

**CITY OF MAYER
CITY COUNCIL WORKSHOP MEETING
CITY COUNCIL CHAMBERS
MONDAY, JULY 22, 2019
AFTER REGULARLY SCHEDULED CITY COUNCIL MEETING**

1. Call Meeting to Order
2. Storm Shelter – Planning Commission
3. Code Enforcement Policy
4. 2020 Sheriff Department Contract
5. 2020 General Budget Goals
6. Adjournment



Text Amendment Regarding Storm Shelter Requirements

APPLICATION DATA

Meeting Date: July 2, 2019
Applicant: This is a City of Mayer initiated text amendment.

BACKGROUND DATA

Action Requested: The City of Mayer has initiated a review of language in relation to storm shelter requirements. The draft text is proposed to be added as a new section 152.103 within the zoning ordinance for the City of Mayer. Definitions are also proposed to be added to section 152.103 Definitions of the zoning ordinance as well.

Background: Staff has been directed to draft a Residential Storm Shelter Ordinance that addresses short term protection for slab on grade home from tornadoes and extreme straight line winds. Potential new text is listed below and is proposed to be inserted into Title XV: Land Usage, Chapter 152: Zoning as a new section 152.103.

152.003 DEFINITIONS.

STORM SHELTER. A structure or portion of a structure designed to protect its occupants from extreme winds such as tornadoes and straight line winds and the flying debris propelled by them.

DUAL PURPOSE STORM SHELTER. A structure or portion of a structure designed for use as a storm shelter and also for some other secondary permitted use.

SINGLE PURPOSE STORM SHELTER. A structure or portion of a structure designed for use only as a storm shelter.

152.103 STORM SHELTERS.

(A) *Purpose.* The purpose of this section is to provide short term protection from tornadoes and extreme straight line winds by providing minimum standards of design for the construction of any dwelling or dwelling unit that is constructed as a slab-on-grade or any manufactured home. Provisions shall be made to provide for storm protection internally to the dwelling or dwelling unit.

(B) *Requirements.* All residential dwellings or dwelling units constructed slab on-grade, shall provide storm protection, either internally to the structure or in a separate storm shelter structure. Storm shelters internal to the dwelling or dwelling unit shall be provided in a bathroom, laundry room or multi-purpose room so as to ensure accessibility.

(1) Storm shelters shall be constructed to repel debris propelled by EF-5 tornadoes or extreme straight line wind speeds of up to two hundred (200) miles per hour. (*per what building standard?*)

(2) Storm shelters constructed internally to the structure may be designed as a single or dual purpose storm shelter.

(3) If a storm shelter is externally attached to the principal structure, it shall be considered part of the principal structure and shall be meet all setback and zoning requirements required for the principal structure. Said externally attached storm shelter shall be located on the side or rear of the dwelling unit and shall consist of the same exterior materials as the principal structure.

- (4) A minimum floor space of five (5) square feet per person and a minimum ceiling height of not less than seven feet (7') over sixty percent (60%) of the floor space is required within the storm shelter.
- (5) A minimum of two (2) persons per bedroom in each dwelling or dwelling unit shall be used to determine the minimum floor space required or the number of occupancy spaces within the storm shelter.
- (6) Separate external storm shelters shall not be considered an accessory structure unless it is designed as a dual purpose storm shelter. (*External storm shelters shall be considered accessory structures and shall be subject to the accessory structure provisions.*)
- (7) All storm shelters shall not be obstructed by storage.

(C) *Compliance.* Additional compliance with this section shall be based upon Federal Emergency Management Agency (FEMA) guidelines and standards, except that the shelter door shall be solid core construction (not limited to metal) and only one deadbolt lock shall be required.

PLANNING COMMISSION ACTION REQUIRED

After review and discussion by the members of the Planning Commission, direction should be given to staff on what direction to go on the proposed text amendment. General feedback is expected.

If you have any questions relating to the text amendment prior to the Planning Commission meeting, please feel free to contact me at: jandersonmdg@gmail.com or call direct at 952-855-4596.

Sincerely,

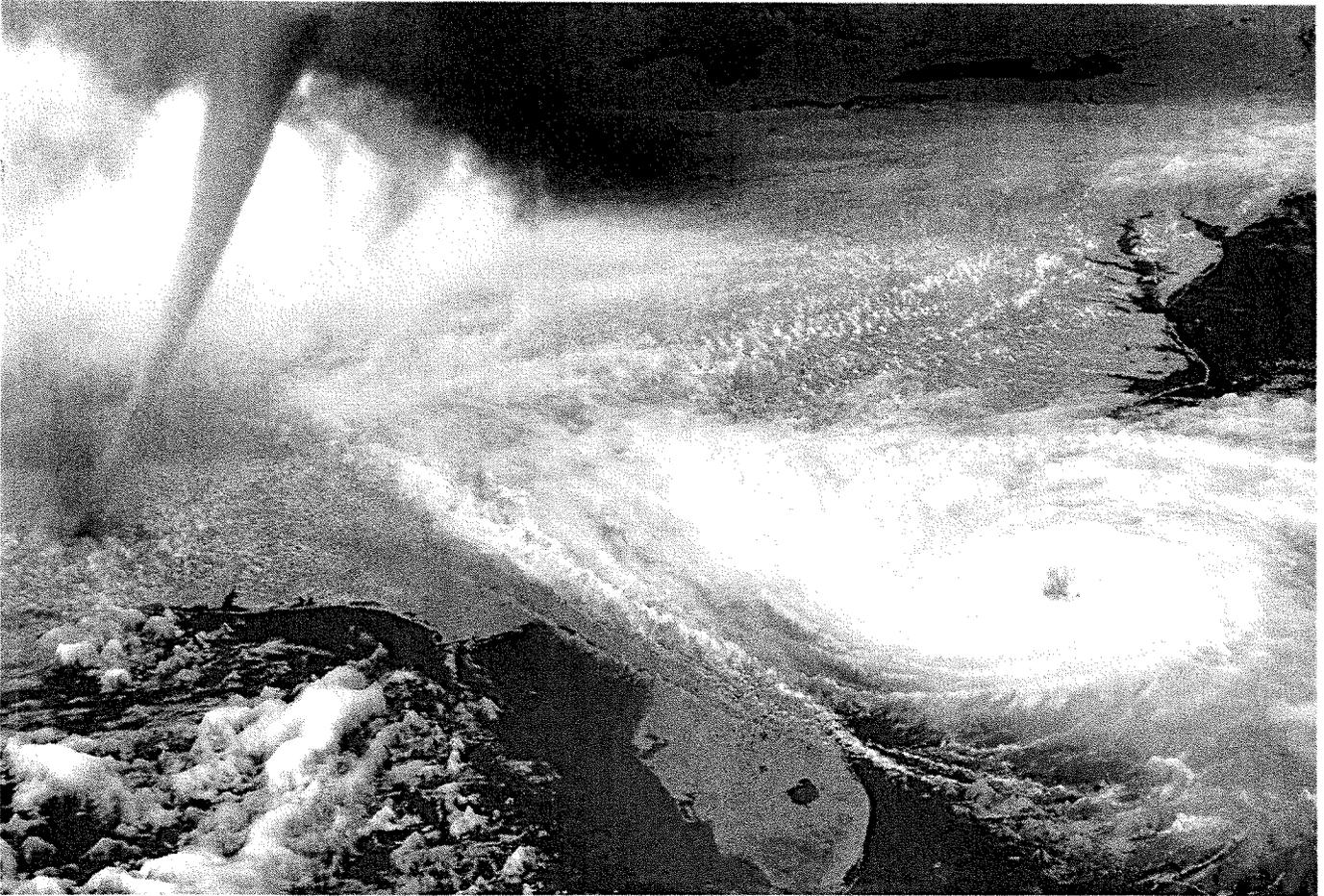
MUNICIPAL DEVELOPMENT GROUP, LLC

John Anderson

John Anderson, Associate
Consulting Planner, City of Mayer

LIST OF ATTACHMENTS

Storm Shelter Handout Provided by Planning Commission Member Les Hahn



Residential Structural Storm Shelter Ordinance

**Storm protection for slab on grade
residential structures**



It has come to my attention that a slab on-grade home is becoming a popular form of housing that is being utilized in many if not all areas of our carver country and the state of Minnesota. It is not hard to understand the motivation and reasoning in relation to this type of structural design. It is without a doubt, that a slab no-grade home has its benefits, especially when it comes to economics and the convenience of living in a ground level floor home, as in the case of handicapped residents, which some day we will all be, in some way or another.

Although there are many benefits to a slab on-grade home, there are also some drawbacks to this type of structure. One of these drawbacks relates to protection from extreme winds such as those produced by straight line winds and tornados that can and do produce winds in excess of 200 mph. Not only are the winds a concern, but the debris the winds propel and turning them into proven maiming and killer projectiles.

There are few municipalities in our area that have ordinances that protect their citizens from these types of natural disaster dangers, especially those living in slab on-grade housing, where there is no such protection unless provided by some type of a storm shelters. In the past residence were led to believe that hiding in their bathtub was all the protection they needed. This of course came about by those how were in the business of selling their product and couldn't care less about the safety of their clients. Reasons as pale as this, should cause one to promote the adoption of an ordinance that would protect such home owners from this and other types of danger at hand.

As it is the duty of the city officials to protect its citizens of their municipality from harm and or dangers, a draft of a structural storm shelter ordinance is being proposed. Hopefully the following pages will give some insight as to the need for this type of protection should such an event take place. Below is a list of some many references that can be utilized for more information.

IBC = International Building Code

ICC = International Code Council (ICC 500 Standards).

IRC = International Residential Code

NSSA = National Storm Shelter Association

FEMA = Federal Emergency Management Agency (In researching FEMA, I found that it was no more than a regulatory agency referencing many other agencies or organizations, through Federal status and uses it for enforcement when referenced or implemented in a ordinance and therefore should not be referenced or adopted as part of an ordinance).

Proposed Residential Structural Storm Shelter Ordinance

Chapter 152. _____ Storm protection for slab on grade residential structures.

Purpose;

The purpose of this ordinance is to provide short term protection from Tornadoes and Extreme Winds in regards to a public safety emergency.

Definitions;

Storm Shelter

A structure or portion of a structure designed to protect its occupants from Extreme Winds such as Tornadoes and flying debris propelled by them.

Single purpose storm shelter

A structure or portion of a structure designed for use only as a storm shelter.

