	633,294	739,084	618,000	539,000	625,500
	Total licenses and permits	775,165	880,240	758,300	585,765	763,850
Fines						
4510	County	64,159	76,303	80,000	50,000	60,000
4520	Administrative - City fines	1,158	960	1,000	1,485	1,000
4522	Administrative - City share of State fines	13,040	9,800	12,000	3,000	8,000
	Total Fines	78,357	87,063	93,000	54,485	69,000

City of White Bear Lake
General Fund Revenues

Annual Budget
Business Unit: 1001

Code	Item	2018 Actual	2019 Actual	2020 Budget	2020 Revised	2021 Budget
Intergovernmental						
4604	Federal grants	92,358	196,840	172,000	427,458	59,500
4624	State local government aid	1,500,002	1,203,195	1,202,297	1,202,297	1,202,297
4626	State aid street maintenance	290,000	375,000	375,000	375,000	375,000
4630	State police relief aid	250,128	266,390	265,000	265,000	265,000
4632	State fire relief aid	241,116	-	-	-	-
4636	State 911 distribution	11,283	-	-	-	-
4644	State police POST board	26,796	28,831	25,000	25,000	25,000
4646	State aid - other	14,192	32,163	-	11,030	11,500
4662	County aid - other	31,296	21,265	31,000	21,000	21,000
4666	Local aid - school district resource officers	147,000	151,000	155,000	155,000	155,000
	Total intergovernmental	<u>2,604,171</u>	<u>2,274,684</u>	<u>2,225,297</u>	<u>2,481,785</u>	<u>2,114,297</u>
Charges for Services						
4807	Customer service taxable	531	445	500	45	-
4809	Customer service non-taxable	21,109	29,786	30,000	12,305	14,000
4819	Charges to other departments	50	-	-	-	-
4832	Fire services	328,733	387,552	465,100	465,100	467,993
4834	Police services	63,800	63,228	80,500	80,500	85,378
4835	False alarm services	450	4,800	1,000	1,000	1,000
4836	Public safety services	7,562	7,585	4,000	855	4,000
4842	Public works services	10,740	392	1,800	-	1,800
4845	Building inspection services	129,779	161,838	140,000	140,000	140,000
4846	Fire inspection services	200	800	500	500	500
4875	Miscellaneous services	13	-	-	-	-
	Total charges for services	<u>562,967</u>	<u>656,426</u>	<u>723,400</u>	<u>700,305</u>	<u>714,671</u>
Miscellaneous Revenues						
4955	Interest	90,000	169,651	115,000	115,000	115,000
4975	Rental income	45,485	42,070	35,650	25,415	35,650
4990	Donations	2,311	2,150	2,000	800	-
5010	Sale of property	2,384	1,643	1,000	440	-
5318	Gambling regulatory tax	-	22,456	3,000	2,375	3,000
5350	Miscellaneous revenues	1,292	1,596	-	-	-
5360	Refunds and reimbursements	9,678	4,117	3,500	3,510	3,500
	Total miscellaneous revenues	<u>151,150</u>	<u>243,683</u>	<u>160,150</u>	<u>147,540</u>	<u>157,150</u>
Transfers for Administrative Charges						
5205	Water distribution	102,280	101,000	101,000	101,000	108,000
5205	Water treatment	18,540	18,996	19,000	19,000	20,000
5205	Sewer	106,400	110,004	110,000	110,000	120,000
5205	Refuse	109,000	110,004	110,000	110,000	110,000
5205	Ambulance	254,000	140,004	140,000	140,000	140,000
5205	Pioneer Manor	-	-	-	-	17,000
5205	License Bureau	31,700	-	-	-	-
5205	HRA Redevelopment - District 25	25,000	24,996	25,000	25,000	25,000
5205	Marina	40,000	69,996	70,000	70,000	70,000
5205	Interim Construction	-	1,065,000	750,000	750,000	750,000
	Total transfers	<u>686,920</u>	<u>1,640,000</u>	<u>1,325,000</u>	<u>1,325,000</u>	<u>1,360,000</u>
Total		<u>\$ 10,283,893</u>	<u>\$ 11,983,883</u>	<u>\$ 11,935,215</u>	<u>\$ 11,914,644</u>	<u>\$ 12,142,468</u>
Check figures per KK 1/18/20		10,283,893		11,935,215		

City of White Bear Lake
General Fund Summary of Expenditures by Department and Division

Annual Budget

Code	Item	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget
	Legislative					
1010	Mayor and council	\$ 141,081	\$ 150,600	\$ 154,567	\$ 152,392	\$ 156,481
	Department of Administration					
1020	City manager	354,744	377,740	392,701	392,158	401,023
1030	Finance	593,664	605,016	625,238	631,550	633,194
1040	Legal counselor	51,298	46,039	65,869	70,069	65,569
1050	City hall	256,708	305,455	324,368	327,515	331,794
1060	Elections	95,568	59,409	59,911	59,936	84,436
1070	Planning	302,336	330,795	370,673	348,369	382,201
	Total general government	1,795,399	1,875,054	1,993,327	1,981,989	2,054,698
	Department of Public Safety					
1110	Police	4,147,844	4,460,827	4,915,734	4,697,342	4,983,948
1210	Fire	924,955	854,379	997,125	983,685	998,741
1114	Dispatch	504,173	204,157	213,000	213,000	218,000
1041	Prosecution	153,731	148,408	153,763	153,956	158,591
1118	Animal control	14,834	15,652	22,418	22,260	24,024
1220	Emergency preparedness	11,364	11,094	16,864	12,599	16,414
1080	Building and code enforcement	589,857	591,111	632,278	627,277	657,278
	Total public safety	6,346,758	6,285,628	6,951,181	6,710,119	7,056,996
	Department of Public Works					
1300	Public works facility	163,120	192,594	197,471	194,758	194,527
1310	Engineering	-	618,430	752,775	660,121	730,893
1320	Garage	114,156	122,956	146,807	147,417	151,125
1410	Streets	561,560	523,232	555,241	584,114	586,815
1420	Snow and ice removal	234,401	265,345	252,470	253,714	273,407
1430	Street lighting and signals	186,306	180,867	191,403	190,603	203,669
1510	Parks	644,981	666,216	753,504	633,180	726,088
	Total public works	1,904,524	2,569,640	2,849,670	2,663,907	2,866,524
	Non-Departmental					
1610	General services	-	6,487	14,220	-	-
	Lake Conservation District	-	36,581	34,000	33,954	42,660
	Northeast Youth and Family Services	39,575	40,684	44,000	43,451	50,920
	Senior bus	3,750	7,500	7,500	5,000	7,500
	Contingency	-	-	15,500	-	15,500
	Total non-departmental	43,325	91,252	115,220	82,405	116,580
	Total operational expenditures	10,090,006	10,821,574	11,909,398	11,438,420	12,094,798
	Transfers Out					
	Armory	25,000	25,000	25,000	25,000	25,000
	Equipment Acquisition	-	-	-	300,000	-
	Total transfers out	25,000	25,000	25,000	325,000	25,000
	Total	\$ 10,115,006	\$ 10,846,574	\$ 11,934,398	\$ 11,763,420	\$ 12,119,798

City of White Bear Lake
Residential
Property Tax Impact of tax levy
2021 Levy Impact Compared to 2020

15-30-22-41-0036				Est.		
4779 Peggy Lane	2018	2019	2020	2021	Net Chg	% Chg
Market Value	178,000	192,700	224,000	238,100	14,100	6.29%
Taxable / Limited Market Value	156,800	172,800	207,000	222,300		
Tax Capacity	1,568	1,728	2,070	2,223		
Tax burden City	298.82	348.88	426.81	450.78	23.97	5.62%
14-30-22-22-0056				Est.		
4953 Campanaro	2018	2019	2020	2021	Net Chg	% Chg
Market Value	191,100	209,300	229,900	236,300	6,400	2.78%
Taxable / Limited Market Value	171,100	190,900	213,400	220,400		
Tax Capacity	1,711	1,909	2,134	2,204		
Tax burden City	326.08	385.43	440.22	446.93	6.70	1.52%
36-30-22-13-0037				Est.		
2547 Elm Drive	2018	2019	2020	2021	Net Chg	% Chg
Market Value	212,400	232,100	232,500	232,600	100	0.04%
Taxable / Limited Market Value	194,300	215,700	216,200	216,300		
Tax Capacity	1,943	2,157	2,162	2,163		
Tax burden City	370.29	435.50	446.00	438.61	(7.39)	-1.66%

