



**Agenda**  
**Town of White Bear Annual Meeting**  
**March 13, 2018**

1. **7:00 p.m.** Town Clerk Calls Meeting to Order.
2. Moderator is Nominated & Chosen from Floor.
3. Moderator Declares Rules for the Meeting & Announces that the Town Clerk Will Keep the Minutes of the Meeting.
4. Approval of Annual Meeting Agenda.
5. Approval of 2017 Annual Meeting Minutes.
6. Ramsey County Sheriff's Office Report – Sheriff Jack Serier.
7. Recognize Public Officials in Attendance.
8. Lake Level Lawsuit – Township Attorney Presentation.
9. 2019 Preliminary Tax Levy.
10. Announce Location / Date of Special Town Budget Meeting, Tuesday, December 11, 2018, 7:00 p.m., Heritage Hall, 4200 Otter Lake Road (Time, Date & Location Set During the December 12, 2017 Special Town Budget Meeting). If there is bad weather as determined by the Town Board on the day of the meeting, the Town Board shall set the meeting on Thursday, December 13, 2018 at 7:00 p.m. at Heritage Hall, 4200 Otter Lake Road.
11. Set time & Location by Vote for 2019 Annual Meeting, to be held at: 1) Otter Lake Elementary School, 1401 County Road H2 at 7:00 p.m. or 2) Heritage Hall, 4200 Otter Lake Road at 7:00 p.m. (Tuesday, March 12, 2019).
12. Other Business.
13. Adjourn Meeting.

**MINUTES  
TOWN OF WHITE BEAR ANNUAL MEETING  
MARCH 14, 2017**

The Clerk called the meeting to order at 7:00 p.m.

The Clerk reported that the meeting is being cablecast live on Government Channel 16 and will be re-cablecast over the next several weeks. He reported that tonight's meeting is not a Town Board Meeting, but a meeting of the people. He noted that the Town Board, Staff, and Town consultants are present as a resource. The main part of the presentation is the proposed preliminary tax levy for 2018. When it comes to a vote, only Town residents have the privilege of voting. Since the meeting is not a Town Board meeting the meeting is run by a moderator. He reported that Eric Wesman has volunteered to serve as moderator for tonight's meeting.

**NOMINATION OF MODERATOR:** Eric Wesman was nominated as Meeting Moderator. It was moved and seconded that Eric Wesman serve as Meeting Moderator. The motion passed.

**RULES OF ANNUAL MEETING :** The Moderator declared that he would conduct the Annual Meeting according to Roberts Rules of Order, the Town Attorney will serve as parliamentarian following Roberts Rules of Order, and the Town Clerk will keep the Minutes of the meeting. Votes will be tallied by voice vote or hand vote, if appropriate.

**APPROVAL OF ANNUAL MEETING AGENDA:** A motion was made and seconded to approve the Annual Meeting agenda. The motion passed.

**APPROVAL OF 2016 ANNUAL MEETING MINUTES:** A motion was made and seconded to dispense with the reading of the 2016 Annual Meeting Minutes, noting that the minutes have been available for viewing on the Town's website. The motion passed.

**RECOGNIZE PUBLIC OFFICIALS IN ATTENDANCE: Ramsey County Commissioner Blake Huffman:** Blake Huffman, Ramsey County Commissioner, District 1, stated that the Township has a level of government that really works. He stated that the County's #1 job is public safety. Today the County approved hiring more deputies recommended by Sheriff Jack Serier due to the need for more deputies at the detention center. Public safety is number one. He reported that the county has improved Tamarack Nature Center. The County has purchased the Vadnais Sports Center. This is treated as an enterprise fund, as its own entity. Last year \$250,000 in revenue was received from the

MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018

ice rink. The ice rink and dome are working fine. Other businesses are opening up in the area. Land was sold to three businesses collectively for \$1 million and will pay \$400,000 in property taxes each year once the entities are up and running. The projects are hiring 100 employees in the area. Commissioner Huffman explained that Eagle Street, between Park and Bald Eagle Boulevard will be redone this summer. Portland between Buffalo and County Road J and Stillwater between Bald Eagle and Division Street will be done this summer. County Road J by the Rapp Farm will be redone from the curve into Shoreview. This will provide a safer road. Highway 694 and the bridge over Rice Street. The number one thing in Ramsey County is how to get companies to stay in Ramsey County and to connect residents to those jobs. Land-O-Lakes had talked about leaving and relocating to California, but Ramsey County told them if they build a new headquarters and stay here the County will not charge property tax on the new building. They agreed and will also add 200-300 employees. They will have 2,500 employees when the new building is staffed. TCAAP (Rice Street Commons) is 427 acres in size. It is cleaned up at present to residential standards. Ramsey County is getting ready to sell the property to a developer. There will be 4000-6000 real jobs created. Development will include 1500 housing units. There will be million dollar homes, apartments and townhomes. In the center of the property will be a robust retail center and restaurants. They hope to have the Met Council run rapid bus transit in that area. The website: [www.ricecreekcommons.org](http://www.ricecreekcommons.org) is available for further information.

Bob Scherman asked what the definition of 6000 "real" jobs is. Commissioner Huffman explained that it is a job that would pay for a family to live. Bob Scherman asked about the hockey academy contracts with the sports center. He asked if it provides revenue for the sports center. Commissioner Huffman stated that it is a huge win for the hockey academy and the county. Bob Scherman stated that Tamarack Nature Center is a beautiful facility.

**Ramsey County Attorney, John Choi:** Ramsey County Attorney John Choi stated through the past year they have had some very high profile issues and their role is to do justice; to do what the facts say and what the law allows. Ultimately his job is to do the right thing. His decisions include what the community wants to be fair and impartial, and to do the best that he can. As chief prosecutor he prosecutes about 4000 cases each year at the adult felony level. They also do all the juvenile crime prosecutions, whether misdemeanor or felony. They are involved in child protection matters, which are the toughest cases. Situations where parents have failed their children and extraordinary steps need to be taken in removing children from their homes. They do civil commitment, child support collections and provide civil legal advice for the County. One issue that his office works very hard on is the issue of sex trafficking. Across the state communities have become more aware of the fact that vulnerable children who have run away from home or suffer from mental or emotional health issues are being taken advantage of by bad people. There is trafficking across the state of Minnesota and the country with 100,000 kids every year being sold for sex. He has been bringing attention to this issue in Ramsey and Washington counties. New prosecutions have been commenced against trafficking and trafficking rings. They are also starting conversations on the buying and

MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018

selling of human beings that would not exist if it wasn't for the demand. He is speaking out to fathers, mothers, grandmothers, grandfathers, aunts and uncles, and coaches to have a conversation on how to raise boys into men so there isn't this demand in our community.