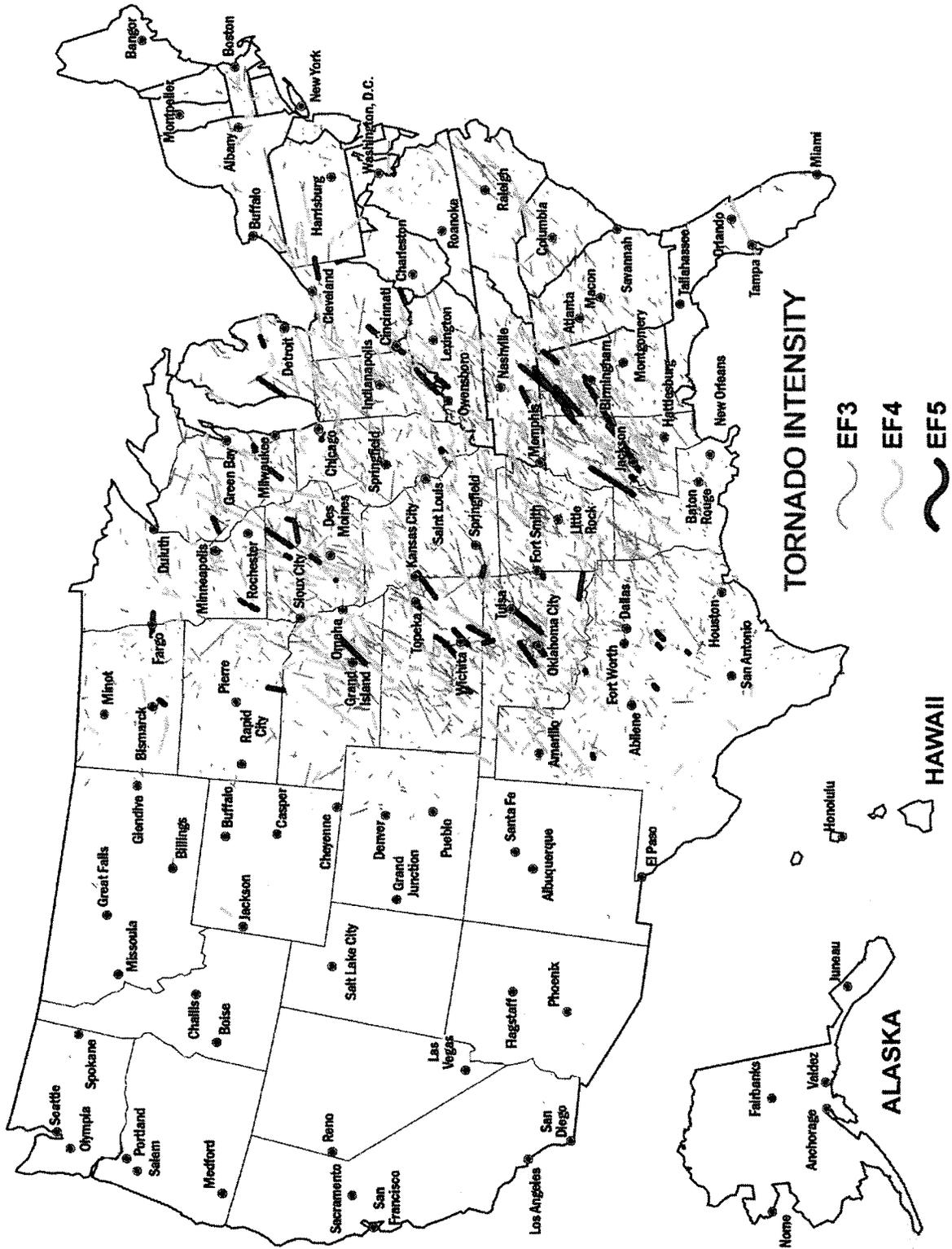
Dual purpose storm shelter

A structure or portion of a structure designed for use as a storm shelter and also for some other secondary permitted use.

Residential Storm Shelter Requirements

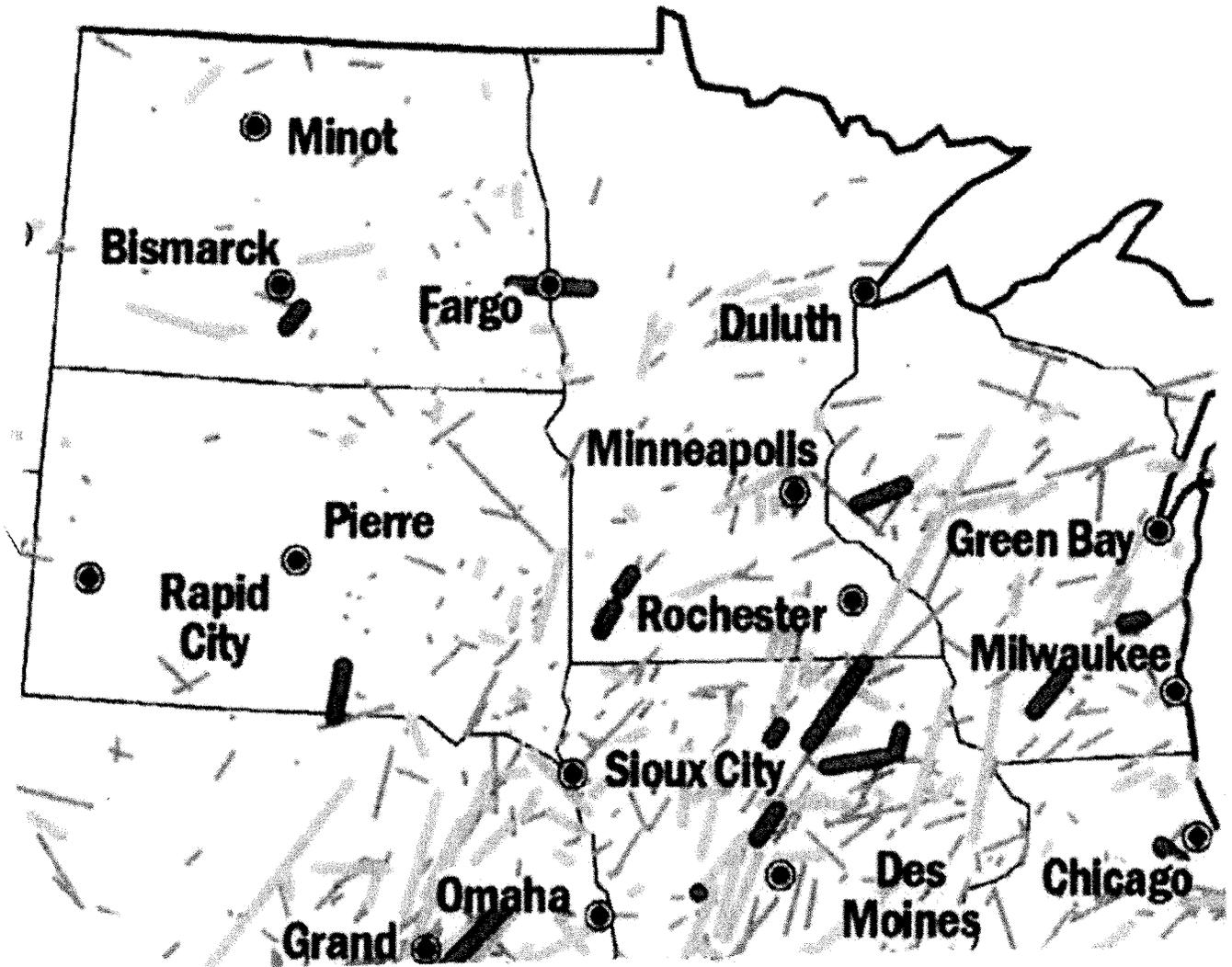
A. All residential dwellings constructed slab on-grade, shall provide storm protection, either internally to the structure or in a separate storm shelter structure.

1. Storm shelters shall be constructed to repel debris propelled by EF-5 Tornadoes or Extreme wind speeds of 200 mph.
2. Storm shelters constructed internally to the structure may be designed as a single or dual purpose storm shelter.
3. A storm shelter may be externally attached to the main structure if it is within the setback boundaries and has exterior decor in relation to the main structure.
4. A minimum space of four square feet per person, within a storm shelter, and a ceiling not less than seven feet over sixty percent of the floor space.
(FEMA recommends 5 sq ft for standing or sitting space)
5. A minimum of two persons per bedroom shall determine the minimum number of occupant spaces of the shelter. A loft is to be considered a bedroom.
6. Separate or external storm shelters shall not be considered an accessory structure unless it is designed as a dual purpose structure.
7. All storm shelters shall not be obstructed by storage.



Recorded EF3, EF4, and EF5 tornadoes in the United States from 1950 to 2013

(SOURCE: NOAA NATIONAL WEATHER SERVICE, STORM PREDICTION CENTER, WWW.SPC.NOAA.GOV/GIS/SVRGIS/)



TORNADO INTENSITY

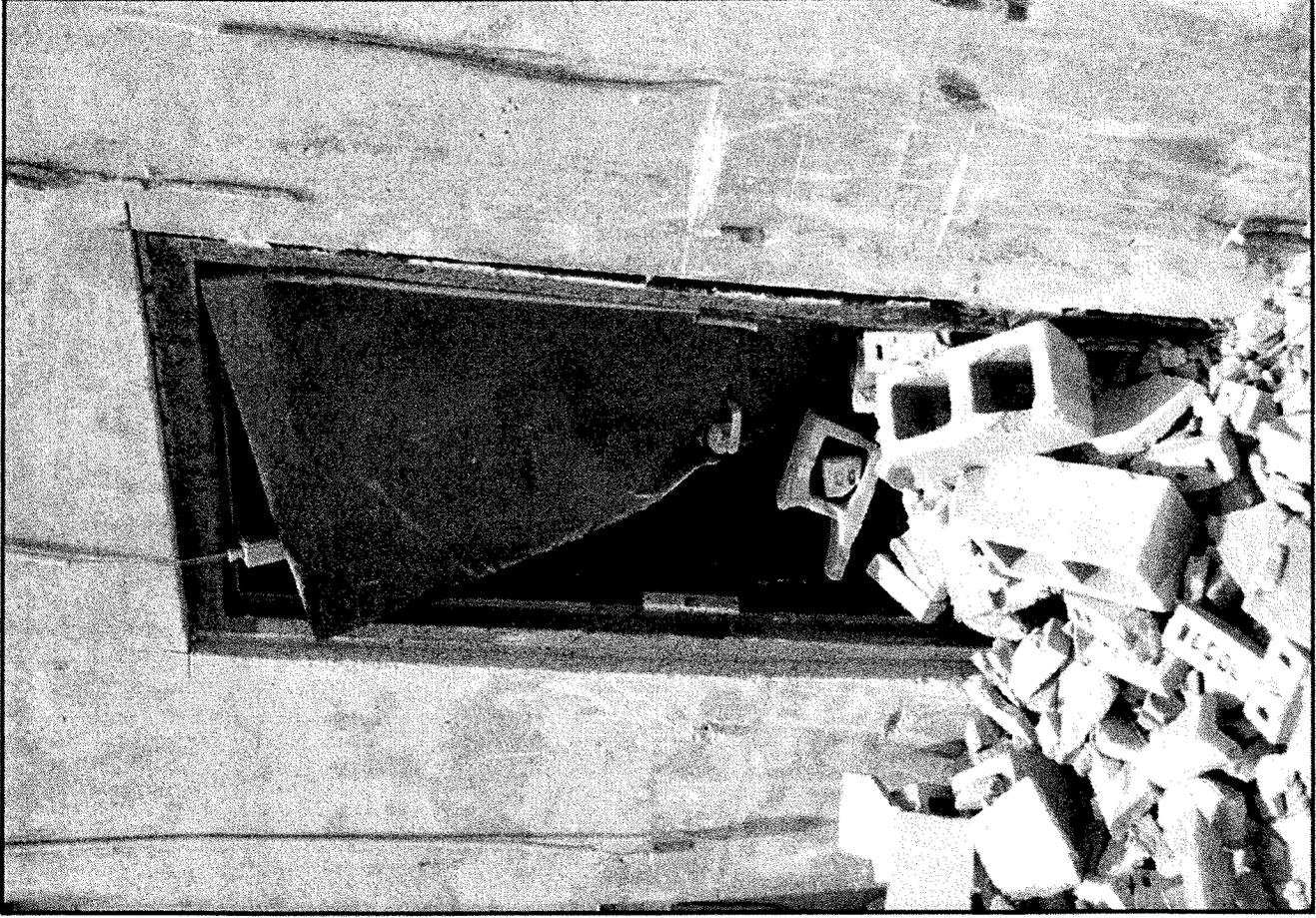
- ~ EF3
- ~ EF4
- ~ EF5

Recorded EF3, EF4, and EF5 tornadoes in the Upper Mid West
from 1950 to 2013

Wind-borne Debris in Tornadoes

Although safe room doors are designed to resist test missiles, a door may be struck by debris that has greater momentum than the test missile. If a missile breaches the building envelope, wind may enter and increase the internal pressure of the building (Figure B8-1).