City of White Bear Lake
Residential
Property Tax Impact of tax levy
2021 Levy Impact Compared to 2020

35-30-22-24-0056				Est.		
1970 Ivy Lane	2018	2019	2020	2021	Net Chg	% Chg
Market Value	378,300	371,200	375,900	416,900	41,000	10.91%
Taxable / Limited Market Value	375,100	367,400	372,500	416,900		
Tax Capacity	3,751	3,674	3,725	4,169		
Tax burden City	714.86	741.78	768.43	845.39	76.96	10.02%

13-30-22-42-0011				Est.		
2517 Manitou Island	2018	2019	2020	2021	Net Chg	% Chg
Market Value	903,000	1,128,900	1,032,800	1,200,000	167,200	16.19%
Taxable / Limited Market Value	903,000	1,128,900	1,032,800	1,200,000		
Tax Capacity	10,038	12,861	11,660	13,750		
Tax burden City	1,913.02	2,596.64	2,405.34	2,788.23	382.88	15.92%

Commercial Properties – 2021 Tax Impact

Estimated Market Value: <i>Tax change from the previous year:</i> <i>Percent change of property taxes.</i>	2020 WB Body 524,500.00 50.79	2021 WB Body 577,000.00 172.62
		10.01%
Estimated Market Value: <i>Tax change from the previous year:</i> <i>Percent change of property taxes.</i>	2020 Bellaire Shopping 3,055,000.00 (35.54)	2021 Bellaire Shopping 3,132,500.00 365.02
		2.54%
Estimated Market Value: <i>Tax change from the previous year:</i> <i>Percent change of property taxes.</i>	2020 International Paper 4,000,000.00 (1,061.08)	2021 International Paper 4,488,000.00 1,564.58
		12.20%
Estimated Market Value: <i>Tax change from the previous year:</i> <i>Percent change of property taxes.</i>	2020 Health Partners 4,508,200.00 428.19	2021 Health Partners 4,508,200.00 314.25
		0.00%
Estimated Market Value: <i>Tax change from the previous year:</i> <i>Percent change of property taxes.</i>	2020 White Bear Hotel 6,694,400.00 635.18	2021 White Bear Hotel 7,363,800.00 2,232.04
		10.00%
	5.00%	

City of White Bear Lake
Tax Levy & LGA Comparison - State Wide
City Population Between 16,000 - 37,000
By Total
For Fiscal Year 2020

City	County	2019 Population	2020 Levy	2020 LGA	Total	Per Capita
Red Wing	Goodhue	16,443	23,363,588	794,066	24,157,654	1,469.18
Golden Valley	Hennepin	22,715	25,073,034	-	25,073,034	1,103.81
Hibbing	St. Louis	16,310	8,037,382	8,233,738	16,271,120	997.62
Hopkins	Hennepin	19,555	17,529,684	745,141	18,274,825	934.53
West St. Paul	Dakota	21,205	16,801,114	1,457,291	18,258,405	861.04
Stillwater	Washington	19,767	14,654,103	801,740	15,455,843	781.90
New Hope	Hennepin	22,376	16,496,716	815,623	17,312,339	773.70
South St. Paul	Dakota	20,774	12,976,972	2,706,629	15,683,601	754.96
Inver Grove Heights	Dakota	35,321	24,810,277	-	24,810,277	702.42
Winona	Winona	27,252	8,944,109	10,136,209	19,080,318	700.14
Columbia Heights	Anoka	21,124	12,943,950	1,796,904	14,740,854	697.82
Owatonna	Steele	26,314	13,533,231	4,522,608	18,055,839	686.17
Hastings	Dakota	22,965	14,788,179	849,642	15,637,821	680.94
Richfield	Hennepin	36,993	22,687,471	2,366,046	25,053,517	677.25
Albert Lea	Freeborn	18,132	6,520,259	5,565,279	12,085,538	666.53
Brooklyn Center	Hennepin	32,722	19,509,310	2,133,876	21,643,186	661.43
Faribault	Rice	23,912	9,752,651	5,911,564	15,664,215	655.08
Roseville	Ramsey	36,644	23,105,170	77,800	23,182,970	632.65
Northfield	Rice	20,494	9,709,177	3,194,751	12,903,928	629.64
Austin	Mower	25,679	7,150,000	8,500,584	15,650,584	609.47
Fridley	Anoka	29,374	16,109,557	1,776,018	17,885,575	608.89
Crystal	Hennepin	23,262	12,084,672	1,745,604	13,830,276	594.54
Savage	Scott	32,245	18,687,907	-	18,687,907	579.56
Farmington	Dakota	23,123	13,036,578	334,387	13,370,965	578.25
Buffalo	Wright	16,558	8,439,165	981,133	9,420,298	568.93
Willmar	Kandiyohi	20,226	5,776,821	4,905,862	10,682,683	528.17
Forest Lake	Washington	20,798	10,851,961	95,512	10,947,473	526.37
Elk River	Sherburne	25,243	12,865,770	420,154	13,285,924	526.32
Rosemount	Dakota	25,202	12,967,538	-	12,967,538	514.54
Prior Lake	Scott	27,005	13,601,137	-	13,601,137	503.65
Anoka	Anoka	18,728	7,303,005	1,976,993	9,279,998	495.51
Shoreview	Ramsey	26,695	12,819,826	-	12,819,826	480.23
Lino Lakes	Anoka	21,995	10,491,518	-	10,491,518	477.00
New Brighton	Ramsey	23,427	10,390,250	738,294	11,128,544	475.03
Oakdale	Washington	27,930	12,833,351	236,992	13,070,343	467.97
Ramsey	Anoka	27,263	12,509,232	-	12,509,232	458.84
Champlin	Hennepin	24,231	11,068,806	-	11,068,806	456.80
Chanhassen	Carver	26,278	11,741,368	-	11,741,368	446.81
Andover	Anoka	32,882	14,479,586	-	14,479,586	440.35
St. Michael	Wright	18,157	7,209,380	285,915	7,495,295	412.80
Otsego	Wright	18,130	7,194,249	62,870	7,257,119	400.28
Sartell	Stearns	19,107	7,006,467	331,003	7,337,470	384.02
Chaska	Carver	27,692	10,350,385	22,293	10,372,678	374.57
White Bear Lake	Ramsey	25,752	6,908,000	1,588,195	8,496,195	329.92
Ham Lake	Anoka	16,706	5,066,994	-	5,066,994	303.30
2021 Levy & LGA		25,752	7,370,000	1,333,615	8,703,615	337.98



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Mayor and City Council

From: Kerri Kindsvater, Finance Director
Ellen Hiniker, City Manager

Date: September 2, 2020

Subject: **Proposed 2020 Tax Levy Collectible in 2021 Supporting the 2021 Budget**

SUMMARY

State Statutes require municipalities to certify a preliminary tax levy to their County in September of each year. This preliminary levy will be used to develop property tax statements the County will mail to property owners in mid-November. While the preliminary tax levy adopted in September can be lowered when the final levy is adopted by the Council in December, it cannot be increased.

The 2020 tax levy collectible in 2021 is proposed to fund approximately one-half of the General Fund operations along with a portion of the City's debt obligation related to capital improvements. The proposed levy is \$7,370,000, \$692,000 of which supports the City's total debt service. The proposed levy represents a \$462,000 increase over the tax levy collected in 2020.

	2020 Levy	2021 Levy	Increase
General Fund	6,450,000	6,653,000	203,000
Muni Bldg Debt Serv	0	0	0
2018A Debt Service	220,000	220,000	0
2018B Debt Service	132,000	132,000	0
2019A Debt Service Streets	81,000	81,000	0
2020 Equip Certificates		152,000	152,000
2020 Debt Service Streets		107,000	107,000
Interim Construction-EAB	25,000	25,000	0
Total Levy	6,908,000	7,370,000	462,000

PROPOSED 2020 REVISED GENERAL FUND BUDGET

Revenues

General Fund 2020 year-end revenue is anticipated to be \$329,272 less than budgeted due to a variety of factors related to the COVID pandemic including, but not limited to, the refunding of business license revenues, reduction in non-taxable services and fines, and reduction in permitting and inspection fees. However, \$308,701 from the City's Coronavirus Relief Fund allocated to the General Fund for reimbursement of COVID-related expenditures is accounted for as intergovernmental revenue, which mitigates the impact on year-end revenue.