Joe Kraljic, 4208 Lakewood Avenue, stated that his experience is that public officials in general get a lot of complaints, and don't get the compliments they deserve when they do their jobs. He stated that Ramsey County Attorney, John Choi has done very well dealing with sex trafficking and respects the way that he handled the Philandro Castile shooting. He stated that he did a good job of balancing the rights of the family as well as the rights of the accused to do due process. He complimented Attorney John Choi.

**RUSH LINE CORRIDOR REPORT – ANDY GITZLAFF:** Andy Gitzlaff, Ramsey County Regional Rail Authority, presented a power point presentation of the 30 mile study area between the Union Depot downtown St. Paul and up to Forest Lake and possibly to Hinckley. It connects major destinations, neighborhood activity centers, and job concentrations. It serves a diverse and growing population. Currently there is some bus service on the freeway but they only operate in the mornings and evenings. There are enough people commuting and enough employment to justify looking at a more enhanced service, such as a light rail transit or dedicated bus rapid transit corridor. That is what the Rush Line Corridor is doing. The corridor will run from the Union Depot, St. Paul to Forest Lake, including the communities of White Bear Lake, adjacent to White Bear Township, Gem Lake, Vadnais Heights, Maplewood and St. Paul. The reason for looking at transit within this corridor, not just for today but looking to the future is because of growth (24% population and 30% employment growth). They are looking to provide service for those who cannot or choose not to drive and are dependent on transit. It provides options along Highway 35E and Highway 61 to provide an alternate to sitting in traffic congestion. The market is growing and transit demands overall are up 10% for local routes, suburban routes and express routes. The study is still in the feasibility stage but is nearing the end of that segment of the study. Even though this stage is ending there are still a few years of engineering and environmental studies to be done before there is any construction in the corridor. They have completed the Corridor Vision and are in the process of Alternatives Evaluation. They are at a point in the process where they have a recommended type of transit and a recommended route. The study has established what the overall goals and needs are. They are looking at a variety of alternatives, whether it should be more on the freeway, or more in the community. He stated that they have had about 175 meetings and connected with 6500 people regarding the study. He stated that people can sign up for a newsletter to keep updated. Input helps in making a decision on where the line goes and the type of transit and where stations are located. There is an all-day transit service market where people can connect to destinations for jobs, education, health and businesses. The corridor preserves natural spaces. There is concern about property and business impacts. The lines can be an economic development driver for businesses along the lines which helps to improve the overall tax base. There are a number of goals that they use to evaluate which option to move forward with. The first goal they look at is increase in transit use and how many people are going

**MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018**

to ride it. They want an implementable project with costs and how many people will ride it. They want to make sure that the project improves the quality of life by avoiding any impact on the natural environment. Having stations for access that benefit from the system being aware of bikes and pedestrian connection and how they can make those safe. They look at the broader transportation network, how parking will be impacted and how connections will be made. They support local visions. They look at two ways to measure this: 1) Economic development regarding what type of transit and where it goes for the best return on investment and 2) Private Properties. They want to use public property as much as possible to avoid impact on these properties. Andy Gitzlaff reviewed options for the routes. Options were to follow BNSF corridor, which Ramsey County purchased in the early 90's for future transit. This is where the Bruce Vento Trail is currently located. They would keep that trail within the corridor. There are 100 feet in which to put a busway or train track and have a trail element within the corridor. Other options considered White Bear Avenue and use that as a north-south route. The first option is recommended because the current rail corridor can be used. There would be no need to acquire private property and would provide good travel time and also serve destinations along the way which could be hubs for economic development (east side of St. Paul, Phalen Village, Maplewood Mall area, St. John's Hospital, the marina triangle and north into the City). With cost in mind, it did not make sense to build a separate track or separate lanes for transit north of White Bear Lake. From White Bear Lake north to Hugo and Forest Lake it would be a connector spot instead of a train or bus rapid transit. The type of transit that this corridor will be looking at would be the bus rapid transit. There would be frequent service, upgraded stations where fares can be paid, and level boarding. There would be a separate roadway just for the bus on the part that goes through the rail corridor to help with travel time, speed and reliability. Andy Gitzlaff presented pictures from Cleveland and Los Angeles showing bus ways. In Los Angeles there is a bus way and multi-use trail path along the corridor. The preferred option is Alternative One, the former rail right of way. There are two undecided things which will happen over the next month. They are looking for more feedback on the bus line, north of 694 and the rail corridor owned by Minnesota Commercial. Traffic rights will need to be negotiated to use that corridor. One option is to shift over to Highway 61 and use the highway right-of-way operating on the shoulders with stations along the way. There could be a station on Buerkle Road, County Road E, Cedar or County Road F. In downtown St. Paul the rail corridor would not be used. Old 7<sup>th</sup> Street is an option on the east side of St. Paul or Phalen Blvd. There is a Policy Advisory Committee comprised of elected officials from communities along the line which will be looking at the alternative for route, type of transit, and how the route would operate north of 694. Glen Taylor asked what the proposed cost per rider would be. Andy Gitzlaff stated the "cost per rider" is a method used by the Federal Transit Administration which is a measurement of the yearly operating cost, plus the cost to build and the cost of the project over 30 years divided by the number of riders on an annual basis. The benchmark for this project is the medium range of cost effectiveness. The cost of a bus rapid transit system is about one-third of the cost as it is to build a light rail line. A resident asked about the jog on bus route map presented. Andy Gitzlaff explained that jog would deviate from the rail corridor to serve the hospital and Maplewood Mall directly. By doing so, there would be an increase in ridership but would

MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018

add a few minutes of travel time and would serve the medical campus as well as the mall. There is also a park and ride in the southwest corner. The resident asked if the plan is to come off the embankment, get down to grade and go back up the embankment. Andy Gitzlaff stated that it would come off of Beam at Hazelwood, serve the hospital and mall and then go back over on the rail corridor south of 694.