Figure B8-1. Metal door breached by wind-borne debris.
(this door was not designed to resist debris).

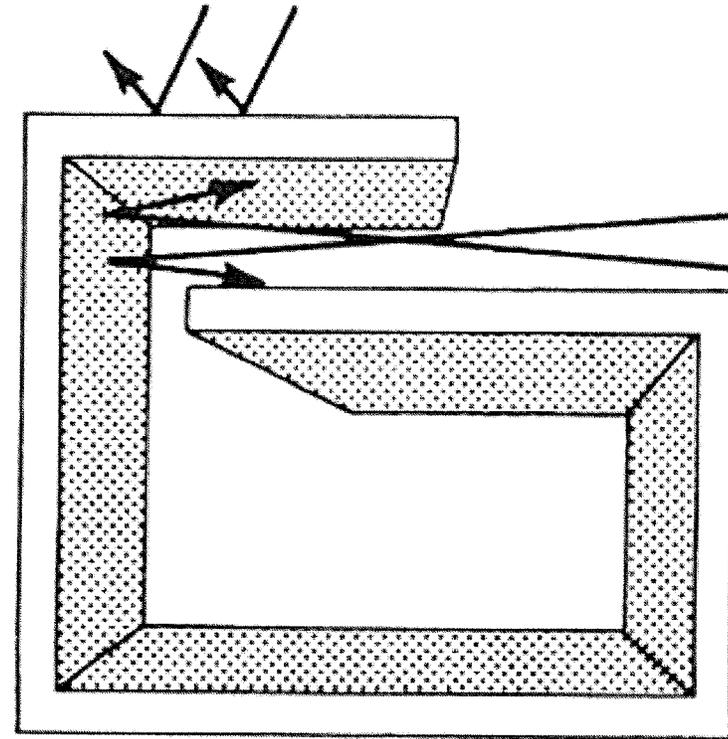


Debris impacting buildings during tornadoes can originate from the building itself to fail. However, as buildings break apart, roof and wall coverings are typically the first elements failure sometimes initiates when the entire roof structure blows off. With loss of the roof structure or roof decking, exterior walls are often blown down. During violent tornadoes, failure progresses until many or all of the interior walls are also blown away. Debris can also originate from the surrounding area.



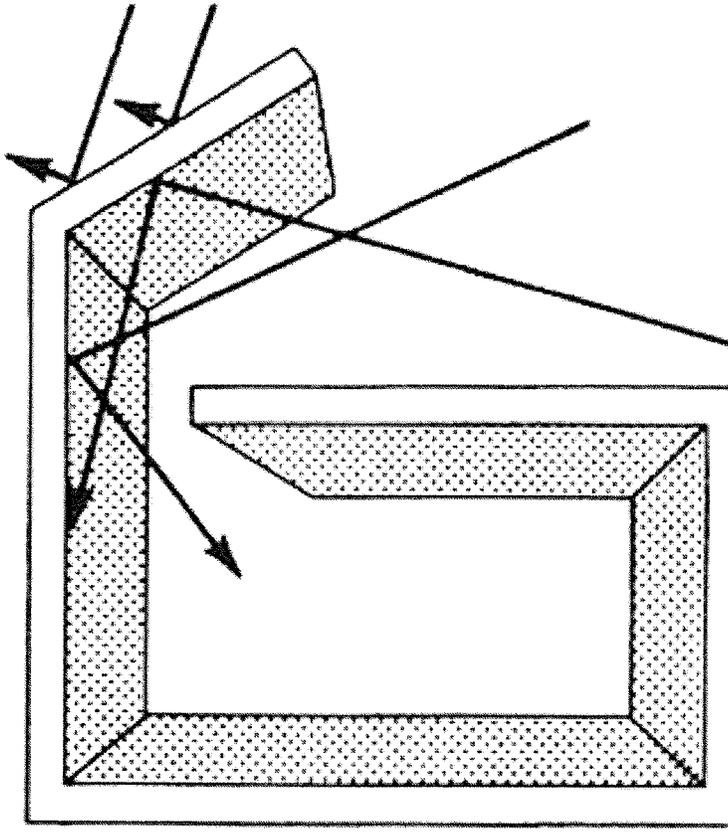
Representative quantity, size, and type of debris that is often generated by a strong or violent tornado. The building damage at this site was indicative of an EF3 tornado.

TOP VIEW



THIS

Entrance with right angle turn.



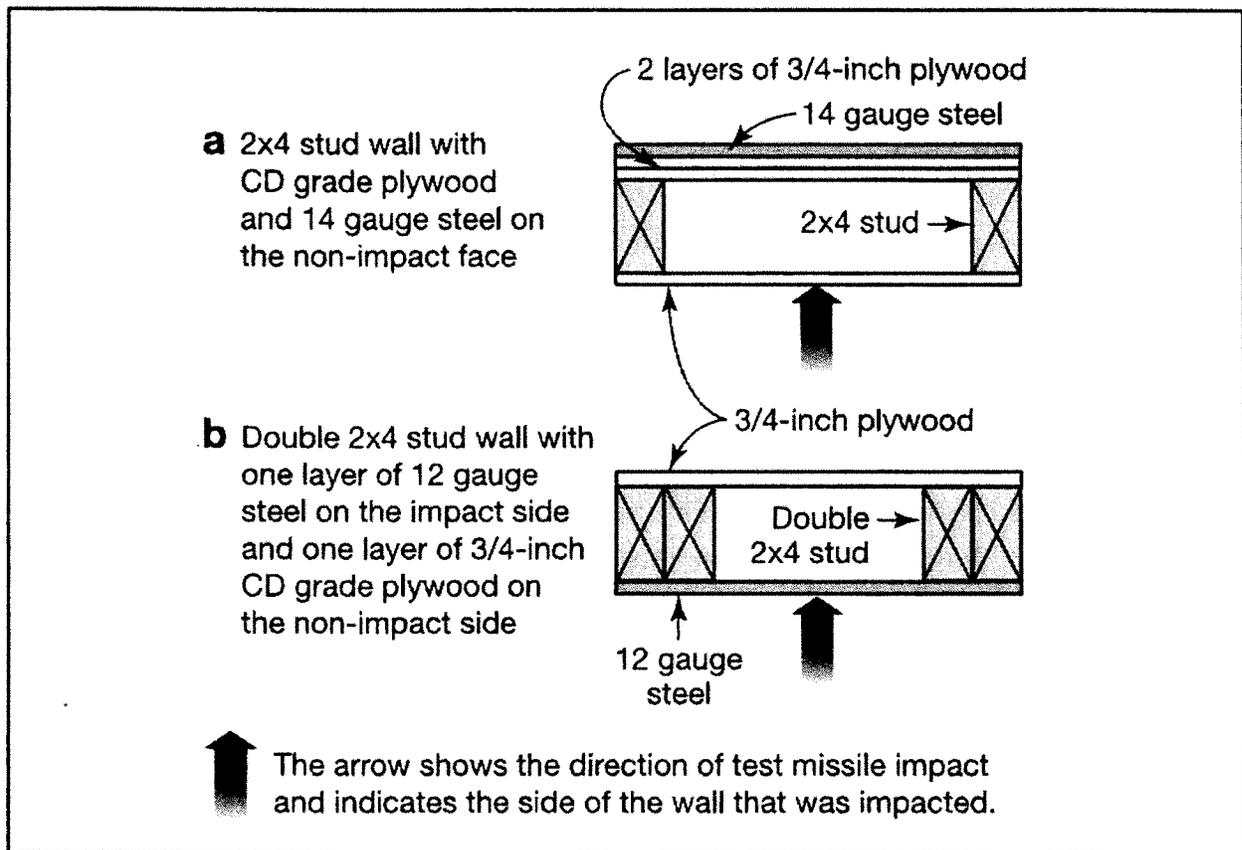
NOT THIS

Impact Resistance Wall Assemblies

Refer to Figure B8-17 for two examples of wood frame wall assemblies with steel sheathing that have passed safe room testing. For more examples, see *Wall Sections that Passed Previous Missile Impact Tests* on the safe room website at www.fema.gov/wall-sections-passed-previous-missile-impact-tests. Prescriptive wood frame solutions for residential safe rooms (including wall assemblies with 14 gauge steel sheathing) are available in FEMA P-320.

TTU found that 12-gauge or heavier steel sheets always pass the tornado missile impact test. Test configurations included 12-gauge steel directly over studs and the steel sheet mounted over plywood. Test samples used the standard stud spacing of 16 inches on center. Wider stud spacing affects the permanent deformation of the steel sheet. Permanent deformation of 3 inches or more into the safe room is deemed unacceptable. Tests have not been performed to determine the maximum stud spacing that would control the 3-inch permanent deformation limit.

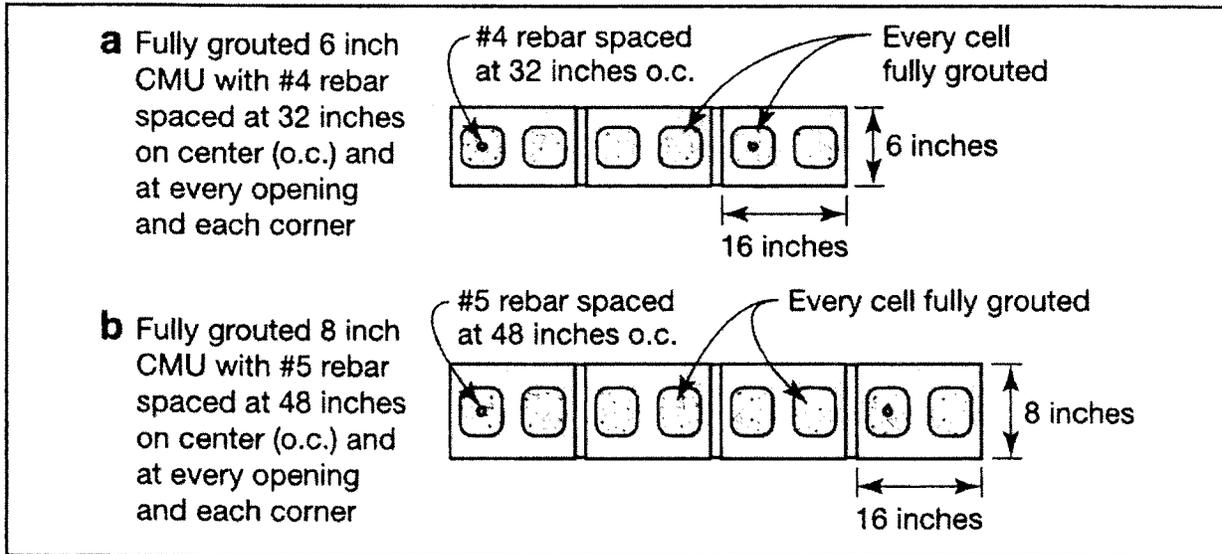
Figure B8-17. Use of steel sheet metal in wall assemblies



B8.2.3.3 Impact Resistance of Concrete Masonry Unit Wall Assemblies

TTU found that 6-inch CMU walls that are fully grouted with ASTM C476 grout and reinforced with #4 rebar at 36 inches on center, and 8-inch CMU walls that are fully grouted and reinforced with #5 rebar at 48 inches on center, can withstand the tornado test missile (Figure B8-18). However, more reinforcing steel may be required to resist wind loads.