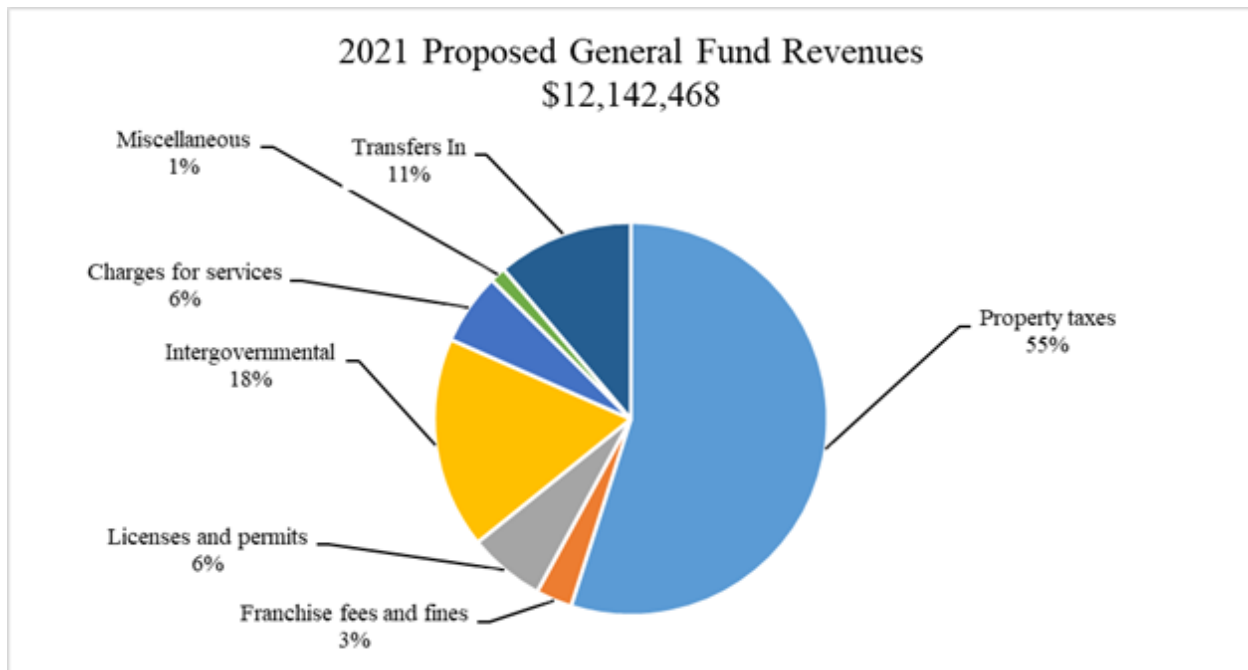
Expenditures

The proposed 2020 revised budget reflects a \$470,978 reduction in budgeted expenditures, most of which are the result of personnel cost savings.

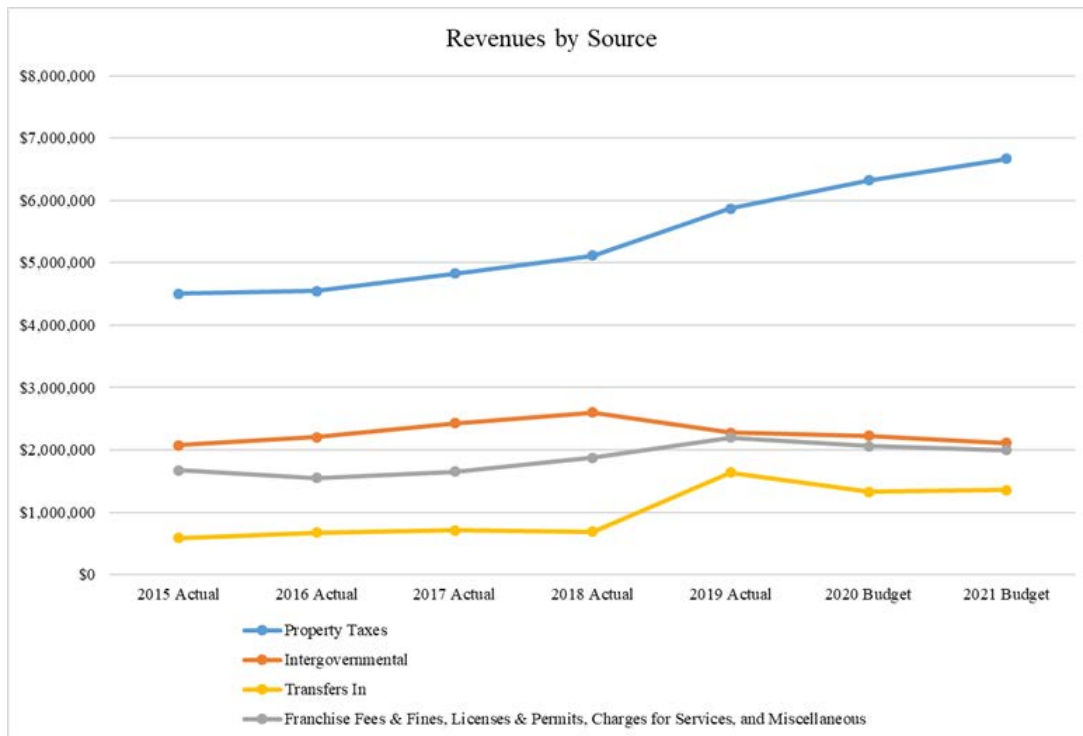
PROPOSED 2021 GENERAL FUND BUDGET

Revenues

There are six (6) sources of revenue that support the General Fund, about half of which is derived directly from property taxes. Other sources of revenue include intergovernmental funds, franchise fees, license and permit fees, charges for service and miscellaneous.

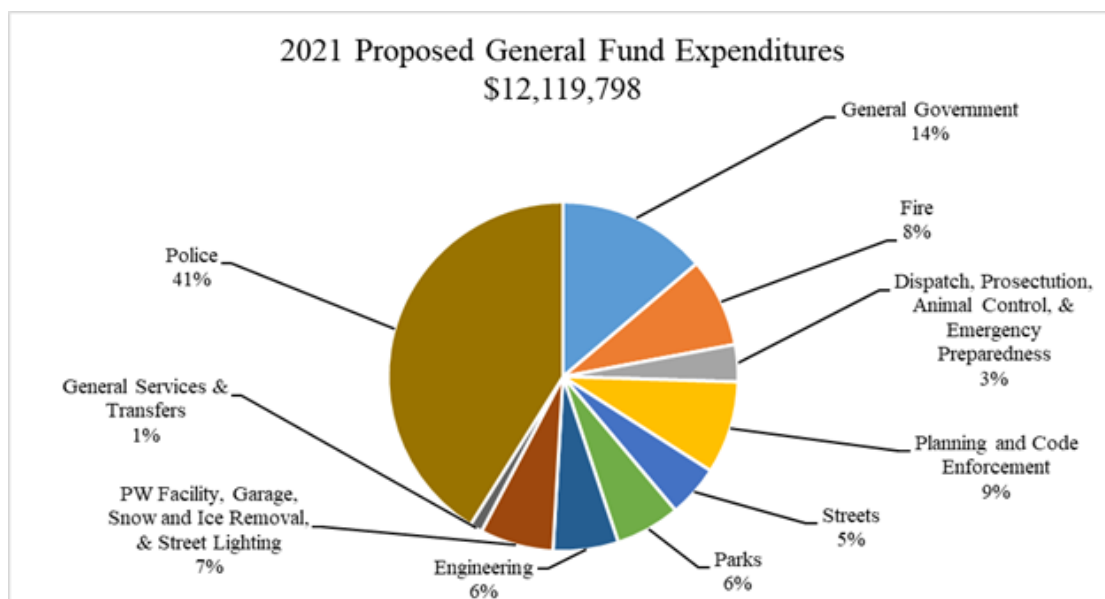


Overall, the proposed budget anticipates a \$172,179 reduction in 2021 non-tax revenues, \$112,000 of which is due to the expiration of a federal DUI grant. Corresponding expenditure cuts were made to minimize upward pressure on the City's tax levy. However, greater than anticipated 2019 revenues and significant expenditure reductions that year resulted in a healthy 2019 year-end fund balance. After transferring \$300,000 into the Equipment Acquisition Fund, as reflected in the revised 2020 budget, the General Fund balance remains at 41% of budgeted expenditures. This healthier fund balance provides some needed flexibility as we enter another year of uncertainty.