Scott McCune, Anderlie Lane, stated that there is some limited service by Metro Transit to downtown St. Paul which seems much smaller than getting into downtown Minneapolis. He asked what their projected ridership is on this dedicated route and if it would take away from what Metropolitan Transit has now. He asked if there is any idea what it would cost to get down there and how long it would take to get there. Andy Gitzlaff stated that the service that goes down I-35E would not go away. This would be an additional level of service. For the most part a lot of riders will be new riders to the system, who may drive right now or use other means. Now the express market is for people who have certain jobs in certain areas and are time sensitive in getting there. They do not feel that they will be competing with the existing service. Ridership projection is in the 6000 – 9000 range of daily riders which is a healthy range to justify running service every ten minutes during the peak period and fifteen minutes throughout the day. Travel time end-to-end will be a little over 40 minutes from White Bear Lake into downtown St. Paul and another 5-7 minutes to get to the Union Depot, where there will be connections to other regional transit lines. There are stations along the way, such as at Maplewood Mall where you could use park and ride and transfer to go to a Minneapolis service. If the route goes down Phalen and coming by Regions Hospital the Green Line is right there and could transfer to go to midway or other destinations. The cost is projected out to 2021 dollars and would be \$400 million for the project. The big part of the cost would be building the roadway, improvements to stations and buying vehicles. There is not a lot of property that will be needed which is one of the benefits. With a light rail project it would be between \$1 – 2 billion. The proposed plan is the right fit for the type of ridership anticipated along this corridor.

**2018 PRELIMINARY TAX LEVY:** The Finance Officer stated that this is the time of year where there are three different years of financial activity going on. He is wrapping up year 2016, is working on the 2017 budget and expenditures, and now preparing the budget for 2018. He reported that the Township has received three financial awards from the Government Finance Officers Association of the United States and Canada. One award is for the Towns Financial Report. The Town has won that award for 20 consecutive years. In Minnesota there are 140 governmental units who receive that award. That includes State, County, City and Townships, Special Taxing Districts and School Districts. Another award is the Budget Award which the Township has received for the fifteenth consecutive year. In Minnesota only 20 governments receive this award. The third award is the Popular Report. The Township has done the Popular Report for the last few years. The reports were sent out with utility bills in the August/September billing. This is the first year the Town has received the award. In Minnesota there are only 14 government units to receive that award. The Town is only one of 14 governmental units to receive all three awards.

MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018

The Finance Officer reported that the audit firm of CliftonLarsonAllen will be performing the Town's 2016 audit beginning late March. The audit is required to be done by June 30<sup>th</sup>. The audit will be presented to the Town Board in June and then posted on the Town's website at [www.whitebear township.org](http://www.whitebear township.org). The 2015 audit report is posted on the website for review.

The Finance Officer reported that for 2016 the Town had General Fund revenues in the amount of \$4,031,757. Property taxes accounted for 74.1% of revenues compared to 72.1% in 2015; 77.2% in 2014; and 79.1% in 2013. The collection rate for 2016 taxes was approximately 99.7% of what was levied in 2015. Other revenues, such as licenses and permits, were above budgeted amount for 2016. General Fund expenditures totaled approximately \$4,021,373. Operating expenditures came in \$368,172 below budgeted for 2016. Because of that there was a sizable fund balance. Based on the Town's fund balance policy \$664,960 in funds were transferred to other funds, such as the street improvement funds, storm water fund, park improvement fund, equipment fund, and building replacement fund. That was done because of the projects that the Township has in the five year capital improvement plan growing. The Finance Officer noted that the Stormwater fee has been increased due to an increase in State and Federal mandates and a number of stormwater projects and very little funding for those projects. Funds were transferred to get the General Fund balance to 50% of the operating budget for reserves. Reserves are kept at that level until the first half of property taxes are received for 2016. There was \$1,101,190 in construction activity in 2016. A large portion was for the Pine Hill development and the 2016 sealcoat project.

The Finance Officer reported that the Town has outstanding debt of \$3,375,000. The Town has maintained the Aa2 bond rating from Moody's. In 2011 the debt per capita for the Township was \$871. It is now down to \$305 because the Town has been paying off a lot of the higher interest bonds. In February of 2017 the Town paid off the 2005D TIF bond which had a 5.25% interest rate. With paying that bond off, the highest bond interest rate is 2008 Improvement bond which is at 4%. The bad news is that this bond does not have a call feature so the Town will have to pay the 4% interest rate for the next four years. The only other bonds are bonds issued in 2011. They are all at 2.5% and lower. The Enterprise Fund, which is the water, sewer and stormwater funds, for 2016 had just over \$3,154,839 of revenue compared to \$3,151,708 in expenditures. This was before \$760,000 of depreciation. With the rate increases in the enterprise funds there was a small gain compared to the loss in 2015. Losses can be due to capital improvements in these funds. There has been sewer maintenance work and lift station replacement and improvements to the well houses. Depending on the projects the Town may either make money or lose money in a given year.

The Finance Officer reported that the Annual Budget Meeting was held on December 6, 2016. At that meeting the residents approved the 2017 property levy of \$3,000,000. Residents recommended a General Fund Operating budget of \$3,878,932 which was a 3.39% increase over the 2016 budget.

**MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018**

The Finance Officer reported that Public Safety is the largest operating expenditure at 36% of the budget. Public Safety includes Sheriff's Office, Fire Department and Code Enforcement Officer. Public Works is 25% of the budget which includes street maintenance and street plowing. General Government which is Town administration, legal and election costs account for 23%. The Park Maintenance budget accounts for 16% of the budget.

The Finance Officer reported that the budget was a balanced budget. Conservative revenue estimates were used. Because it was a balanced budget it increased 3.39%. Property taxes accounts for just over 77% of the total revenues. Property taxes are how the Town pays for its operations. General Government increased 3.12%; Public Safety increased 4.27%; Public Works increased 7.21%, the majority is for equipment and seal coating projects; and Parks and Recreation activity decreased 3.65% due to \$38,200 decrease of park and trail improvements in 2017 compared to 2016.

The Finance Officer reported that the residents approved a levy of \$3,000,000. The levy is an increase of 2.25% increase from the 2016 levy. Going back to 2012 the levy has only increased 3.30%. 2017 was the second year that the Town did not have a levy for paying off debt. All the debt is either being paid off by special assessments for affected property owners or through tax increment funds. The Town's tax capacity increased 5.5% to \$12,403,846. That is the highest it has been since 2010 after which there was a recession when homes lost value. 2017 is the first year that the county is starting to increase commercial values again. As a result there is a tax rate of 21.958%. That is still the third lowest rate in Ramsey County.