Figure B8-18. CMU wall assemblies



B8.2.3.4 Impact Resistance of Reinforced Concrete Wall and Roof Assemblies

Research related to the design of nuclear power facilities has produced a relatively large body of information and design guides for predicting the response of reinforced concrete walls and roofs to the impact of wind-borne debris.⁶ The failure modes have been identified as penetration, spalling, barrier perforation, and complete debris perforation, as described in the text box.

The design of reinforced concrete walls for wind-borne debris impact protection should focus on establishing the minimum wall thickness to prevent threshold spalling under the design (test) missile impact. Wall designs should be validated by impact testing per ICC 500 Section 804; pass/fail criteria is provided in Section 804.10.

TERMINOLOGY

Penetration: When wind-borne debris penetrates into, but not through, the wall assembly. This condition is of no consequence unless it creates spalling.

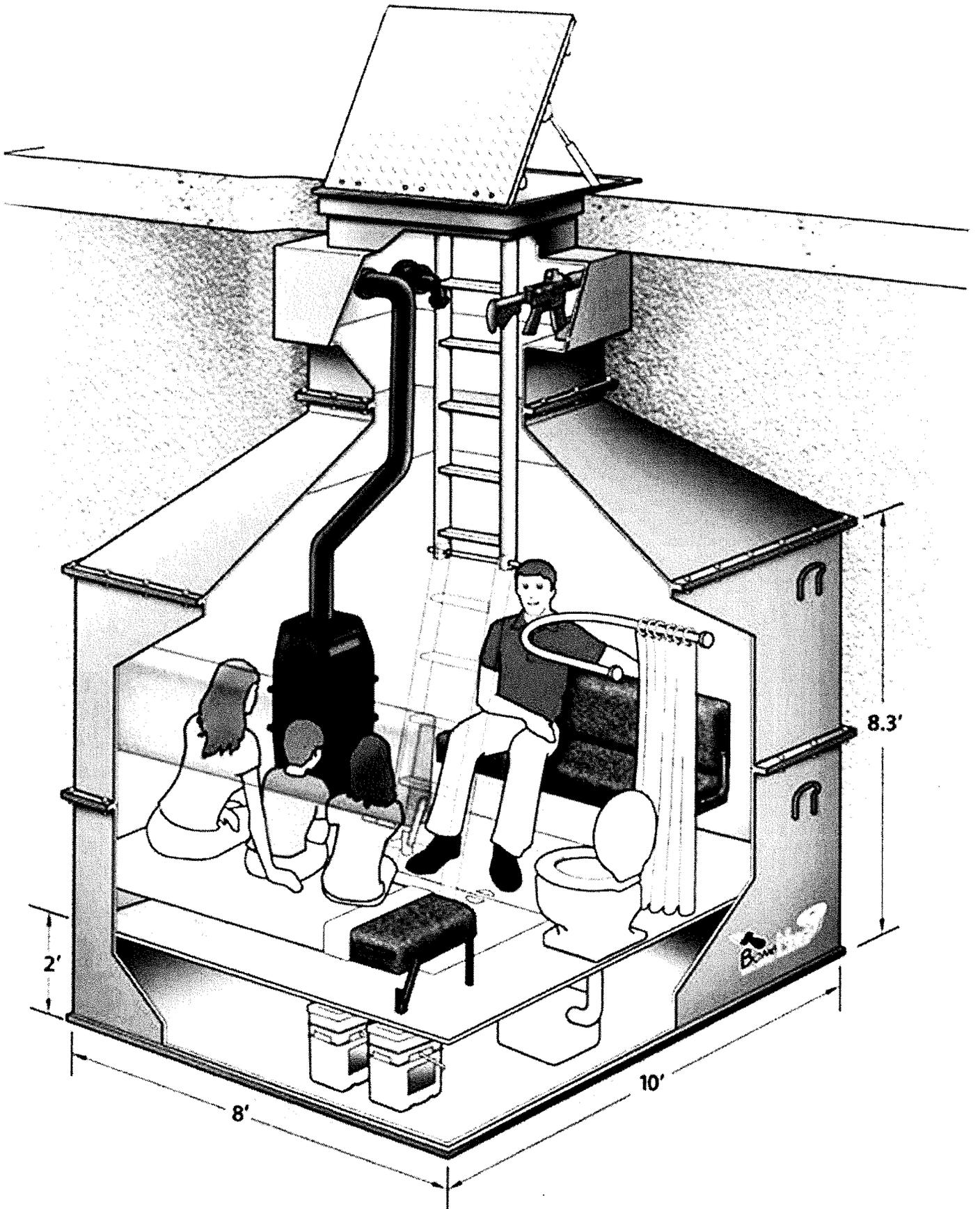
Spalling: When concrete is ejected into the safe room. Spalling occurs when the shock wave produced by the impact creates tensile stresses in the concrete on the interior surface that are large enough to cause a segment of concrete to burst away from the wall. Threshold spalling is when spalling is just being initiated, and is usually characterized by small fragments of concrete being ejected. When threshold spalling occurs, a person struck by the spall debris might be injured, but is not likely to be killed. However, as the size of the spall increases, so does the velocity with which it is ejected from the wall or roof. A person struck by large spall debris will likely be injured and possibly die, par-

ticularly if the spall falls from high up on a wall or the roof. ICC 500 pass/fail criteria for spalling employs a witness screen on the interior side of the storm shelter wall (or roof section) to determine whether or not test missile-induced spalling could potentially endanger occupants.

Barrier perforation: When wind-borne debris creates a hole through the wall (the debris may bounce off the wall or it may become stuck in the hole). A plug of concrete about the diameter of the impacting debris is knocked into the safe room. The plug can cause injury or death.

Complete debris perforation: When the wind-borne debris itself enters the safe room. The debris or dislodged wall fragments can cause injury or death.

Source: Twisdale and Dunn (1981)

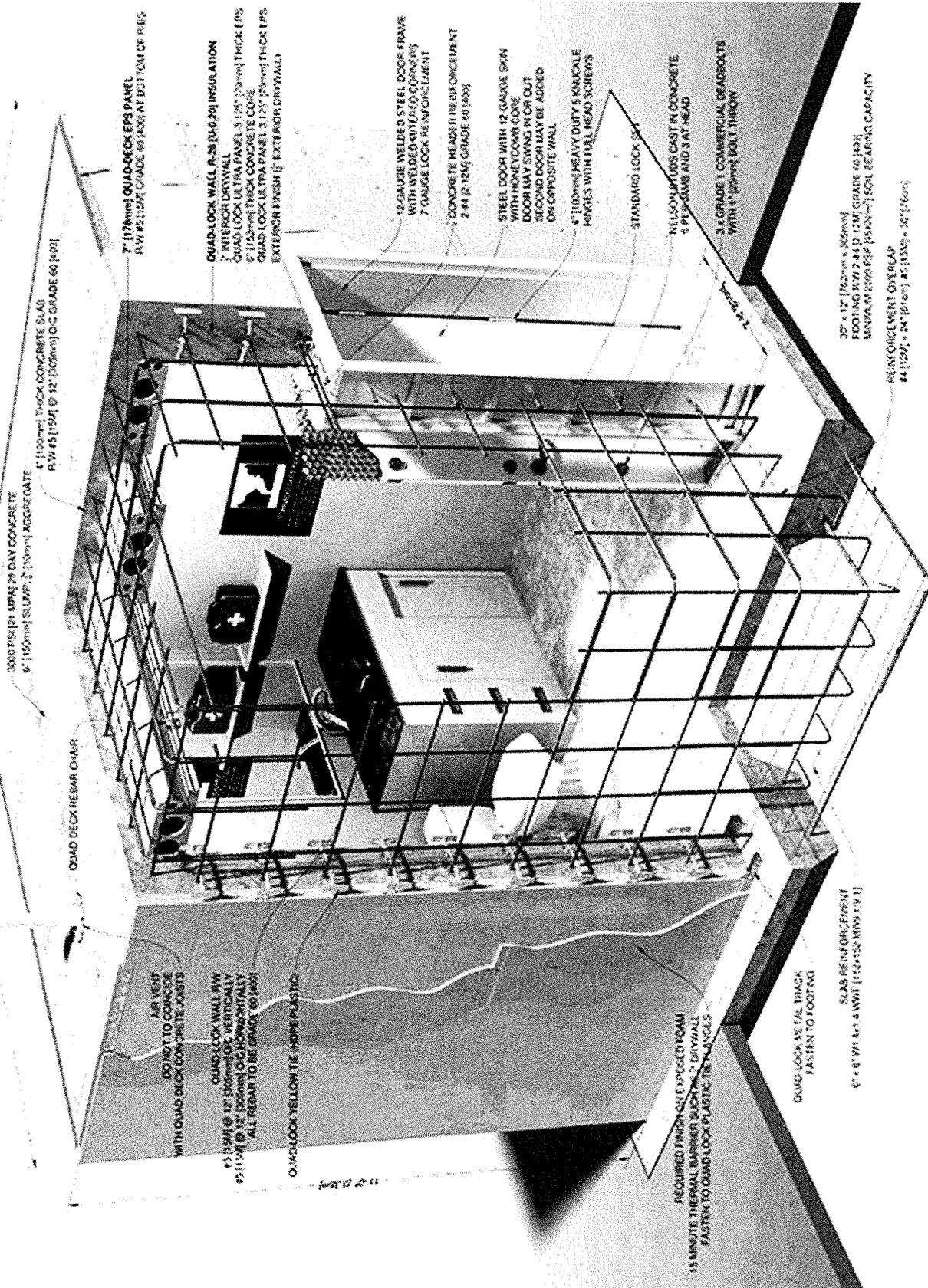


SAFE ROOM WITH QUAD-LOCK AND QUAD-DECK FEMA 361 COMPLIANT

14'-0" x 23'-4"

WITH QUAD-LOCK AND QUAD-DECK FEMA 361 COMPLIANT

14'-0" x 23'-4"



3000 PSI (21 MPa) 28 DAY CONCRETE
6" (152mm) SLUMP, 2" (50mm) AGGREGATE
4" (102mm) THICK CONCRETE SLAB
R/W #5 (19A) @ 12" (305mm) OC GRADE 60 (A01)

QUAD DECK REBAR CHAIR

7" (178mm) QUAD-LOCK EPS PANEL
R/W #5 (19A) GRADE 60 (A01) AT BOTTOM OF REFS

QUAD-LOCK WALL R-20 (R-0.20) INSULATION
3" INTERIOR DRYWALL
QUAD-LOCK ULTRA PANELS (155" (3930mm) THICK EPS
6" (152mm) THICK CONCRETE CORE
QUAD-LOCK ULTRA PANEL 3 1/2" (89mm) THICK EPS
EXTERIOR FINISH (EXTERIOR DRYWALL)

12 GAUGE WELDED STEEL DOOR FRAME
WITH WELDED ANTI-LEAD CORNERS
7 GAUGE LOCK REINFORCEMENT
CONCRETE HEADER REINFORCEMENT
2 #4 (20.1mm) GRADE 60 (A01)

STEEL DOOR WITH 12 GAUGE SKIN
WITH HONEYCOMB CORE
DOOR MAY SWING IN OR OUT
SECOND DOOR MAY BE ADDED
ON OPPOSITE WALL

4" (102mm) HEAVY DUTY 5/8" (16mm) ANCHOR
PLATES WITH FULL HEAD SCREWS

STANDARD LOCK SET

NETLON PLUS CAST IN CONCRETE
SUPERFAM AND SAT HEAD

3/8" (9.5mm) COMMERCIAL DEADBOLTS
WITH 1" (25mm) BOLT THROW

27" x 12" (688mm x 305mm)
FOOTING R/W 2 #4 (20.1mm) OC GRADE 60 (A01)
MINIMUM 2000 PSI (138MPa) SOIL BEARING CAPACITY
REINFORCEMENT OVERLAP
#4 (19A) @ 24" (610mm) OC (19A) @ 30" (762mm)

AIR VENT
DO NOT TO CONSIDER
WITH QUAD DECK CONCRETE JOISTS

QUAD-LOCK WALL R/W
#5 (19A) @ 12" (305mm) OC VERTICALLY
#5 (19A) @ 12" (305mm) OC HORIZONTALLY
ALL REBAR TO BE GRADE 60 (A01)

QUAD-LOCK YELLOW TIE HDPE PLASTIC

REQUIRED THERMO-SEALING FOAM
15 MINUTE THERMAL BARRIER SUCH AS 2" DRYWALL
FASTEN TO QUAD-LOCK PLASTIC TIE ANCHORS

QUAD-LOCK METAL TRACK
FASTEN TO FOOTING

SLAB REINFORCEMENT
6" x 6" W/ #4 @ W01 (150" x 150" MIN) (19A)

MINNESOTA RULES, CHAPTER 1370 STORM SHELTERS

1370.0100 PURPOSE.

The purpose of parts 1370.0100 to 1370.0230 is to provide minimum standards of design and construction of buildings to provide protection for manufactured home park occupants from tornadoes and extreme winds.