Expenditures

The proposed 2021 budget reflects a net increase of \$185,400 in operational expenditures over the 2020 adopted budget, accounting for cuts in some areas and increases in others due to inflationary costs for staff, equipment and services. The budget also includes a new debt service payment of \$259,000 for capital bonds issued in 2020 to help support street reconstruction projects and the purchase of a new fire engine.



PROPERTY TAXES AND IMPACT

Property Valuation

Overall market value growth in White Bear Lake increased \$188 million or 6.4%.

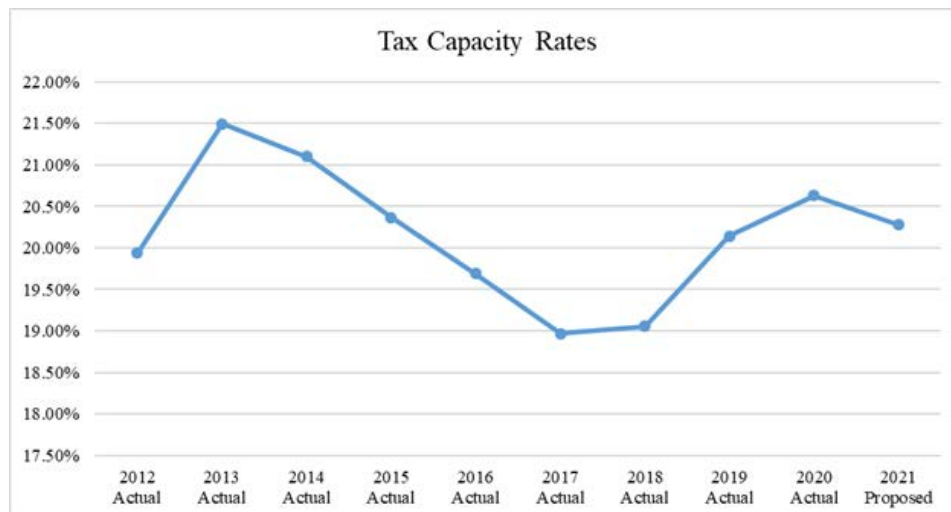
The City's residential housing market continues to expand with overall growth. The median market value home for the payable 2021 tax year is \$256,000, which is \$12,900 higher than the median market value home for the 2020 tax year. The 5.3% increase in the median value home is slightly higher than the average increase for residential property values, which is 5.22%. The residential property value growth increases a homeowner's tax liability as the market value exclusion decreases \$9 for every ten thousand dollars of valuation growth over \$76,000. As illustrated below, White Bear Lake market values have increased at a lower rate than countywide values.

	WBL Properties % Increase in Values for Pay 2021	Rasme Countywide % Increase in Values for Pay 2021
Residential	5.22%	5.30%
Apartments	18.44%	20.10%
Commercial	5.99%	7.70%
Industrial	9.75%	14.00%

Tax rates and impact on property taxes

According to estimates from Ramsey and Washington Counties, the City's net tax capacity has increased \$2,274,548 or 7.7%. This combined with a proposed levy increase of \$462,000 results in slightly lower tax rates in 2021 compared to 2020. Consequently, if the home value did not increase in 2021, the city's share of property tax would actually decrease.

Based upon the preliminary calculations, the median value home of \$256,000 would pay \$467.21 in 2021 for the City's share of property taxes, which is \$31.60 less than what a home of this market value would have paid in 2020.



Below is a comparison of the median value home, its taxable value and the City's annual property tax for recent years. Note that in 2016, the median value home was still \$1,750 less than in 2011, as it continued to recover from the recession. Since 2016, the median value has increased by \$71,300, or 38.6% over a 5-year period:

<u>Year</u>	<u>Median Market Value</u>	<u>Taxable Value</u>	<u>Taxable Value Increase</u>	<u>Annual City Tax</u>
2021	256,000	241,800	14,000	467.21
2020	243,100	227,800	22,500	469.72
2019	222,500	205,300	15,384	413.54
2018	208,400	189,916	12,233	359.42
2017	194,700	177,683	13,600	337.05
2016	184,700	164,083	3,706	323.08
2015	181,300	160,377	15,478	326.64
2014	167,100	144,899	3,815	305.77
2013	163,600	141,084	(17,004)	303.27
2012	179,200	158,088	(28,362)	315.23
2011	186,450	186,450		330.11

State Wide Tax Levy Comparison

The City's 2020 per capita combined tax levy and local government aid funding is \$329.92, which is ranked second lowest among all communities statewide with populations between 16,000 – 37,000. The impact of the preliminary tax levy would increase the City's per capita combined tax levy and LGA funding to \$337.87. Please refer to the attached statewide comparison table.

PUBLIC INPUT – TRUTH IN TAXATION HEARING

The City encourages input on its budget from the public. In addition to the public budget discussion scheduled for the November 24 truth-in-taxation hearing, residents and businesses are encouraged to provide feedback via the City's website. The proposed budget will be posted on the City's website by November 6th for public review.

ADOPTION OF 2021 BUDGET AND CORRESPONDING TAX LEVY

Council will be asked to adopt the final 2021 Budget and corresponding tax levy at its regular meeting on December 8, 2020.

RECOMMENDATION

Staff recommends adoption of a preliminary tax levy of \$7,370,000 for the year 2020, collectible in 2021. If adopted, Council may reduce the levy before final adoption in December, but may not increase it.

RESOLUTION NO.

RESOLUTION APPROVING THE PROPOSED 2020 TAX LEVY COLLECTIBLE IN 2021

WHEREAS, the City of White Bear Lake is annually required by Charter and State law to approve a resolution setting forth an annual proposed annual tax levy to the Ramsey and Washington County Auditors; and

WHEREAS, Minnesota Statutes currently in force require certification of a proposed tax levy to the Ramsey and Washington County Auditors on or before September 30, 2019; and

WHEREAS, the summary details will be submitted to the City Council upon completion of the budget process by the City Manager, as revised.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of White Bear Lake, Ramsey and Washington Counties, Minnesota that the following sums is levied in 2020, collectible in 2021, upon the taxable property in said City of White Bear Lake for the following purposes:

General Fund	\$6,653,000
Emerald Ash Borer	25,000
Debt Service: YMCA/Sports Center	132,000
Debt Service: Street Construction – 2018	220,000
Debt Service: Street Construction – 2019	81,000
Debt Service: Street Construction – 2020	107,000
Debt Service: Equipment Certificates – 2020	<u>152,000</u>
 Gross Levy	 7,370,000
 Less: Fiscal Disparity	 <u>(886,963)</u>
 Net Levy	 <u>6,483,037</u>

BE IT FURTHER RESOLVED that the City Council schedule Tuesday, November 24, 2020 at 7:00 p.m. in the City Hall Chambers, as the meeting date for the Truth-In-Taxation hearing and the meeting will continue until all parties have had an opportunity to speak.

BE IT FURTHER RESOLVED, that provision has also been made for payment of the City's share of Public Employees Retirement Association's contributions for the ensuring years; and

BE IT FURTHER RESOLVED, that there is a sufficient sum of monies in all the Debt Service Funds of the City which are irrevocably pledged, to pay principal and interest in 2021 on all outstanding bond issues, and the deferred annual tax levies previously certified to the County Auditor are hereby canceled, and replaced by the above debt service tax levy; and

RESOLUTION NO.

BE IT FURTHER RESOLVED, that adoption of this resolution does not prohibit the City Council from certifying a final levy that will result in a lower final tax levy; and

BE IT FURTHER RESOLVED, that the City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to the County Auditor's of Ramsey and Washington Counties, Minnesota, as required by law.