The Finance Officer reported that the 2017 budget and 5-Year Capital Improvement Plan is on the Town's website and Facebook page. One of the projects in 2016 is the redesign of the Town's website. The residents are able to pay utility bills online. What is needed to set up a utility account on line is account number of the utility account and the last payment paid. With that a resident can pay their utility bill. Information on past water consumption, last payment and payment history is also available. This feature has only been available since the last two quarters and since that time 659 customers have paid on line. In response to a question, the Finance Officer stated that there is a charge to pay online.

The Finance Officer stated that the proposed preliminary tax levy is the worst case scenario. As in the past, once this levy is approved by the residents the levy can be lowered, but it cannot be raised above what is approved tonight. There is a history of lowering the levy when it is presented as a final levy at the budget meeting. The 2018 budget and final tax levy will be presented to the residents at the December 12, 2017 Special Town Budget meeting at Heritage Hall. The proposed 2018 preliminary is \$ 3,582,000. This is a 3.98% increase from the 2017 preliminary levy. The 2017 budget was used compared to the 2016 and 2105 actual revenues and expenditures and included some inflationary expenses to come up with the levy of \$3,582,000 with some exceptions. Animal Control and Rental Dwelling Licenses are collected in even years

**MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018**

and result in \$19,300 not received in odd years. State and County aid was left as it was in 2017. Fiscal disparities are expected to increase when the final numbers are received. Those numbers were left at \$275,000. On the expenditure side wage increases are estimated at 4% on January 1<sup>st</sup>. The Union contract expires at the end of this year and a new union contract will be negotiated. Summer help budget was increased to address increased park maintenance needs; PERA contribution increased to 8% of wages; health insurance increased 12%. With the Affordable Care Act and the increase in the health insurance industry a larger increase was put into the budget. The last few years a 3% increase was presented by the health provider. The above increases account for \$123,062 or 9.73%. Equipment rental fees have not been fully funded and are proposed to be set at 75% of depreciation. The 2017 budget funded appreciation at 45-50%. The Sheriff's contract, both patrol and dispatch, and fire budget were increased 10.8% and 12.71% respectively. The Sheriff's contract is by far the largest budget item, just over \$1 million. The transfer to the Capital Improvement Fund for the seal coating project was increased to \$100,000 which is an increase of \$29,000. The sealcoat project proposed for next year is estimated at \$135,000. This is an item that has not been fully funded in the past. The transfer each year brings funding to what it actually would cost. The Park Improvement budget is based on the 5-year Capital Improvement Plan for 2018. It would increase \$15,300 to \$212,800 based on replacement of playground equipment and other improvements to the parks and trails. The Township Day festival held each fall adds \$38,500 to the General Fund budget. However, approximately \$9,000 in revenue is received so cost to the Township is approximately \$29,000 for the festival to pay for the bands, fireworks, displays, etc. Taking the expenditures and subtracting the revenues results in a proposed Preliminary Tax levy of \$3,582,000. With the Operating Levy of \$3,307,000 and Fiscal Disparities of \$275,000 provides a Preliminary Tax Levy of \$3,582.00.

The Finance Officer stated that if the Town's tax capacity only increased about 5% which would make the tax capacity \$12,410,000 the Town's tax rate would increase to 26.648%. If there was no change in a home's market value the tax increase would be between \$57 at a home valued at \$135,000 and \$145 for a home valued at \$300,000. This is for only the Township's share of the property tax for 2018. He noted that the Town's tax rate is the 3<sup>rd</sup> lowest in Ramsey County with the City of North Oaks and White Bear Lake having a lower tax rate.

The Finance Officer reported on property tax distribution. Ramsey County receives almost 50% of the property tax; the Township receives 20%; School District at 21%; and smaller taxing districts at 7-8%.

The Finance Officer stated that the Town can lower the tax levy during the budget process however the amount cannot be exceeded from what is approved tonight. The budget process begins in May and continues through September when the Town has to certify the levy to Ramsey County which is the amount that they put in the tax notice to residents. After September 15<sup>th</sup>, the Town continues to work on the budget to get down to the levy

MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018

presented tonight. Conservative revenue estimates and what the Town feels is the worst case expenditure estimate provides a proposed levy of \$3,582,000.

Bob Scherman stated that at the bottom of page 9 regarding the 2016 financial information there is \$1,100,000 for construction activity. He asked what activities are associated with that cost from the Pine Hill development. The Finance Officer explained that sewer and water were extended, street improvements, and storm water ponding. Bob Scherman asked what amount of the \$1,100,000 was used for those activities. The Finance Officer stated that approximately 90% would have been used for those activities. The Clerk reported that the Town builds the streets and utilities but assesses the cost against the property. The cost was not placed as debt against the Town.

A resident stated that he did not see anything in the budget about purchasing the horse farm. He asked how far along the Town is in that process. The Finance Officer stated that is not in the operating budget. The Town is purchasing that property through the EDA fund. When the property is sold to a developer the funds would go back into the EDA fund. With owning the property and selling to a developer the Town has more control over the type of development and can set up criteria regarding not building in the land use safety zone at Benson Airport. The Clerk stated that the Town acquired 22 acres from which 14 is wetland and 7 acres buildable. The Town acquired at the appraised value as determined by the Town's appraiser. With using the eminent domain procedure the amount may change. The funds were available through the Town's Economic Development Authority and was a qualified expenditure and did not come out of property tax revenue. Once the property is sold the proceeds will go back into the Economic Development Authority fund. The Town will retain the 14 acres of wetland and the 7 acres will be sold under the land use safety zone which has been in place. The development that was denied in 2015 requested an amendment to the land use safety zone which would allow a more dense development which the Town denied. The property owner sued the Town and the Town ended up acquiring the property.

A resident asked about revenues and expenses coming from Benson Airport. The Clerk reported that the Town acquired Benson Airport as a gift from the estate of John Benson, the owner, under the condition that the Benson Airport Association can continue to operate there through a "conservation easement" for 40 years. It was acquired in 1996 so in 2036 the conditions requiring the operation of the airport will expire. The airport operates at no charge to White Bear Township as an exchange for the 62 acres that was given to the Town. The Town takes care of snow plowing and mowing but there are no hard cash expenditures for the Town. The Town also built a water tower on the property. In response to a question if the Town gets any income from the airport, the Clerk stated that the Town does not. A resident asked if the Township owns the property as tax exempt property. The Clerk stated that it is tax exempt. The resident stated that bothers him because there is a park there used by only a few people. He asked if there are landing fees charged for aircraft landing there. The Clerk stated that the cost of operating the airport is handled within the airport association. The resident asked about the land use

MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018

safety zone. The Clerk explained that there is a portion of the land use safety zone that is buildable and will be taxed.