1370.0110 SCOPE.

Parts 1370.0100 to 1370.0230 apply to buildings or portions of buildings that are designed for use as manufactured home park storm shelters.

1370.0120 DEFINITIONS.

Subpart 1. **Scope.** The definitions in this part apply to parts 1370.0100 to 1370.0230.

Subp. 2. **Storm shelter.** "Storm shelter" means a structure or portion of a structure designed in compliance with parts 1370.0100 to 1370.0230.

Subp. 3. **Dual purpose storm shelter.** "Dual purpose storm shelter" means a structure or portion of a structure designed for use as a storm shelter and also designed for some other secondary permitted use.

Subp. 4. **Single purpose storm shelter.** "Single purpose storm shelter" means a structure designed for use only as a storm shelter.

1370.0130 APPLICABLE REQUIREMENTS.

Subpart 1. **Incorporation by reference.** "Interim Guidelines for Building Occupant Protection from Tornadoes and Extreme Winds," TR-83A January 1980, sections 1 and 2, published by the Federal Emergency Management Agency, Washington, D.C., is incorporated by reference and must be used to determine design loads and as a guide for use

in designing storm shelters. The document is not subject to frequent change and is available: (1) in the Minnesota State Law Library; (2) from the Printing and Publications Division, Federal Emergency Management Agency, P.O. Box 8181, Washington, D.C. 20024; and from the Minnesota Department of Public Safety, Division of Emergency Management, 85 State Capitol, Saint Paul, Minnesota 55155.

Subp. 2. **Dual purpose storm shelters.** A dual purpose storm shelter must comply with other applicable requirements of the state building code for its other intended uses.

1370.0140 PLANS, SPECIFICATIONS, PERMITS.

Storm shelter plans, engineering calculations, diagrams, and other required data must be prepared by a registered architect or engineer licensed to practice in Minnesota. For permit procedures, see section 106 of the Uniform Building Code, incorporated by reference in part 1305.0010.

1370.0150 SPACE REQUIREMENTS.

A minimum of four square feet per person must be provided within a storm shelter. A ceiling height of not less than seven feet must be provided over 60 percent of the floor area.

1370.0160 REQUIRED EXITS.

Subpart 1. **Exits; openings.** At least two exits must be provided in compliance with chapter 10 of the Uniform Building Code. The second exit from a single purpose storm shelter may have an opening of at least nine square feet with a minimum of 20 inches in width and the bottom of the opening not more than 44 inches from the floor.

Openings in the exterior walls of the shelter must be protected to prevent flying

missiles from entering the interior of the shelter.

Subp. 2. **Handicapped access.** At least one of the exits must comply with chapter 1340, facilities for the handicapped.

Subp. 3. **Exit to exterior.** When a portion of a structure is designed as a storm shelter, one exit must be directly to the exterior of the building or to an exit system complying with the state building code.

1370.0170 DRY INTERIOR.

Provisions must be made to construct storm shelters outside of flood-prone areas and other nonwater ponding areas and so that the interiors remain reasonably dry.

1370.0180 UTILITY LINE HAZARDS.

Hazardous utility lines must not be located in or near a storm shelter. The underground electrical service required by part 1370.0200 is exempt from this requirement.

1370.0190 MINIMIZING FIRE DANGER.

Storm shelters must be constructed to minimize the danger of fire from both external and internal sources.

1370.0200 ELECTRICAL POWER.

Underground electrical service must be provided to a storm shelter.

1370.0210 ILLUMINATION.

Subpart 1. **Minimum illumination.** At least five foot candles of illumination must be provided at floor level.

Subp. 2. **Source.** An emergency lighting system must be supplied from storage batteries or an on-site generator installed in accordance with the requirements of the National Electrical Code, incorporated by reference in chapter 1315.

1370.0220 VENTILATION.

Ventilation must comply with the criterion

on page nine of the interim guidelines incorporated in part 1370.0130.

1370.0230 SANITATION FACILITIES.

Sanitation facilities and water for drinking are not required for storm shelters.

LAKEVILLE

11-17-27: STORM SHELTER:

- A. Any dwelling or dwelling units that are constructed slab on-grade, provisions shall be made to provide for storm protection internally to the dwelling or dwelling unit. Storm shelters internal to the dwelling or dwelling unit shall be provided in a bathroom or laundry room so as to ensure accessibility and that the storm shelter is not obstructed by storage.
- B. Compliance with this requirement shall be based upon federal emergency management agency (FEMA) guidelines and standards, except that the shelter door shall be solid core construction (not limited to metal) and only one deadbolt lock shall be required.

RUSH CITY

- 1. Storm Shelter: In cases where residential dwelling units are constructed slab on-grade, provisions shall be made to provide for storm protection either internally to the unit or in a separate storm shelter structure. Storm shelters internal to the dwelling or dwelling unit shall be provided in a bathroom, laundry room, multi-purpose room or interior hallway so as to ensure accessibility and that the storm shelter is not obstructed by storage. External storm shelters shall be considered accessory structures and shall be subject to the provisions of Section 1005.01, Subd. 3 of this Chapter.



Council Memorandum – Workshop

Item: Code Enforcement Policy

Meeting Date: July 22, 2019

Presented By: Margaret McCallum, City Administrator

Recommendations/Council Action/Motion Requested:

To review and discuss the drafting of a code enforcement policy.

Details:

The City of Mayer currently does not have a code enforcement policy.

Historically, the City of Mayer has enforced code on a complaint basis or by have a staff member drive around to City seeking code violations.

The consistency purposes, staff is recommending that the City draft a code enforcement policy that lists the procedures of how to and when to notify residents of code violations. It would list a timeframe as to when compliance is being sought and the consequences of continual non-compliance.

Attachments:

City of Chanhassen Code Enforcement Policy.

CODE ENFORCEMENT PROCEDURE

Purpose:

The purpose of Chanhassen's code enforcement is to provide a clear and consistent process for the investigation, notification, and correction of code violations. The goal of code enforcement is to seek voluntary compliance with the requirements of the City Code, which provide for the maintenance of a high quality of life in the community and protect the health, safety, and welfare of the citizens.

Procedure:

Complaint Received

A complaint may be received via phone, email, letter, or by appearance at City Hall. Complaints are directed to their respective departments. Detailed information is obtained from the complainant, including type of violation, location and address of violation, name of property owner where violation exists, etc. A complaint form will be filled out for each complaint.

Residents need not give their name when reporting a violation; anonymity will be protected to the fullest extent.

Inspection-

Complaints are be inspected in a timely manner. On-site inspections, and interviews are conducted to determine the exact nature of the violation or if one exists. If the complaint is found to be valid, clear information and evidence should be obtained. The date and time of an inspection is recorded, and photographs taken of the violation. The inspection will be conducted unobtrusively, with respect for the property and privacy of others.

Notification

Once a complaint has been verified, staff attempts to make contact with the property owner to discuss the situation. In addition, or if this is not possible, a letter is sent to suspected violators explaining that a complaint was logged, a description of the violation, reference to the code being violated, and methods to alleviate the violation with a requested compliance date. The requested date of compliance can range between two weeks to 30 days, depending on the complexity of the violation. The intent of this letter is to encourage the recipient to correct the violation and to call with any question in regards to the issue.

Compliance

In a perfect world, the property owner would correct the violation and all would be well. However, resolution can often be a long drawn out process. Compliance dates are used as a guide and are subject to

change. Occasionally multiple letters may be necessary to encourage compliance. In some cases citations and/or tickets may be issued. As a last resort, a non-compliance case will be turned over to the City Attorney for resolution through the court system. The goal is compliance, not punishment.

**General
Process**

1. Complaint received and verified
2. Written notification
3. Second notice/warning
4. Citation or referral to City Attorney for prosecution



Council Memorandum – Workshop

Item: Contract for Police Services

Meeting Date: July 22, 2019

Presented By: Margaret McCallum, City Administrator

Recommendations/Council Action/Motion Requested:

To review the proposed 2020 Police Services Contract and to determine if any changes need to be made in 2020 with regards to service hours.

Details:

Current Coverage:

The City of Mayer contracts with Carver County Sheriff's Department for its police services.

Each year both parties work through an agreement that will work for the City of Mayer and the Carver County Sheriff's Department.

The current 2019 contract is for a Full Time Equivalent (FTE) Deputy (2080 hours) at .67%. The City also receives 130 hours in Community Service Officer Hours.

The 2020 contract is structured based on maintaining current levels of policing services and CSO services.

The current level of policing is 5.36 hours per day (.67 of a 2080 FTE/26.8 hours per week) of a Monday – Friday deputy working an 8 hour schedule as well as vehicle costs. This also includes 130 hours of CSO coverage.

The costs for 2020 would be \$93,935.00.

Personnel Cost	2016	2017	2018	2019	2020
.67 Corporal	\$63,055.00	\$66,205.00	\$68,652.00	\$69,148.00	\$72,008.00
CSO 130 Hours	\$4,033.00	\$4,350.00	\$5,022.00	\$5,006.00	\$5,607.00
Vehicle Cost .67	\$15,480.00	\$21,093.00	\$13,896.00	\$13,771.00	\$16,320.00
Total	\$82,568.00	\$91,648.00	\$87,570.00	\$87,925.00	\$93,935.00

The cost difference between 2019 and 2020 would be \$6,010.00.

Potential Options:

As the City continues to grow, the City may consider increasing the number of hours the Deputy is in the community. The City could look at an increase to .75 instead of .67. This would be 6 hours per day/30 hours per week, along with maintaining the 130 CSO hours and vehicle cost. This would cost the City \$104,482.00 (\$16,557.00).

The Sheriff's Department is also open to two-year contracts.

The current contract reads that if the city wants additional hours beyond the level of contracted services, hours would be billed at \$64.17 per hour. For the remainder of 2019, the city could look at scheduling shifts for nights or weekends at that rate, but the city would have had to have a contingency set aside for additional hours. For example, the Cities of Watertown and Norwood have requested shifts filled for their off Saturdays where they do not have contracted coverage as they have a contingency to provide an additional level of service and coverage.