The foregoing resolution, offered by Councilmember _____ and supported by Councilmember _____, was declared carried on the following vote:

Ayes:

Nays:

Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

City of White Bear Lake
General Fund Summary

Annual Budget

Item	2018 Actual	2019 Actual	2020 Budget	2020 Revised	2021 Budget
Revenue					
Property taxes	\$ 5,116,594	\$ 5,871,634	\$ 6,325,068	\$ 6,325,685	\$ 6,669,500
Franchise fees and fines	386,926	417,216	418,000	348,564	363,000
Licenses and permits	775,165	880,240	758,300	585,765	763,850
Intergovernmental	2,604,171	2,274,684	2,225,297	2,481,785	2,114,297
Charges for services	562,967	656,426	723,400	700,305	714,671
Miscellaneous	151,150	243,683	160,150	147,540	157,150
Total Operating Revenue	<u>9,596,973</u>	<u>10,343,883</u>	<u>10,610,215</u>	<u>10,589,644</u>	<u>10,782,468</u>
Transfers In	<u>686,920</u>	<u>1,640,000</u>	<u>1,325,000</u>	<u>1,325,000</u>	<u>1,360,000</u>
Total Revenue	<u>10,283,893</u>	<u>11,983,883</u>	<u>11,935,215</u>	<u>11,914,644</u>	<u>12,142,468</u>
Expenditures					
General government	1,795,399	1,875,054	1,993,327	1,981,989	2,054,698
Public safety	6,346,758	6,285,628	6,951,181	6,710,119	7,056,996
Public works	1,904,524	2,569,640	2,849,670	2,663,907	2,866,524
General service and contingency	43,325	91,252	115,220	82,405	116,580
Total operating expenditures	<u>10,090,006</u>	<u>10,821,574</u>	<u>11,909,398</u>	<u>11,438,420</u>	<u>12,094,798</u>
Transfers out	<u>25,425</u>	<u>25,000</u>	<u>25,000</u>	<u>325,000</u>	<u>25,000</u>
Total expenditures	<u>10,115,431</u>	<u>10,846,574</u>	<u>11,934,398</u>	<u>11,763,420</u>	<u>12,119,798</u>
Revenues over (under) expenditures	<u>168,462</u>	<u>1,137,309</u>	<u>817</u>	<u>151,225</u>	<u>22,670</u>
Reserve adjustment (to) from	<u>(85,000)</u>	<u>(425,000)</u>	<u>(150,000)</u>	<u>(150,000)</u>	
Fund balance January 1	<u>254,779</u>	<u>338,241</u>	<u>374,175</u>	<u>1,050,550</u>	<u>1,051,775</u>
Fund balance December 31	<u>\$ 338,241</u>	<u>\$ 1,050,550</u>	<u>\$ 224,992</u>	<u>\$ 1,051,775</u>	<u>\$ 1,074,445</u>
Reserve for operations	<u>3,435,000</u>	<u>3,860,000</u>	<u>4,010,000</u>	<u>4,010,000</u>	<u>4,010,000</u>
Total fund balance and reserve for operations	<u>\$ 3,773,241</u>	<u>\$ 4,910,550</u>	<u>\$ 4,234,992</u>	<u>\$ 5,061,775</u>	<u>\$ 5,084,445</u>

City of White Bear Lake
General Fund Revenues

Annual Budget
Business Unit: 1001

Code	Item	2018 Actual	2019 Actual	2020 Budget	2020 Revised	2021 Budget
General Property Taxes						
4015	Current	\$ 4,381,973	\$ 5,137,961	\$ 5,456,727	\$ 5,468,044	\$ 5,766,037
4040	Fiscal disparities	695,791	731,399	833,341	822,641	886,963
	Total current ad valorem taxes	5,077,764	5,869,360	6,290,068	6,290,685	6,653,000
4025	Delinquent	37,245	808	30,000	30,000	15,000
4030	Penalties and interest	1,585	1,466	5,000	5,000	1,500
	Total general property tax	5,116,594	5,871,634	6,325,068	6,325,685	6,669,500
Franchise Fee						
5095	Franchise fee - utilities	308,569	330,153	325,000	294,079	294,000
Licenses and Permits - Business						
4305	Liquor, intoxicating	84,731	88,575	87,000	1,280	87,000
4307	Liquor, nonintoxicating	3,837	2,975	3,000	1,125	3,000
4309	Cigarette	4,050	3,700	3,500	3,450	3,450
4311	Entertainment	745	785	800	810	800
4315	Rental housing fee	20,629	19,888	19,000	15,000	19,000
4317	General contractor	12,296	10,535	12,500	10,500	10,500
4319	Solicitor	1,950	1,785	2,000	2,000	2,000
4321	Service station	5,925	5,175	5,000	5,325	5,000
4323	Other	5,033	5,038	5,000	4,650	5,000
4325	Gambling permits	2,675	2,700	2,500	2,625	2,600
	Total business licenses and permits	141,871	141,156	140,300	46,765	138,350
Non-Business						
4345	Animal	2,244	5,954	3,000	690	3,000
4350	Launch	10,000	10,000	10,000	10,000	16,000
4405	Building	379,508	398,271	380,000	300,000	380,000
4406	Building plan reviews	98,147	140,936	95,000	95,000	95,000
4415	Electrical	37,389	50,709	30,000	35,000	35,000
4420	Heating and air conditioning	56,133	63,378	45,000	45,000	45,000
4425	Plumbing	32,472	45,865	35,000	35,000	35,000
4430	Water and sewer	4,170	2,991	3,000	3,640	3,000
4435	Sign	7,251	3,480	7,000	3,500	3,500
4437	Driveway	5,980	7,600	4,000	5,170	4,000
4439	Right of way	-	9,900	6,000	6,000	6,000
	Total non-business licenses and permits	633,294	739,084	618,000	539,000	625,500
	Total licenses and permits	775,165	880,240	758,300	585,765	763,850
Fines						
4510	County	64,159	76,303	80,000	50,000	60,000
4520	Administrative - City fines	1,158	960	1,000	1,485	1,000
4522	Administrative - City share of State fines	13,040	9,800	12,000	3,000	8,000
	Total Fines	78,357	87,063	93,000	54,485	69,000

City of White Bear Lake
General Fund Revenues

Annual Budget
Business Unit: 1001

Code	Item	2018 Actual	2019 Actual	2020 Budget	2020 Revised	2021 Budget
Intergovernmental						
4604	Federal grants	92,358	196,840	172,000	427,458	59,500
4624	State local government aid	1,500,002	1,203,195	1,202,297	1,202,297	1,202,297
4626	State aid street maintenance	290,000	375,000	375,000	375,000	375,000
4630	State police relief aid	250,128	266,390	265,000	265,000	265,000
4632	State fire relief aid	241,116	-	-	-	-
4636	State 911 distribution	11,283	-	-	-	-
4644	State police POST board	26,796	28,831	25,000	25,000	25,000
4646	State aid - other	14,192	32,163	-	11,030	11,500
4662	County aid - other	31,296	21,265	31,000	21,000	21,000
4666	Local aid - school district resource officers	147,000	151,000	155,000	155,000	155,000
	Total intergovernmental	<u>2,604,171</u>	<u>2,274,684</u>	<u>2,225,297</u>	<u>2,481,785</u>	<u>2,114,297</u>
Charges for Services						
4807	Customer service taxable	531	445	500	45	-
4809	Customer service non-taxable	21,109	29,786	30,000	12,305	14,000
4819	Charges to other departments	50	-	-	-	-
4832	Fire services	328,733	387,552	465,100	465,100	467,993
4834	Police services	63,800	63,228	80,500	80,500	85,378
4835	False alarm services	450	4,800	1,000	1,000	1,000
4836	Public safety services	7,562	7,585	4,000	855	4,000
4842	Public works services	10,740	392	1,800	-	1,800
4845	Building inspection services	129,779	161,838	140,000	140,000	140,000
4846	Fire inspection services	200	800	500	500	500
4875	Miscellaneous services	13	-	-	-	-
	Total charges for services	<u>562,967</u>	<u>656,426</u>	<u>723,400</u>	<u>700,305</u>	<u>714,671</u>
Miscellaneous Revenues						
4955	Interest	90,000	169,651	115,000	115,000	115,000
4975	Rental income	45,485	42,070	35,650	25,415	35,650
4990	Donations	2,311	2,150	2,000	800	-
5010	Sale of property	2,384	1,643	1,000	440	-
5318	Gambling regulatory tax	-	22,456	3,000	2,375	3,000
5350	Miscellaneous revenues	1,292	1,596	-	-	-
5360	Refunds and reimbursements	9,678	4,117	3,500	3,510	3,500
	Total miscellaneous revenues	<u>151,150</u>	<u>243,683</u>	<u>160,150</u>	<u>147,540</u>	<u>157,150</u>
Transfers for Administrative Charges						
5205	Water distribution	102,280	101,000	101,000	101,000	108,000
5205	Water treatment	18,540	18,996	19,000	19,000	20,000
5205	Sewer	106,400	110,004	110,000	110,000	120,000
5205	Refuse	109,000	110,004	110,000	110,000	110,000
5205	Ambulance	254,000	140,004	140,000	140,000	140,000
5205	Pioneer Manor	-	-	-	-	17,000
5205	License Bureau	31,700	-	-	-	-
5205	HRA Redevelopment - District 25	25,000	24,996	25,000	25,000	25,000
5205	Marina	40,000	69,996	70,000	70,000	70,000
5205	Interim Construction	-	1,065,000	750,000	750,000	750,000
	Total transfers	<u>686,920</u>	<u>1,640,000</u>	<u>1,325,000</u>	<u>1,325,000</u>	<u>1,360,000</u>
Total		<u>\$ 10,283,893</u>	<u>\$ 11,983,883</u>	<u>\$ 11,935,215</u>	<u>\$ 11,914,644</u>	<u>\$ 12,142,468</u>
Check figures per KK 1/18/20		10,283,893		11,935,215		