The Moderator asked for a motion to approve the proposed 2018 Preliminary Tax Levy in the amount of \$3,582,000.

A motion was made and seconded to approve the 2018 Preliminary Tax Levy in the amount of \$3,582,000. There was one dissent. The motion passed.

**ANNOUNCE LOCATION AND DATE OF SPECIAL TOWN BUDGET MEETING, TUESDAY, DECEMBER 12, 2017, 7:00 P.M., HERITAGE HALL, 4200 OTTER LAKE ROAD (Time, Date & Location Set During the December 6, 2016 Special Town Budget Meeting with Alternate Date of Thursday, December 14, 2017 at 7:00 p.m. at Heritage Hall, 4200 Otter Lake Road:** The Moderator announced that the 2017 Town Budget Meeting will be held on Tuesday, December 12, 2017, at 7:00 p.m., at Heritage Hall, 4200 Otter Lake Road. Time, date and location was set during the December 6, 2016 Special Town Budget Meeting. If there is bad weather as determined by the Town Board on the day of the meeting, the Town Board shall set the meeting for Thursday, December 14, 2017 at 7:00 p.m. at Heritage Hall, 4200 Otter Lake Road.

A motion was made and seconded to confirm the date for the Special Town Budget Meeting for Tuesday, December 12, at 7:00 p.m., at Heritage Hall, 4200 Otter Lake Road. The motion passed.

**SET TIME AND LOCATION BY VOTE, FOR 2018 ANNUAL MEETING, TO BE HELD AT 1) OTTER LAKE ELEMENTARY SCHOOL, 1401 COUNTY ROAD H2 OR: 2) HERITAGE HALL, 4200 OTTER LAKE ROAD (TUESDAY, MARCH 13, 2018:** The Moderator asked for vote to set date, time and location of the 2018 Annual Meeting. The meeting may be held at Heritage Hall, 4200 Otter Lake Road or at Otter Lake Elementary School at 1401 County Road H2. The Clerk explained that Heritage Hall would accommodate about 50 people. It is set up for taping and cable casting. Otter Lake Elementary School would hold more people and the cable commission staff needs to be brought in to cable cast and tape the meeting. A question was asked if there is a charge for the cable commission to tape and televise the meeting at the school. The Clerk reported that the Town is a member of the Ramsey/Washington Cable Commission and there is no charge up to a certain amount. The Town has never exceeded that amount for the cable commission to tape the meeting.

A motion was made and seconded that the 2018 Annual Meeting be held on Tuesday, March 13, 2018, at 7:00 p.m. at Otter Lake Elementary School, 1401 County Road H2. The motion passed.

**OTHER BUSINESS:** A resident asked if the sewer project on South Shore Boulevard has been bid out and how it compared to projections. The Clerk stated that was the Southeast Area Sewer project. The engineer's estimate was \$1.3 million and the low bid was

**MINUTES  
ANNUAL TOWN MEETING  
MARCH 14, 2018**

\$890,000 so it came in lower than estimated. The project will start late spring, early summer.

Joe Kraljic, 4208 Lakewood Avenue stated that he lives on the south end of the lake. He expressed his support, and requested the Town Board and those present to support the proposed South Shore Boulevard trail. He stated it would provide a safe place for people to walk. The Clerk reported that there was a Lakes Link Meeting last night. There are efforts to renew the efforts behind the 2001 Lakes Link plan and meetings are starting up again.

It was moved and seconded to adjourn the meeting.

Respectfully Submitted,

William F. Short  
Clerk-Treasurer

Approved as Official Meeting Minutes

\_\_\_\_\_  
Eric Wesman, Meeting Moderator

\_\_\_\_\_  
Date



WELCOME  
TO  
WHITE BEAR TOWNSHIP'S  
2018  
ANNUAL TOWN MEETING

AGENDA  
WHITE BEAR TOWNSHIP ANNUAL  
MEETING  
MARCH 13, 2018

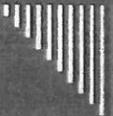
Please Sign In

Thank You



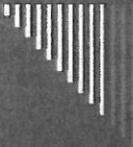
**AGENDA  
WHITE BEAR TOWNSHIP ANNUAL MEETING  
MARCH 13, 2018**

1. 7:00 p.m. Town Clerk Calls the Meeting to Order.
2. Moderator is Nominated and Chosen from the Floor.
3. Moderator Declares Rules for the Meeting and Announces the Town Clerk will keep Minutes of the Meeting.
4. Approval of Annual Meeting Agenda.
5. Approval of 2017 Annual Meeting Minutes.
6. Ramsey County Sheriff's Office Report – Sheriff Jack Serier.
7. Recognize Public Officials in Attendance.



**AGENDA  
WHITE BEAR TOWNSHIP ANNUAL MEETING  
MARCH 13, 2018**

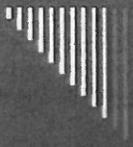
8. Lake Level Lawsuit – Township Attorney Presentation.
9. 2019 Preliminary Tax Levy
10. Announce Location for Special Town Budget Meeting Tuesday, December 11, 2018, 7:00 pm., at Heritage Hall, 4200 Otter Lake Road.
11. Set Time and Location, by Vote, for 2019 Annual Meeting to be held at 1) Otter Lake Elementary School or 2) Heritage Hall (Tuesday, March 12, 2019 at 7:00 p.m.).
12. Other Business.
13. Adjourn Meeting.