Currently Watertown, Norwood, and Carver have Mon-Fri day coverage similar to the Mayer/New Germany partnership. They also have evening/weekend coverage in the form of a 2080 FTE scheduled for 10 hour shifts working a rotating Tue-Fri and Wed-Sat, 5PM-3AM or 6PM-4AM. So every other Saturday they a form of weekend coverage. These shifts are not backfilled though if they contract deputy is off for training, vac, or sick unless the city wants filled and then it is filled at the \$64.17 rate as an overtime shift.

Historically, the City has been budgeting \$100,000.00 (2018 and 2019) for policing services. This is due to continued discussion on possible changes in coverage. If the City were to maintain the current coverage, the City would not see an increase in the budget. The City could actually lower the budget to be at the \$93,935.00.

If the City desired to increase coverage, the City could increase to the .75 rate. The City would need to increase its yearly budget by \$4,482.00.

According to the Sheriff's Department, if the City of Mayer were to increase coverage similar to Watertown, Norwood, and Carver (keeping the Mon-Fri coverage and adding the extra weekend and evening coverage), the City would need to budget around \$240,000 per year. That would be an additional \$140,000.

Attachments:

2019 Police Contract

2020 Proposed Police Contract

CONTRACT FOR POLICE SERVICES

Mayer

THIS AGREEMENT, made and entered into this day of , by and between the County of Carver, through its Sheriff's Office (hereinafter, "County"), and the City of Mayer (hereinafter, the "City"), and, collectively known as the "parties".

WHEREAS, the City desires to enter into a contract with the County whereby the County will provide police services within the boundaries of the City; and

WHEREAS, the County agrees to render such services upon the terms and conditions hereinafter set forth; and

WHEREAS, Minnesota Statutes Section 471.59 authorizes governmental units in the State of Minnesota to enter into agreements by resolution with any other governmental unit to perform on behalf of that unit any service or function which that unit would be authorized to provide for itself; and

WHEREAS, said contract is authorized by Minnesota Statute, Section 471.59, 436.05, and Minnesota Statute, Section 366 and 367;

NOW, THEREFORE, it is agreed between the parties as follows:

ARTICLE I

PURPOSE: The purpose of this Agreement is to secure police contracting services for the City. Minnesota Statutes, Section 471.59 authorizes two or more governmental units to jointly exercise any power common to the contracting parties. Minnesota Statutes, Section 436.05 allows municipalities to contract with other municipalities for police services.

ARTICLE II

1. POLICE SERVICES. The County agrees to provide police service within the corporate limits of the City to the extent and in the manner set forth below:
 - 1.1 Police services to be provided under this contract shall encompass those police duties and functions which are the type statutorily deemed to be the responsibility of the local communities;
 - 1.2 With input from the City, the County shall assign personnel as necessary;
 - 1.3 All matters incident to the performance of such service or the control of personnel employed to render such service shall be and remain in the control of the County;

- 1.4 In the event a dispute arises between the parties concerning the type of service to be rendered, or the manner in which such service is provided, the County shall retain sole discretion in determining a solution to said dispute (e.g., re-assignment of personnel, types of patrol, level of service available); and
- 1.5 The police services will be provided to the City for the selected number of contracted hours and/or full time equivalent (FTE) personnel. Such services shall not include situations in which, in the opinion of the County, a police emergency occurs which requires a different use of the personnel, patrol vehicle, equipment, or the performance of special details relating to police services. It shall also not include the enforcement of matters which are primarily administrative or regulatory in nature (e.g., zoning, building code violations).

ARTICLE III

SPECIAL EVENT OR ADDITIONAL SERVICES. If the City desires additional police services over and above the hours and/or FTE's contracted for in this Agreement, the City shall contact the Sheriff's Office contract manager or designee noted in this Agreement. The County will invoice the City for these additional services pursuant to Minnesota Statute, Section 471.425, Prompt payment of local government bills, Subdivision 2(a) For municipalities who have governing boards which have regularly scheduled meetings at least once a month, the standard payment period is defined as within 35 days of the date of receipt.

ARTICLE IV

COOPERATION AMONG PARTIES. It is hereby agreed that the parties and all of their officials, personnel, agents and employees shall render full cooperation and assistance to each other to facilitate the provision of the services selected herein.

ARTICLE V

1. PROVISION OF EQUIPMENT. It is agreed that the County shall provide all necessary labor, supervision, vehicle, equipment, and supplies to maintain and provide the police services selected herein.
2. OFFICE SPACE. If an FTE is requested, the City shall provide office and work space for the assigned personnel.
3. FINANCIAL LIABILITY. The City does not assume liability for the direct payment of any salaries, wages, or other compensation to personnel employed by the County to perform the selected services. It is agreed that all personnel shall be employees of the County and the County shall be responsible for providing worker's compensation insurance and all other benefits to which such personnel shall become entitled by reason of their employment with the County.

4. MUTUAL INDEMNIFICATION. Each party shall be liable for its own acts to the extent provided by law and hereby agrees to indemnify, hold harmless and defend the other, its personnel and employees against any and all liability loss, costs, damages, expenses, claims or actions, including attorney's fees which its personnel and employees may hereafter sustain, incur or be required to pay, arising out of or by reason for any act or omission of the party, its agents, servants or employees, in the execution, performance, or failure to adequately perform its obligations pursuant to this contract. Liability of the County or other Minnesota political subdivisions shall be governed by the provisions of the Municipal Tort Claims Act, Minnesota Statutes, Chapter 466, and other applicable laws.

It is further understood that Minnesota 471.59, Subd. 1a applies to this Agreement. To the full extent permitted by law, actions by the parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, all as set forth in Minnesota Statutes Section 471.59, Subd. 1a(a); provided further that for purposes of that statute, each party to this Agreement expressly declines responsibility for the acts or omissions of the other party.

Each party agrees to promptly notify the other party if it knows or becomes aware of any facts or allegations reasonably giving rise to actual or potential liability, claims, causes of action, judgments, damages, losses, costs or expenses, including attorney's fees, involving or reasonably likely to involve the other party, and arising out of acts or omissions related to this Agreement.

LIABILITY

- (a) It is understood and agreed that liability shall be limited by the provisions of Minnesota Statutes Chapter 466. This Agreement to indemnify and hold harmless does not constitute a waiver by any participant of limitations on liability provided under Minnesota Statutes Section 466.04. To the full extent permitted by law, actions by parties pursuant to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, all set forth in Minnesota Statutes, Section 471.59, Subdivision 1a(a): provided further that for purposes of that statute, each party to this Agreement expressly declines responsibility for the acts or omissions of the other party.
- (b) For purposes of determining total liability damages, the participating governmental units and the joint board, if one is established, are considered a single governmental unit and the total liability for the participating governmental units and the joint board, if established, shall not exceed the limits on governmental liability for a single governmental unit as specified in State Statute, Section 3.736 or Section 466.04, Subdivision 1, or as waived or extended by the joint board or all participating governmental units under State Statute, Section 3.736, Subdivision 8 or Section 471.981. The parties of this Agreement are not liable for the acts or omissions of the other participants to this Agreement except to the extent to which they have agreed in writing

to be responsible for acts or omissions of the other parties.

5. INSURANCE. The County agrees that all insurance required to adequately insure vehicles, personnel and equipment used by the County in the provision of the selected services will be provided by the County.

ARTICLE VI

1. TERM. The term of this contract shall be January 1, 2020 to December 31, 2020. The term of this Agreement may be extended for up to an additional sixty (60) days under the same terms and conditions, provided the parties are attempting in good faith to negotiate a new Agreement. This Agreement extension shall automatically terminate upon the parties' entering into a new written Agreement, or on the sixtieth (60th) day, whichever occurs first.
2. RATE. As contained in this contract.
3. NOTICE.
 - 3.1 If the County does not desire to enter into a contract for police service for 2021, the City shall be so notified in writing six (6) months prior to the expiration of the current contract.
 - 3.2 On or before August 15 of the current contract year, the County shall notify the City of the police contract rates for the following year.
 - 3.3 The City shall notify the County of its intention to contract for police services for the following year no later than October 15 of the current contract year.
 - 3.4 In the event the City shall fail to give notice as required above, the County shall presume the City does not desire to enter into an Agreement with the County for police services.
 - 3.5 Notice under the above provisions shall be sent to:

Commander Mike Wollin
Carver County Sheriff's Office
606 East 4th Street
Chaska, MN 55318
mwollin@co.carver.mn.us
Office: 952-361-1857
Cell: 952-220-7926

City of Mayer
Margaret McCallum, Administrator
413 Blue jay Ave.
Mayer, MN. 55360
Phone: 952-657-1502
margaret.mccallum@cityofmayer.com

ARTICLE VII

MENU OF POLICE SERVICES

1. POLICE STAFFING OPTIONS

1.1 FULL TIME EQUIVALENT (FTE) PERSONNEL OPTION

1.1.1 FTE personnel are Full Time Employees dedicated to the contract community. The FTE deputies compensated time includes regular assignment duties, training, holidays, vacation, sick leave and other benefited time. The FTE deputy position is not automatically backfilled when the deputy is away from assignment for the above types of compensated time. The FTE deputy costs include: salary, benefits, supervision, administration, training, clerical support, insurance, and county overhead. The FTE costs do not include additional hours which are necessary for court or filling a shift for a compensated day off.

The first eighty (80) hours the deputy is gone from the community while on military leave will not be backfilled. The Sheriff's Office will backfill the position or credit back the time for military leave after the first 80 hours.

The first eighty (80) hours a deputy is gone from the community on FMLA leave will not be backfilled; it will be treated like sick leave. The Sheriff's Office will backfill the position or credit back the time for FMLA after the first 80 hours of FMLA is completed.

If the City requests coverage for compensated days off noted above, it is recommended the City set aside a contingency for additional hours. Additional hours for deputies will be billed at \$68.42.

The SouthWest Metro Drug Task Force will invoice \$2,100 separately.

Hours worked on a designated holiday will be billed at double the FTE's hourly pay rate per the collective bargaining agreement(s).

PERSONNEL COST

Deputy .67 (2080 FTE)	\$72,008
CSO – 130hours	\$5,607

VEHICLE COST

Patrol Vehicle – .67	<u>\$16,320</u>
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<u>TOTAL POLICE SERVICES</u>	\$93,935
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2. PAYMENT. The Sheriff shall invoice one half of the total amount of the current year police staffing option cost hereunder, or \$46,967 to be paid on or before June 30 of the current contract year. The Sheriff shall invoice the remaining half, or \$46,968 to be paid on or before November 30 of the current contract year.
3. MINNESOTA STATE POLICE AID. The County, upon receiving Minnesota State Police Aid, shall reimburse the City pursuant to Minnesota Statute, Section 69.011.

ARTICLE VIII

1. DATA. All data collected, created, received, maintained or disseminated in any form for any purposes by the activities of this Agreement is governed by the Minnesota Data Practices Act, Minnesota Statute Section 13, or the appropriate Rules of Court and shall only be shared pursuant to laws governing that particular data.
2. AUDIT. Pursuant to Minnesota Statute Section 16C.05, Subdivision 5, the parties agree that the State Auditor or any duly authorized representative at that time during normal business hours and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc. which are pertinent to the accounting practices and procedures related to this Agreement. All such records shall be maintained for a period of six (6) years from the date of termination of this Agreement.
3. NONWAIVER, SEVERABILITY AND APPLICABLE LAWS. Nothing in this Agreement shall constitute a waiver by the parties of any statute of limitation or exceptions on liability. If any part of this Agreement is deemed invalid such shall not affect the remainder unless it shall substantially impair the value of the Agreement with respect to either party. The parties agree to substitute for the invalid provision a valid one that most closely approximates the intent of the Agreement.