City of White Bear Lake
General Fund Summary of Expenditures by Department and Division

Annual Budget

Code	Item	2018 Actual	2019 Actual	2020 Adopted	2020 Revised	2021 Budget
	Legislative					
1010	Mayor and council	\$ 141,081	\$ 150,600	\$ 154,567	\$ 152,392	\$ 156,481
	Department of Administration					
1020	City manager	354,744	377,740	392,701	392,158	401,023
1030	Finance	593,664	605,016	625,238	631,550	633,194
1040	Legal counselor	51,298	46,039	65,869	70,069	65,569
1050	City hall	256,708	305,455	324,368	327,515	331,794
1060	Elections	95,568	59,409	59,911	59,936	84,436
1070	Planning	302,336	330,795	370,673	348,369	382,201
	Total general government	1,795,399	1,875,054	1,993,327	1,981,989	2,054,698
	Department of Public Safety					
1110	Police	4,147,844	4,460,827	4,915,734	4,697,342	4,983,948
1210	Fire	924,955	854,379	997,125	983,685	998,741
1114	Dispatch	504,173	204,157	213,000	213,000	218,000
1041	Prosecution	153,731	148,408	153,763	153,956	158,591
1118	Animal control	14,834	15,652	22,418	22,260	24,024
1220	Emergency preparedness	11,364	11,094	16,864	12,599	16,414
1080	Building and code enforcement	589,857	591,111	632,278	627,277	657,278
	Total public safety	6,346,758	6,285,628	6,951,181	6,710,119	7,056,996
	Department of Public Works					
1300	Public works facility	163,120	192,594	197,471	194,758	194,527
1310	Engineering	-	618,430	752,775	660,121	730,893
1320	Garage	114,156	122,956	146,807	147,417	151,125
1410	Streets	561,560	523,232	555,241	584,114	586,815
1420	Snow and ice removal	234,401	265,345	252,470	253,714	273,407
1430	Street lighting and signals	186,306	180,867	191,403	190,603	203,669
1510	Parks	644,981	666,216	753,504	633,180	726,088
	Total public works	1,904,524	2,569,640	2,849,670	2,663,907	2,866,524
	Non-Departmental					
1610	General services	-	6,487	14,220	-	-
	Lake Conservation District	-	36,581	34,000	33,954	42,660
	Northeast Youth and Family Services	39,575	40,684	44,000	43,451	50,920
	Senior bus	3,750	7,500	7,500	5,000	7,500
	Contingency	-	-	15,500	-	15,500
	Total non-departmental	43,325	91,252	115,220	82,405	116,580
	Total operational expenditures	10,090,006	10,821,574	11,909,398	11,438,420	12,094,798
	Transfers Out					
	Armory	25,000	25,000	25,000	25,000	25,000
	Equipment Acquisition	-	-	-	300,000	-
	Total transfers out	25,000	25,000	25,000	325,000	25,000
	Total	\$ 10,115,006	\$ 10,846,574	\$ 11,934,398	\$ 11,763,420	\$ 12,119,798

City of White Bear Lake
Residential
Property Tax Impact of tax levy
2021 Levy Impact Compared to 2020

15-30-22-41-0036				Est.		
4779 Peggy Lane	2018	2019	2020	2021	Net Chg	% Chg
Market Value	178,000	192,700	224,000	238,100	14,100	6.29%
Taxable / Limited Market Value	156,800	172,800	207,000	222,300		
Tax Capacity	1,568	1,728	2,070	2,223		
Tax burden City	298.82	348.88	426.81	450.78	23.97	5.62%
14-30-22-22-0056				Est.		
4953 Campanaro	2018	2019	2020	2021	Net Chg	% Chg
Market Value	191,100	209,300	229,900	236,300	6,400	2.78%
Taxable / Limited Market Value	171,100	190,900	213,400	220,400		
Tax Capacity	1,711	1,909	2,134	2,204		
Tax burden City	326.08	385.43	440.22	446.93	6.70	1.52%
36-30-22-13-0037				Est.		
2547 Elm Drive	2018	2019	2020	2021	Net Chg	% Chg
Market Value	212,400	232,100	232,500	232,600	100	0.04%
Taxable / Limited Market Value	194,300	215,700	216,200	216,300		
Tax Capacity	1,943	2,157	2,162	2,163		
Tax burden City	370.29	435.50	446.00	438.61	(7.39)	-1.66%

City of White Bear Lake
Residential
Property Tax Impact of tax levy
2021 Levy Impact Compared to 2020

35-30-22-24-0056				Est.		
1970 Ivy Lane	2018	2019	2020	2021	Net Chg	% Chg
Market Value	378,300	371,200	375,900	416,900	41,000	10.91%
Taxable / Limited Market Value	375,100	367,400	372,500	416,900		
Tax Capacity	3,751	3,674	3,725	4,169		
Tax burden City	714.86	741.78	768.43	845.39	76.96	10.02%

13-30-22-42-0011				Est.		
2517 Manitou Island	2018	2019	2020	2021	Net Chg	% Chg
Market Value	903,000	1,128,900	1,032,800	1,200,000	167,200	16.19%
Taxable / Limited Market Value	903,000	1,128,900	1,032,800	1,200,000		
Tax Capacity	10,038	12,861	11,660	13,750		
Tax burden City	1,913.02	2,596.64	2,405.34	2,788.23	382.88	15.92%

Commercial Properties – 2021 Tax Impact

	2020	2021
	WB Body	WB Body
Estimated Market Value:	524,500.00	577,000.00
<i>Tax change from the previous year:</i>	50.79	172.62
<i>Percent change of property taxes.</i>		10.01%
	2020	2021
	Bellaire Shopping	Bellaire Shopping
Estimated Market Value:	3,055,000.00	3,132,500.00
<i>Tax change from the previous year:</i>	(35.54)	365.02
<i>Percent change of property taxes.</i>		2.54%
	2020	2021
	International Paper	International Paper
Estimated Market Value:	4,000,000.00	4,488,000.00
<i>Tax change from the previous year:</i>	(1,061.08)	1,564.58
<i>Percent change of property taxes.</i>		12.20%
	2020	2021
	Health Partners	Health Partners
Estimated Market Value:	4,508,200.00	4,508,200.00
<i>Tax change from the previous year:</i>	428.19	314.25
<i>Percent change of property taxes.</i>		0.00%
	2020	2021
	White Bear Hotel	White Bear Hotel
Estimated Market Value:	6,694,400.00	7,363,800.00
<i>Tax change from the previous year:</i>	635.18	2,232.04
<i>Percent change of property taxes.</i>	5.00%	10.00%

City of White Bear Lake
Tax Levy & LGA Comparison - State Wide
City Population Between 16,000 - 37,000
By Total
For Fiscal Year 2020