---

5. Approval of 2017 Annual Meeting Minutes

---



---

6. Ramsey County Sheriff's Office Report – Sheriff Jack Serier.

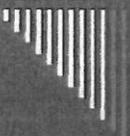
---



---

7. Recognize Public Officials in Attendance.

---



---

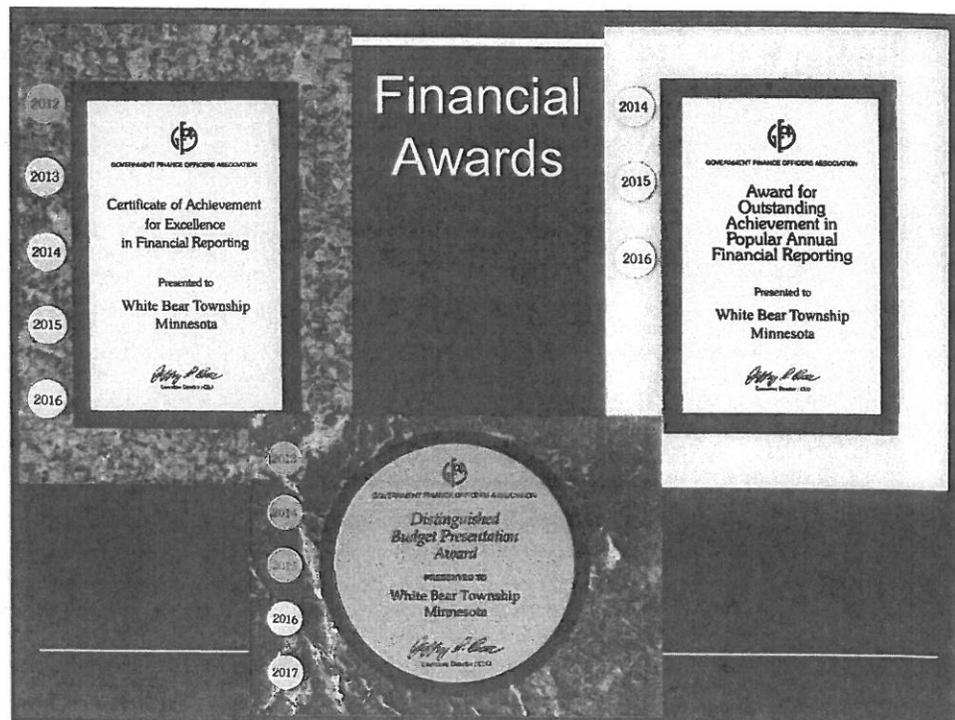
8. Lake Level Lawsuit –  
Township Attorney  
Presentation.

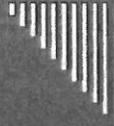
---



## 9. 2019 Preliminary Tax Levy.

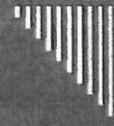
- > 2017 Financial Information
- > 2018 Budget & Tax Levy
- > 2019 Proposed Preliminary Tax levy





## 2017 FINANCIAL INFORMATION

- The audit firm of CliftonLarsonAllen, LLP began performing the Town's 2017 audit in February and will complete in April.
- Audit report will be completed by June.
- Will be available on the Town's website.
  - [www.whitebeartownship.org](http://www.whitebeartownship.org).



## 2017 FINANCIAL INFORMATION

### GENERAL FUND – UNAUDITED

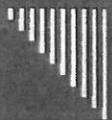
- General Fund Revenues Total \$4,012,205.31.
- Property Taxes accounted for 77.34% of revenues compared to 76.75% in 2016, 72.90% in 2015 and 76.81% in 2014.
  - Collection rate for 2017 taxes was approximately 99.2% as in the past
- Other revenues sources were above budgeted amounts for 2017.



## 2017 FINANCIAL INFORMATION

GENERAL FUND – UNAUDITED

- > General Fund Expenditures Totaled approximately \$3,735,860.05.
  - > Operating expenditures came in \$143,071.95 below amounts budgeted for 2017.
  - > Transferred \$90,000 to other funds.
- > \$969,189.25 for Construction Activities.
  - > SE Sewer Lining and 2017 Seal Coating project.



## 2017 FINANCIAL INFORMATION

GENERAL FUND – UNAUDITED

- > Total debt outstanding of \$2,290,000.
  - > Moody's bond rating of Aa2 maintained.
- > Enterprise Funds had revenues of \$3,981,693 and expenses of \$5,618,877 (before approximately \$770,000 of depreciation).
  - > A loss of \$1,637,184 compared to a gain of \$3,131 in 2016.
  - > Loss due to capital improvements.

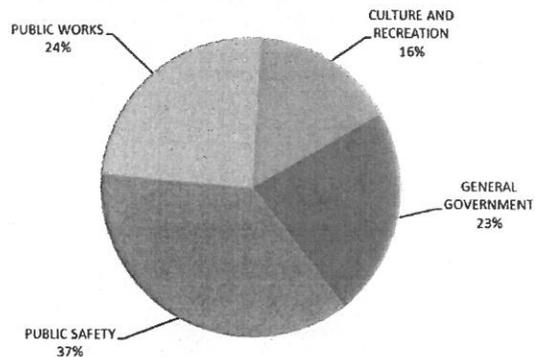
## 2018 BUDGET & TAX LEVY

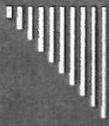
- Annual Special Town Budget Meeting was held December 12, 2017.
- Residents approved a 2018 Property Tax Levy of \$3,226,691, as presented.
- Residents recommended a 2018 General Fund operating budget of \$4,043,491.

## 2018 OPERATING BUDGET

General Fund

### EXPENDITURES BY DEPARTMENT

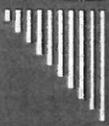




## 2018 OPERATING BUDGET

General Fund

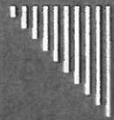
- > Balanced budget using conservative revenue estimates.
- > 2018 budgeted revenues increased 4.24% from the 2017 budget.
  - > Property taxes account for 79.80% of revenues for 2018 compared to 77.34% in 2017, 76.75% in 2016, 72.90% in 2015, 76.81% in 2014 and 79.03% in 2013.



## 2018 OPERATING BUDGET

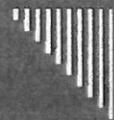
General Fund

- > 2018 budget increased 4.24% from the 2017 operating budget.
  - > General Government increased 3.09%.
  - > Public Safety activity increased 6.62%.
  - > Public Works activity increased 1.58%.
  - > Park & Recreation activity increased 4.75%.  
(Due to increase of parks improvements)



## 2018 PROPERTY TAX LEVY

- Residents approved a \$3,226,691 tax levy.
  - Increase of 7.56% from 2017 levy.
  - Only a 11.1% increase from the 2012 levy.
- Still no debt levy.
- Town's tax capacity increased 10.16% to \$13,653,601.
  - Highest since 2009.
- Result is an approximate tax rate of 21.568%.