The laws of the State of Minnesota apply to this Agreement.

4. MERGER AND MODIFICATION. It is understood and agreed that the entire Agreement between the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof. All items referred to in this Agreement are incorporated or attached and are deemed to be part of this Agreement. Any alterations, variations, modifications, or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement and signed by the parties hereto.

IN WITNESS THEREOF, the Municipality has caused this Agreement to be executed by its Mayor and by the authority of its governing body on this _____ day of _____, _____

SIGNED: _____ DATE: _____
Mayor

SIGNED: _____ DATE: _____
City Administrator

IN WITNESS THEREOF, the County of Carver has caused this Agreement to be executed by its Chair and attested by its Administrator pursuant to the authority of the Board of County Commissioners on this _____ day of _____, _____

COUNTY OF CARVER:

SIGNED: _____ DATE: _____
CHAIR, BOARD OF COMMISSIONERS

SIGNED: _____ DATE: _____
SHERIFF

Attest

SIGNED: _____ DATE: _____
COUNTY ADMINISTRATOR



Council Memorandum – Workshop

Item: 2020 General Budget Goals

Meeting Date: July 22, 2019

Presented By: Margaret McCallum, City Administrator

Recommendations/Council Action/Motion Requested:

To discuss goals for the 2020 Budget Season.

Details:

Staff has started to work on the 2020 budget.

Staff is seeking from the Council goals and priorities for the 2020 budget.

The preliminary budget will come to the Council at the August 12, 2019 Budget Workshop #1.

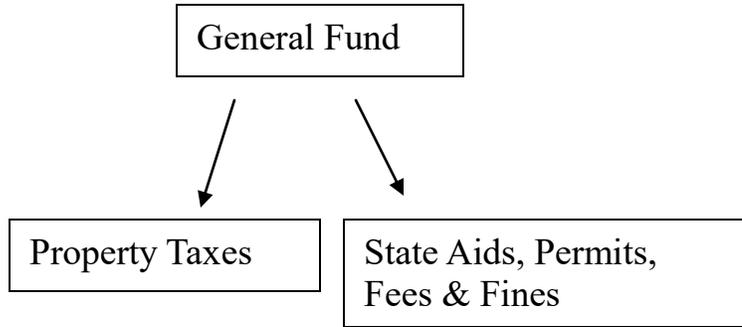
In 2018, the tax rate was 50.61%. In 2019, the tax rate was 49.8%.

One of the goals for 2019 was to start building up the street fund. The City was able to levy \$100,000 in 2019 for the fund.

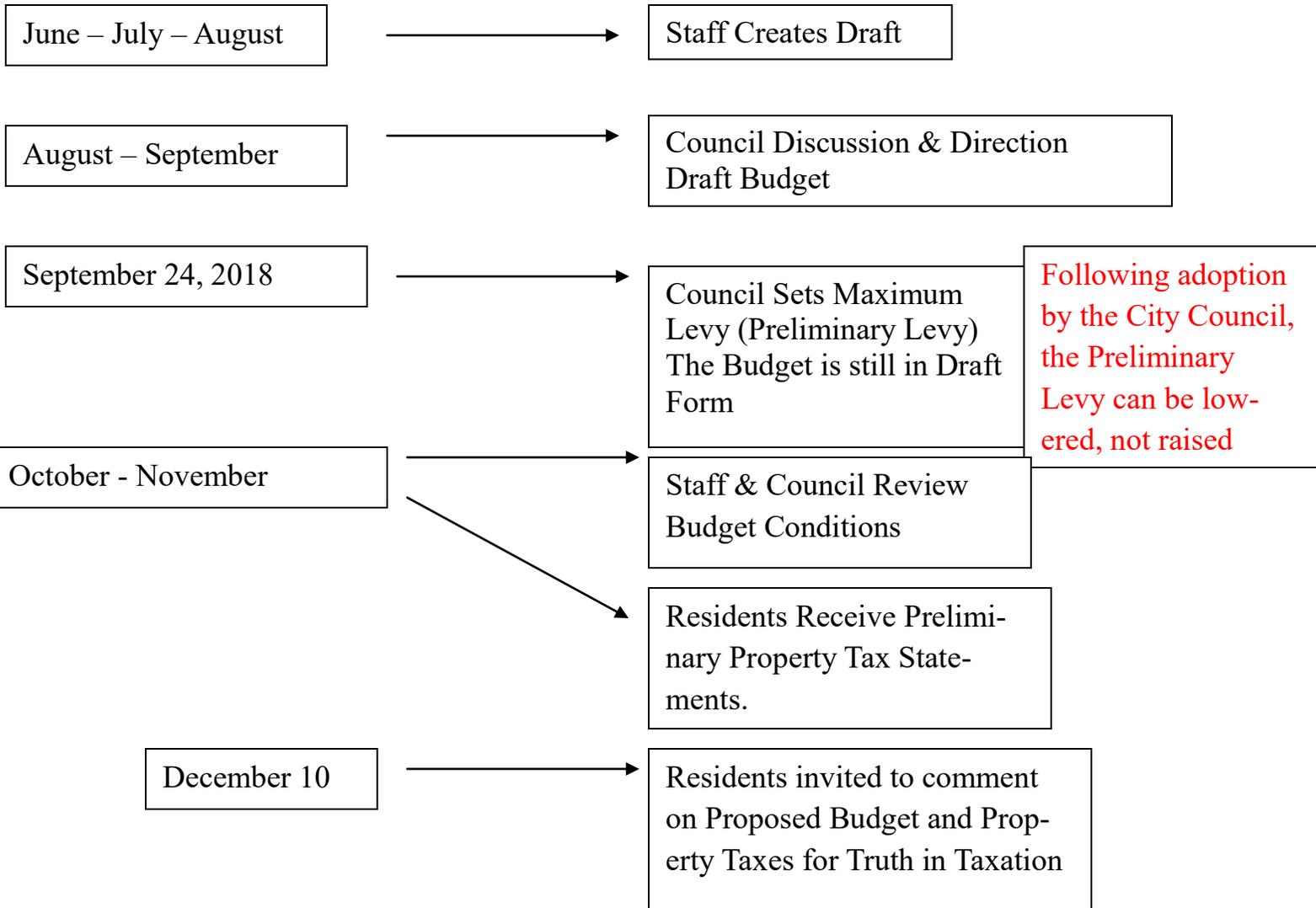
Attachments:

2019 Budget Explanation.

BREAKDOWN OF THE BUDGET—GENERAL FUND

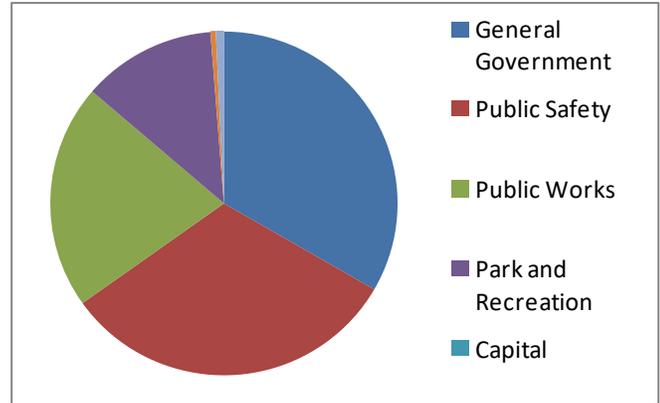


GENERAL FUND BUDGET PROCESS



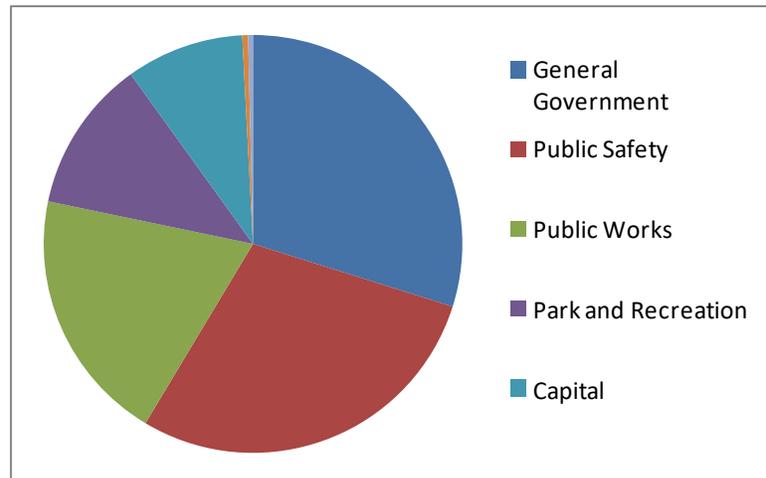
EXPENDITURE OVERVIEW 2018

General Government	\$358,205.85	33.30%
Public Safety	\$343,032.00	31.89%
Public Works	\$226,577.06	21.06%
Park and Recreation	\$134,487.06	12.50%
Capital	\$0.00	0.00%
Compost	\$5,390.00	0.50%
Operating EDA	\$8,050.00	0.75%
	\$1,075,741.97	



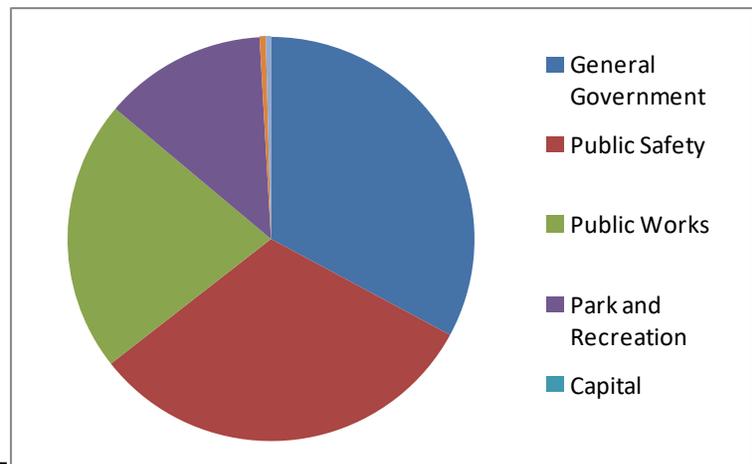
EXPENDITURE OVERVIEW 2019 - WITH CAPITAL

General Government	\$360,734.85	29.85%
Public Safety	\$347,224.00	28.73%
Public Works	\$237,860.00	19.68%
Park and Recreation	\$142,650.00	11.80%
Capital	\$110,000.00	9.10%
Compost	\$5,390.00	0.45%
Operating EDA	\$4,550.00	0.38%
	\$1,208,408.85	



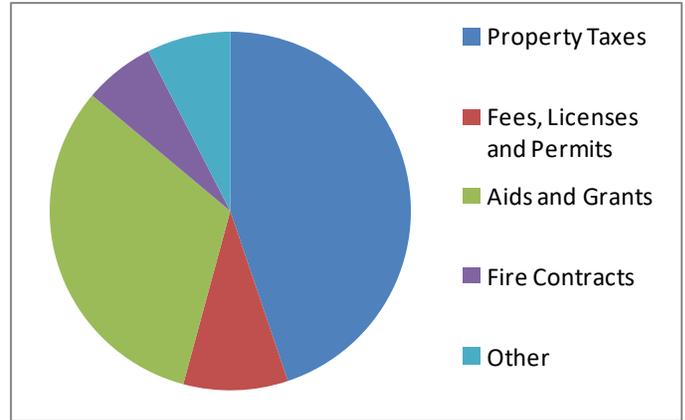
EXPENDITURE OVERVIEW 2019 - WITHOUT CAPITAL