City	County	2019 Population	2020 Levy	2020 LGA	Total	Per Capita
Red Wing	Goodhue	16,443	23,363,588	794,066	24,157,654	1,469.18
Golden Valley	Hennepin	22,715	25,073,034	-	25,073,034	1,103.81
Hibbing	St. Louis	16,310	8,037,382	8,233,738	16,271,120	997.62
Hopkins	Hennepin	19,555	17,529,684	745,141	18,274,825	934.53
West St. Paul	Dakota	21,205	16,801,114	1,457,291	18,258,405	861.04
Stillwater	Washington	19,767	14,654,103	801,740	15,455,843	781.90
New Hope	Hennepin	22,376	16,496,716	815,623	17,312,339	773.70
South St. Paul	Dakota	20,774	12,976,972	2,706,629	15,683,601	754.96
Inver Grove Heights	Dakota	35,321	24,810,277	-	24,810,277	702.42
Winona	Winona	27,252	8,944,109	10,136,209	19,080,318	700.14
Columbia Heights	Anoka	21,124	12,943,950	1,796,904	14,740,854	697.82
Owatonna	Steele	26,314	13,533,231	4,522,608	18,055,839	686.17
Hastings	Dakota	22,965	14,788,179	849,642	15,637,821	680.94
Richfield	Hennepin	36,993	22,687,471	2,366,046	25,053,517	677.25
Albert Lea	Freeborn	18,132	6,520,259	5,565,279	12,085,538	666.53
Brooklyn Center	Hennepin	32,722	19,509,310	2,133,876	21,643,186	661.43
Faribault	Rice	23,912	9,752,651	5,911,564	15,664,215	655.08
Roseville	Ramsey	36,644	23,105,170	77,800	23,182,970	632.65
Northfield	Rice	20,494	9,709,177	3,194,751	12,903,928	629.64
Austin	Mower	25,679	7,150,000	8,500,584	15,650,584	609.47
Fridley	Anoka	29,374	16,109,557	1,776,018	17,885,575	608.89
Crystal	Hennepin	23,262	12,084,672	1,745,604	13,830,276	594.54
Savage	Scott	32,245	18,687,907	-	18,687,907	579.56
Farmington	Dakota	23,123	13,036,578	334,387	13,370,965	578.25
Buffalo	Wright	16,558	8,439,165	981,133	9,420,298	568.93
Willmar	Kandiyohi	20,226	5,776,821	4,905,862	10,682,683	528.17
Forest Lake	Washington	20,798	10,851,961	95,512	10,947,473	526.37
Elk River	Sherburne	25,243	12,865,770	420,154	13,285,924	526.32
Rosemount	Dakota	25,202	12,967,538	-	12,967,538	514.54
Prior Lake	Scott	27,005	13,601,137	-	13,601,137	503.65
Anoka	Anoka	18,728	7,303,005	1,976,993	9,279,998	495.51
Shoreview	Ramsey	26,695	12,819,826	-	12,819,826	480.23
Lino Lakes	Anoka	21,995	10,491,518	-	10,491,518	477.00
New Brighton	Ramsey	23,427	10,390,250	738,294	11,128,544	475.03
Oakdale	Washington	27,930	12,833,351	236,992	13,070,343	467.97
Ramsey	Anoka	27,263	12,509,232	-	12,509,232	458.84
Champlin	Hennepin	24,231	11,068,806	-	11,068,806	456.80
Chanhassen	Carver	26,278	11,741,368	-	11,741,368	446.81
Andover	Anoka	32,882	14,479,586	-	14,479,586	440.35
St. Michael	Wright	18,157	7,209,380	285,915	7,495,295	412.80
Otsego	Wright	18,130	7,194,249	62,870	7,257,119	400.28
Sartell	Stearns	19,107	7,006,467	331,003	7,337,470	384.02
Chaska	Carver	27,692	10,350,385	22,293	10,372,678	374.57
White Bear Lake	Ramsey	25,752	6,908,000	1,588,195	8,496,195	329.92
Ham Lake	Anoka	16,706	5,066,994	-	5,066,994	303.30
2021 Levy & LGA		25,752	7,370,000	1,333,615	8,703,615	337.98



City of White Bear Lake
City Manager's Office

MEMORANDUM

To: Mayor and Council

From: Ellen Hiniker, City Manager

Date: September 3, 2020

Subject: Outdoor music at the Cerenity Care facility

BACKGROUND / SUMMARY

Due to COVID-19 restrictions, Cerenity Care Center has had to cancel much of its programming for residents. Music therapy is one such program. With strict protocols in place since the pandemic, Cerenity began hiring musicians to periodically perform outdoors, directing the sound toward the residence. The performances typically involve one musician who performs for about one hour. The musicians stand outside the fence near the courtyard, which is on the south side/Florence side of the building.

The police received a noise complaint call from a neighbor last month and Cerenity has since received a petition from five (5) neighbors asking them to discontinue the music program. The neighbors who have expressed their concerns do not live directly across the street from the area where this music is performed. It is staff's opinion that any residual noise in the surrounding area is minimal.

Below is the schedule for live music until October, at which time Cerenity Care Center hopes to have entertainers in the chapel behind plexi-glass.

Wed., Sept. 9 from 1-2 pm	Mon., Sept 21 from 1-2 pm
Thurs., Sept 10 from 5:30-6:30 pm	Wed., Sept 23 from 1-2 pm
Mon., Sept. 14 from 1-2 pm	Thurs., Sept. 24 from 5:30-6:30 pm
Wed., Sept 16 from 1-2 pm	Mon, Sept. 28 from 1-2 pm
Thurs., Sept 17 from 5:30-6:30 pm	Wed., Sept. 30 from 1-2 pm

RECOMMENDED COUNCIL ACTION

Staff recommends approval of the attached resolution allowing Cerenity Care to provide outdoor music for its residents per the schedule provided.

ATTACHMENTS

Resolution

RESOLUTION NO.

A RESOLUTION APPROVING OUTDOOR MUSIC AT THE CERENITY CARE CENTER

WHEREAS, due to COVID-19 restrictions on programs for residents, Cerenity Care Center has gotten creative by hiring musicians to periodically perform outdoors, directing the sound toward residents of the facility; and

WHEREAS, performances typically involve one musician that performs for about one hour by standing outside the fence near the courtyard, which is on the south side/Florence side of the building; and

WHEREAS, Cerenity Care Center staff has agreed to reduce the amplification if the City determines that the noise levels are excessive;

NOW THEREFORE, BE IT RESOLVED that the White Bear Lake City Council approves outdoor music performances at Cerenity Care Center as follows:

Wed., Sept 9 from 1-2 pm
Thurs., Sept 10 from 5:30-6:30 pm
Mon., Sept 14 from 1-2 pm
Wed., Sept 16 from 1-2 pm
Thurs., Sept 17 from 5:30-6:30 pm

Mon., Sept 21 from 1-2 pm
Wed., Sept 23 from 1-2 pm
Thurs., Sept 24 from 5:30-6:30 pm
Mon., Sept 28 from 1-2 pm
Wed., Sept 30 from 1-2 pm

The foregoing resolution offered by Councilmember **X** and supported by Councilmember **X**, was declared carried on the following vote:

Ayes:
Nays:
Passed:

Jo Emerson, Mayor

ATTEST:

Kara Coustry, City Clerk

Park Advisory Commission Meeting Minutes

JULY 16, 2020

6:30 P.M.

LAKEWOOD HILLS PARK

MEMBERS PRESENT	Bill Ganzlin, Bryan Belisle, Victoria Biehn, Mark Cermak, Ginny Davis, Mike Shepard
MEMBERS ABSENT	Anastacia Davis,
STAFF PRESENT	Paul Kauppi and Andy Wietecki
VISITORS	
NOTE TAKER	Andy Wietecki

1. CALL TO ORDER

The meeting was called to order at 6:30 pm.

2. APPROVAL OF MINUTES

Approval of the minutes from June 18, 2020 was moved by Ginny Davis and seconded by Mike Shepard.

3. APPROVAL OF AGENDA

Approval of the July 16, 2020 agenda was moved by Ginny Davis and seconded by Mike Shepard.

4. UNFINISHED BUSINESS

Bill Ganzlin finally received his Park Advisory Commission shirt.