## 2018 BUDGET & TAX LEVY

- ✓ 2018 General Fund Operating Budget and 10-Year CIP information is available on the Town's web site and Facebook page.

[www.whitebeartownship.org](http://www.whitebeartownship.org)

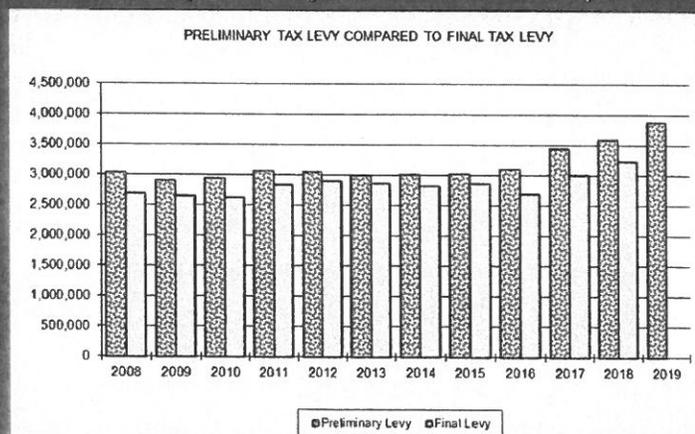
<https://www.facebook.com/whitebeartownshipmnofficialsite>

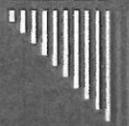
## PROPOSED 2019 PRELIMINARY LEVY

- > This proposed preliminary levy is a worst case scenario.
  - > Uses Conservative revenues and worst case expenditures.
- > Can be lowered, but can not exceed the preliminary levy.
- > The 2019 budget and final property tax levy will be presented at the Special Town Budget Meeting scheduled for 7 p.m. December 11, 2018.
  - > Scheduled at Heritage Hall, 4200 Otter Lake Road.

## PROPOSED 2019 PRELIMINARY LEVY

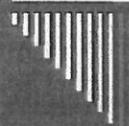
- > Final levy has always been lower than the preliminary levy.





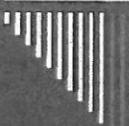
## PROPOSED 2019 PRELIMINARY LEVY

- Proposed 2019 preliminary property tax levy:  
\$3,868,742
  - INCREASE of 8.01% from the 2018 Preliminary Levy.
- Determined based on the 2018 budget amounts and 2017 & 2016 actual revenues and expenditure levels, plus inflationary adjustments with the following exceptions.



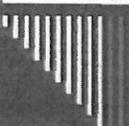
## PROPOSED 2019 PRELIMINARY LEVY

- Rental and Animal Licenses collected in even years resulting in a revenue decrease of \$19,200.
- State/County aids left at 2018 amounts.
- Fiscal Disparities also left at 2018 amount of \$281,836.



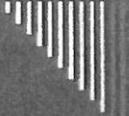
## PROPOSED 2019 PRELIMINARY LEVY

- > Wage increase at 2% January 1<sup>st</sup> and 1% July 1<sup>st</sup>.
- > Additional full-time Public Works position and part-time administration position.
- > Summer Help budget increased to address increased park maintenance needs.
- > PERA contribution increased to 8% of wages.
- > Health insurance increase 15%.
- > Increases personnel services \$149,185 or 11.45%.



## PROPOSED 2019 PRELIMINARY LEVY

- > Equipment Rental Fee set at 70% of depreciation.
- > Sheriff's contract (patrol and dispatch) and Fire budget increased 8.24% and 12.16% respectively.
- > Increased transfer for seal coating project \$41,000 to \$120,000.
- > Park improvements budget estimated at \$220,000 based on 10-year CIP.
- > Township Day budgeted at \$34,000.

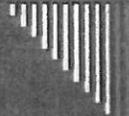


## PROPOSED 2019 PRELIMINARY LEVY

Results in a 2019 Preliminary Property Tax Levy:

\$3,868,742

Operating Levy	\$3,586,906
Fiscal Disparities	281,836
Debt Levies:	0
Total Preliminary Tax Levy	<u>\$3,868,742</u>

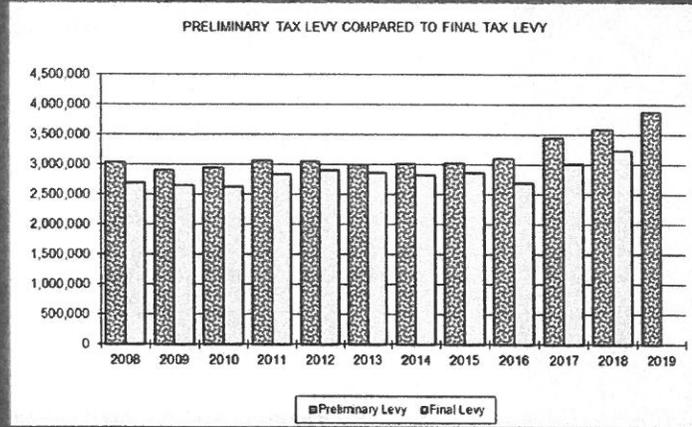


## PROPOSED 2019 PRELIMINARY LEVY

- ☒ If the Town's tax capacity only increases 0.01% to \$13,655,000.
- ☒ The Town's tax rate would be 26.268% compared to 26.648% for 2018.
- ☒ If there was no change in your homes market value (tax capacity).
- ☒ Tax increase would be between \$63 and \$141 for homes between \$135,000 and \$300,000.

# PROPOSED 2019 PRELIMINARY LEVY

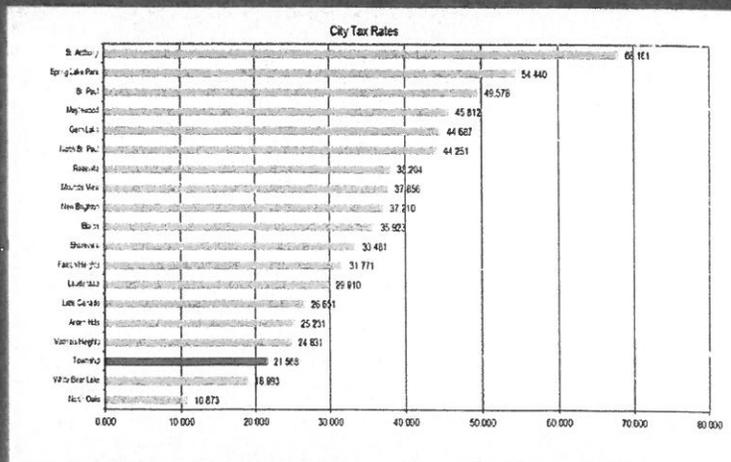
> Final levy has always been lower than the preliminary levy.

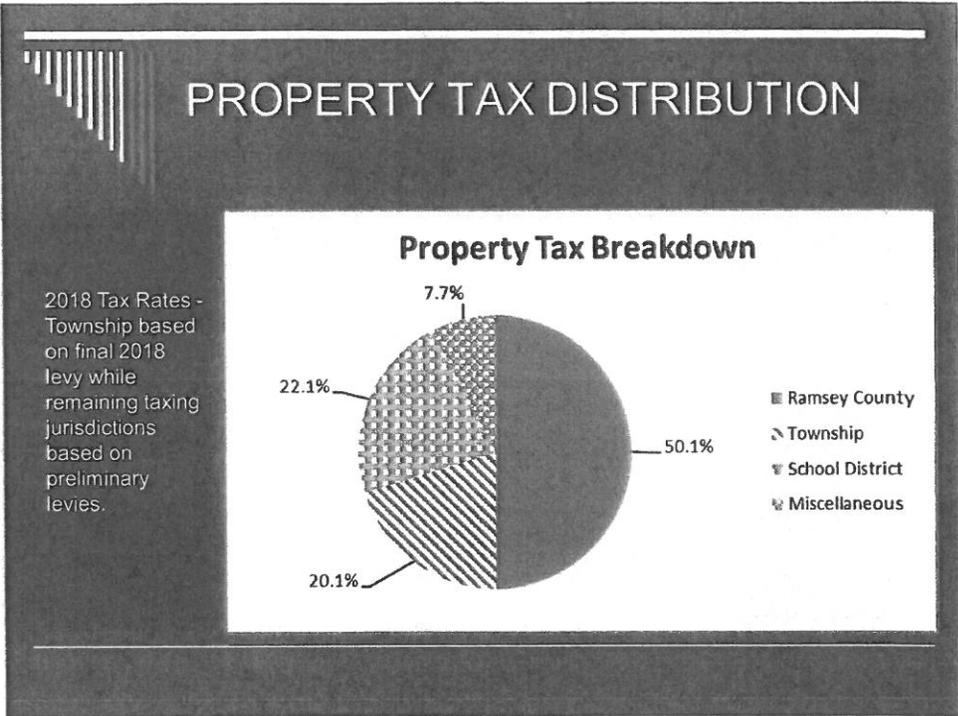


# RAMSEY COUNTY PROPERTY TAX RATES COMPARISON

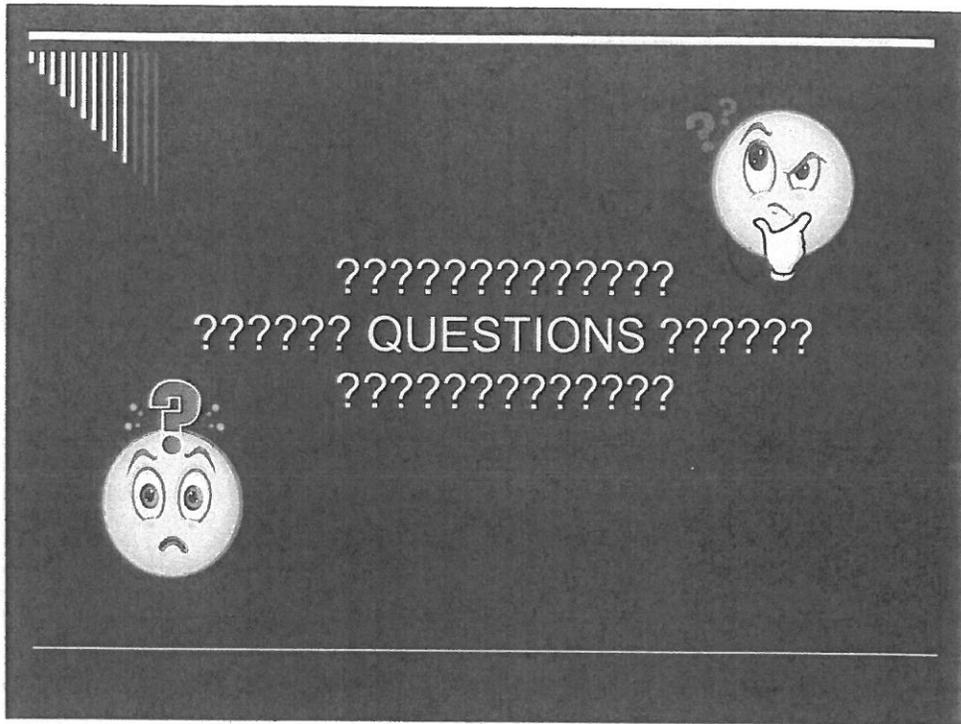
2018 Tax Rates - Township and Gem Lake are based on final levies while remaining communities based on preliminary levies.

(1) North Oaks tax rate does not include Homeowners Association dues for street maintenance and other services.





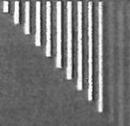
- ## PROPOSED 2019 PRELIMINARY LEVY
- The Township can lower the levy during the budget process, but can not exceed the preliminary levy amount approved tonight.
  - The preliminary property tax levy is a worst case scenario.
    - Using conservative revenue estimates and worst case expenditures estimates.
  - The Proposed 2019 Preliminary Property Tax levy is \$3,868,742.



PROPOSED 2019  
PRELIMINARY LEVY

> Action requested is to approve White Bear Township's Proposed 2019 Preliminary Property Tax Levy:

\$3,868,742

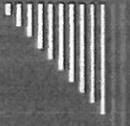


**10. Announce Location for Special  
Town Budget Meeting.**

**Tuesday  
December 11, 2018  
7:00 P. M.  
Heritage Hall  
4200 Otter Lake Road**

(Alternative Date: Thursday, December 13, 2018 at 7 pm.)

(Time, Date and Location Set During the  
December 12, 2017 Special Town Budget Meeting)



**11. Set Time and Location, by  
vote, for 2019 Annual Meeting.**

**Tuesday, March 12, 2019  
7:00 p.m. at**

**1. Otter Lake Elementary School**

**OR**

**2. Heritage Hall**



12. Other Business.

13. Adjourn Meeting.