5. NEW BUSINESS

a) Lakewood Hills Tour continued

The Lakewood Hills Park tour and clean-up were delayed due to the rain. Paul and Mark identified the proposed location of the all abilities park within Lakewood Hills. The proposed location is between the parking lot and adjacent to the existing playground. The proposed location in close proximity to the parking lot allows for additional handicap parking stalls adjacent to the area and also direct access from the parking lot.

b) Lakewood Hills Tour continued

The Commission walked through the woods as a group to see the dangers of the fallen and dead trees that are in need of removal. Andy Wietecki pointed out the wooded area is very unhealthy with little under growth in certain areas. Andy emphasized the need to start revitalizing this area to a viable forest for the future. The Commission discussed opportunities with the watershed district in terms of a possible funding source to help with the re-forestation at Lakewood Hills. The

Commission members were shocked at the amount of dead trees and dirt forest bed.

6. OTHER STAFF REPORTS

Andy Wieteki reported on a couple of projects that the City is trying to complete this year at Lakewood Hills. The two projects including paving under the bleachers at the soccer fields and the paving a new trail into the wood from the playground. The trail project would be replacing the current trail that is in poor condition.

7. COMMISSION REPORTS

Bryan Belisle suggested that some type of play structure for kids be added to Lions Park. The Commission members agreed that we don't need a big apparatus like other parks just something to give the kids some entertainment. Anastacia and Ginny both highly recommended that nature place like boulders or non-traditional play structures would really fit the park nicely and be cost effective to install. They both stated that the Tamarack Nature Center offers these types of areas for kids to play on and suggested that Andy Wieteki go to Tamarack Nature Center to get ideas for Lions Park.

Ginny Davis reported that she received an e-mail from a resident again this year regarding the lake weeds at the fishing piers at both Lions Park and Veterans Memorial Park. The gentleman stated that while his kids are fishing they get tangled up in the weeds making it hard to catch fish. Andy, Paul and Mark took a trip to both fishing piers to look at the fishing/weed conditions. Some weeds were discovered at Lions Park pier but there was no evidence of weeds from the Veterans Park pier except along the shoreline. They spoke to two fisherman and the fisherman did not have many issues with weeds and usually catch bass and sunnies at Lions Park. Andy informed the Commission that he is getting bids on weed removal. He is meeting a member from the DNR at these locations to better understand what we can and cannot do in these areas and to get the DNRs recommendations on what should be done with these two areas. Paul reached out to the resident and offered to meet him at the locations to get his perspective. At this time, we have not heard back from yet.

Bryan Belisle asked if the City had considered connecting the trail that goes through Hidden Hollow park to the future Lake Links Trail. Andy Wieteki reported that the once the trail is around the lake or at least along South Shore Boulevard, the City would reroute the trail through the church parking lot and make a dedicated trail to Bellaire. The shoulder would be the connecting trail to South Shore Avenue. The City does plan to pave the trail in the park in the future to make the trail more user friendly.

Bill Ganzlin wanted to know if there are any trails that are maintained in the winter months for residents to use, especially this year with Covid-19. The trails plowed in the winter time include: Lake Avenue, Rotary Park, Birch Lake trail around to Hwy 96 to White Bear Parkway to Birch Lake Boulevard South. Andy reported that the City also plans to pave the trails inside Lakewood Hills Park in the future and plow them for winter use. The Park Advisory Commission Members agreed that it would be a good idea to post the trails that are plowed in the winter months on the City's website.

8. OTHER BUSINESS

None.

9. ADJOURNMENT

The next meeting will be held on August 20, 2020 at 6:30 p.m. at Memorial Beach.

There being no further business to come before the Park Commission, the meeting was adjourned. Moved by Bryan Belisle and seconded by Anastacia Davis.

REGULAR MEETING OF THE WHITE BEAR LAKE CONSERVATION DISTRICT
7:00 pm White Bear Lake City Hall
Minutes of July 21, 2020

APPROVAL DATE: August 2020

1. **CALL TO ORDER** the July 21, 2020 meeting of the White Bear Lake Conservation District was called to order by Chair Bryan DeSmet at 7:00 pm (Zoom virtual meeting)
2. **ROLL CALL** Present were: Chair Bryan DeSmet, Sec/Tres Diane Longville, Directors: Scott Costello, Mike Parenteau, Cameron Sigecan, and Scott O'Connor. Missing were Vice Chair Mark Ganz and Directors Marty Rathmanner and Susie Mahoney. A quorum was present.
3. **AGENDA** – Chair DeSmet asked for any changes to the agenda. No, Motion (DeSmet/second) agenda approved vote all aye passed
4. **APPROVAL OF MINUTES OF** – June 2020 board meeting. Corrections spelling of Fillebrown house and remove ('s) after DeSmet in first item. Change bid was received from Lake Management not from DNR. Motion (DeSmet/Second) Moved to approve vote by roll call all aye passed.
5. **PUBLIC COMMENT TIME** – None
6. **NEW BUSINESS** – None
7. **UNFINISHED BUSINESS** – None
8. **REPORTS/ACTION ITEMS**

Executive Committee – Bryan DeSmet

- Discussion of having St. Germain Bay sign installed as a thank you to George St. Germain for his many years of service on our board and committees. Estimate for sign guessing no more than \$2,000 for sign, post, and installation. City of Dellwood board will discuss at their next meeting, after meeting we will regroup for next steps if approved by City.
- Commercial Bay Study – Executive Committee will make first go of scope of work we would like in the study and bring to August meeting for discussion.

Lake Quality Committee – Mike Parenteau

- Lake level as of today is 925.08
- Current temperature is 77 degrees
- July 9th will be treatment day for milfoil. This year only have to treat 12 acres lowest amount ever treated. Two years ago was 69 acres. Next week will treat Yellow Tail Iris. In the future will have home owners be responsible to treat phragmites and Yellow Tail Iris in their own ADUA's

9. **Lake Utilization Committee** – Meeting was cancelled

10. **Lake Education** – Scott Costello
None

11. **Treasurer's Report** – Diane Longville

Motion (Longville/Second) approval of July 2020 Treasurer's report and payment of check numbers 4646 - 4649 Move to approve all aye passed.

League of MN Cities insurance renewal vote on liability waiver Motion (Longville/second) to Not waive liability (same as in prior years) roll call vote all aye Passed

12. **Board Counsel Report** – Alan Kantrud

Another BUI, the new officer's presence has become very well-known now and making an affect along with Ramsey County Patrol.

13. Announcements – We will continue monthly meetings by Zoom for future.

14. Adjournment – Motion (DeSmet/Second) Move to adjourn all aye Passed.

Meeting adjourned

ATTEST:

Kim Johnson

Kim Johnson

Executive Administrative Secretary

Date: 8/18/20

ATTEST:

Bryan DeSmet

Bryan DeSmet

Board chair

Date: 8/18/20



City of White Bear Lake
City Engineer's Office

MEMORANDUM

To: Ellen Hiniker, City Manager

From: Connie Taillon, Environmental Specialist/Water Resources Engineer

Date: September 8, 2020

Subject: Environmental Updates

COUNTY ROAD F RAINGARDEN RETROFIT PROJECT

The raingardens on County Road F between Highway 61 and McKnight Road were originally constructed as part of the 2003 County Road F reconstruction project. A total of six raingardens were installed to capture and treat runoff from County Road F and City streets. The County and City entered into a cooperative agreement in 2003 to share the operation and maintenance costs associated with the raingardens.

This summer, the County completed a maintenance and retrofit project to restore the functionality of the County Road F raingardens. The project included dredging accumulated sediment out of the raingardens, replacing plants, installing curb cuts to improve the flow of water into the raingardens, and installing Rainguardian structures to capture sediment. City Council approved \$30,000 from the 2020 SWPP budget for the City's share of the project cost.



Curb cut and Rainguardian pretreatment structure



Curb cut and Rainguardian 'Foxhole' pretreatment structure (for use under sidewalks)

INTERCITY HOME ENERGY SQUAD CHALLENGE

The City of White Bear Lake has joined other metro cities in the Intercity Home Energy Squad Challenge. The challenge was formed to encourage residents across the metro to sign up for a home energy visit (either virtual or in-home) through the Home Energy Squad, a joint program offered by Xcel Energy and CenterPoint Energy and delivered by the nonprofit Center for Energy and Environment. At the end of 2020, the city with the highest Home Energy Squad visits per capita wins. A traveling trophy will be on display for the winning city. Details of the challenge and Home Energy Squad visits will be included in the fall newsletter.