General Government	\$360,734.85	32.84%
Public Safety	\$347,224.00	31.61%
Public Works	\$237,860.00	21.65%
Park and Recreation	\$142,650.00	12.99%
Capital	\$0.00	0.00%
Compost	\$5,390.00	0.49%
Operating EDA	\$4,550.00	0.41%
	\$1,098,408.85	



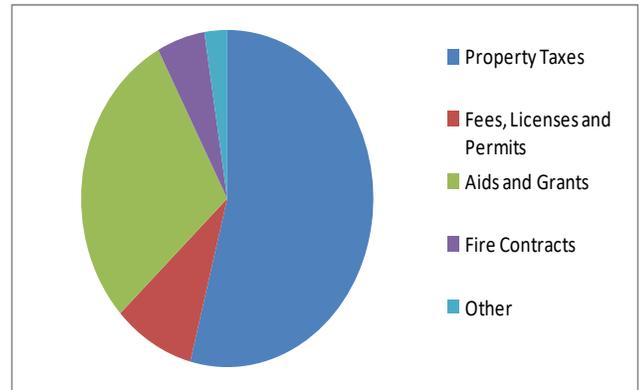
REVENUE OVERVIEW - 2018

Property Taxes	\$481,930.97	44.80%
Fees, Licenses and Permits	\$101,310.00	9.42%
Aids and Grants	\$343,036.00	31.89%
Fire Contracts	\$68,362.00	6.35%
Other	\$81,103.00	7.54%
	<u>\$1,075,741.97</u>	



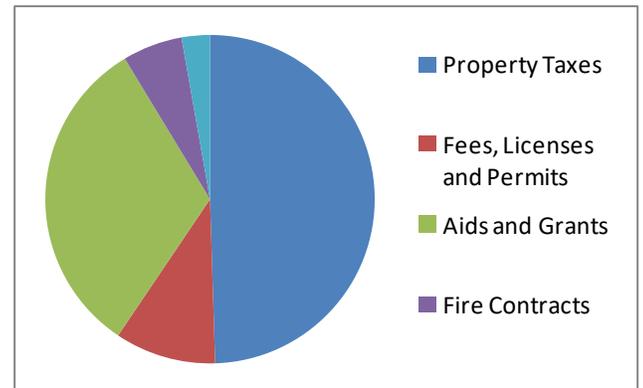
REVENUE OVERVIEW 2019 - WITH CAPITAL

Property Taxes	\$653,747.62	54.10%
Fees, Licenses and Permits	\$109,000.00	9.02%
Aids and Grants	\$350,558.00	29.01%
Fire Contracts	\$64,603.23	5.35%
Other	\$30,500.00	2.52%
	<u>\$1,208,408.85</u>	



REVENUE OVERVIEW 2019- WITHOUT CAPITAL

Property Taxes	\$543,747.62	49.50%
Fees, Licenses and Permits	\$109,000.00	9.92%
Aids and Grants	\$350,558.00	31.92%
Fire Contracts	\$64,603.23	5.88%
Other	\$30,500.00	2.78%
	<u>\$1,098,408.85</u>	



2019 BUDGET CONSIDERATIONS PERSONNEL

1. In 2018, the City of Mayer approved an Administrative Study that will include a schedule for pay increases from year to year. This is a work in progress and is a yet to be determined policy.
2. In 2019, the City will anticipate a shift in positions as the Public Works Employee II moves into a Public Works Director position upon licensure.

2019 BUDGET CONSIDERATIONS INSURANCE

1. The City will be converting to a high deductible plan in 2019. The purpose of the plan coverage is to accommodate proposed premium increases.
2. The City is still working through the 2019 benefit structure.
3. The preliminary budget takes into consideration proposed changes to the benefits plan including the addition of Long-Term and Short-Term Disability, as well as a percent coverage of insurance premium instead of a flat coverage amount.

2019 BUDGET CONSIDERATIONS FIRE DEPARTMENT

1. Potential Wage Changes
2. Required pension contribution for 2019 will go from \$3,800 in 2018 to \$0.00 in 2019.
3. Capital Contribution will be the same at \$100,000.

2019 BUDGET CONSIDERATIONS PARKS

Basketball Court (New Hoops) Bluejay Avenue Park - \$3,000

Curbing at Meadow Park - \$6,000

Skate Park - Additional Equipment - \$25,000

Archery Range - \$10,000

West Ridge Parking (Capital) - \$30,000

Total - \$74,000

PUBLIC SERVICES CAPITAL

Trail Seal Coating - \$30,000

Public Works Vehicle - \$40,000

Lawn Mower - \$4,000

Total - \$74,000

LAW ENFORCEMENT

1. "Town cop" model through the Carver County Sheriff's Office
2. Cost for law enforcement (\$87,925 Contract) and related services up __%.
3. Metro Drug Task Force - \$2,100 (same as last year).

Total Budget - \$100,000 (Same as last year)

2019 BUDGET CONSIDERATIONS

DEBT SERVICE

Debt Service Fund	2018 Final	2019 Draft
2015A (Roundabout)	\$48,221.00	\$47,100.00
2014A (Highway 25 2007A) (Water Tower)	\$150,664.00	\$153,079.00
Fire Station - Security Bank	\$8,308.00	\$3,320.00
Debt Fire Dept—Fire Truck	\$21,749.00	\$21,479.00
Debt Service (Sewer)	\$282,000.00	\$253,000.00
TOTAL DEBT SERVICE	\$510,942.00	\$478,248.00

DEBT SERVICE LEVY HISTORY

	2018	2019 Draft
Debt Service Levy	\$510,942.00	\$478,248.00
Percent Change	-	-6.4%

TOTAL LEVY

	2018 Final	2019 Draft W/ Capital	2019 Draft W/O Capital
General Levy	\$480,931.00	\$653,748.00	\$543,748.00
Debt Service Levy	\$510,942.00	\$478,248.00	\$478,248.00
Total Levy	\$991,873.00	\$1,131,996.00	\$1,021,996.00
Percent Change	-	14.1%	3.03%

ESTIMATED TAX RATE CALCULATION

Levy Information	W/ Capital	L.I. W/O Capital	
\$1,131,996		\$1,021,996	Tax Capacity Based Levy Amount (After LGA)
-208,889		-208,889	FD Distribution Dollars
\$923,107		\$813,107	Local Levy
\$1,851,730		\$1,851,730	Adjusted Tax Capacity

$\$923,107 / \$1,851,730 \times 100\% = 49.8\%$

2019 Proposed Tax Rate with Capital = \$49.8%

$\$813,107 / \$1,851,730 \times 100\% = 43.9\%$

2019 Proposed Tax Rate Without Capital = \$43.9%

Tax Rate History and Carver County Cities

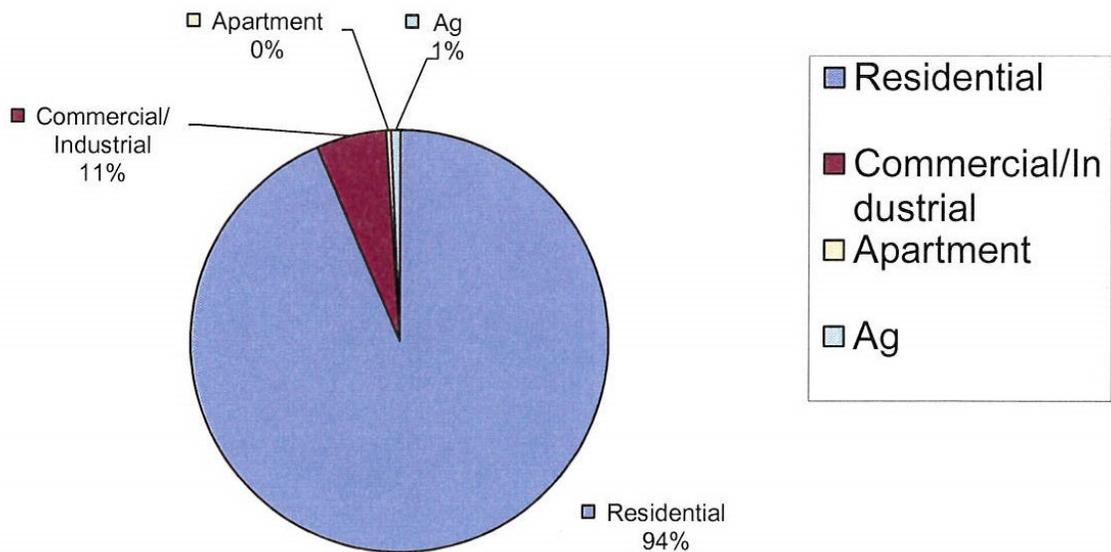
CITY	2018 FINAL RATE
Chanhassen	22.66 %
Chaska	27.23%
Victoria	31.47%
Carver	47.70%
Mayer	50.61%
Waconia	52.83%
Watertown	59.54%
Cologne	67.95%
NYA	71.83%
New Germany	98.75%
Hamburg	103.20%

YEAR	TAX RATE	STATUS
2011	59.473%	FINAL
2012	65.662%	FINAL
2013	68.839%	FINAL
2014	67.784%	FINAL
2015	59.57%	FINAL
2016	58.91%	FINAL
2017	53.29%	FINAL
2018	50.61%	FINAL
2019	49.80%	DRAFT
2019	43.90%	DRAFT—WO CAPITAL

City of Mayer 2018 Assessment Summary

	Residential	Commercial/Industrial	Apartment	Ag	Total
2018 EMV	\$178,469,000	\$10,307,100	\$756,600	\$1,384,800	\$190,917,500
2017 EMV	\$153,507,600	\$9,604,000	\$704,100	\$1,384,800	\$165,200,500
Total Value Change	\$24,961,400	\$703,100	\$52,500	\$0	\$25,717,000
New Construction	\$6,376,100	\$387,200	\$0	\$0	\$6,763,300
Market Change	\$18,585,300	\$315,900	\$52,500	\$0	\$18,953,700
% New Construction	3.57%	3.76%	0.00%	0.00%	3.54%
% Market Change	12.11%	3.29%	7.46%	0.00%	11.47%
2018 Total % Increase	16.26%	7.32%	7.46%	0.00%	15.57%

Mayer Value Distribution 2018



EXAMPLE CALCULATION OF PROPERTY TAXES (2018)

Estimated Market Value	\$300,000				
Homestead Exclusion	(\$10,200)				
Taxable Market Value	\$289,800				PAY 2018
\$289,800	X		1%	=	\$2,898
Taxable Market Value	x		Residential Tax Class Rate	=	Tax Capacity
\$2,898	X		50.61%	=	\$1,467
Tax Capacity	x		City of Mayer Tax Rate	=	City of Mayer Property Taxes

EXAMPLE CALCULATION OF PROPERTY TAXES (2019) - WITH CAPITAL

Estimated Market Value	\$300,000				
Homestead Exclusion	(\$10,200)				
Taxable Market Value	\$289,800				PAY 2019
\$289,800	X		1%	=	\$2,898
Taxable Market Value	x		Residential Tax Class Rate	=	Tax Capacity
\$2,898	X		49.80%	=	\$1,443
Tax Capacity	x		City of Mayer Tax Rate	=	City of Mayer Property Taxes

ESTIMATED TAX IMPACT \$300,000 HOME

2018 City Tax/Final Draft:	\$1,467
2019 City Tax/Draft Budget:	\$1,443
Anticipated Tax 2019 Tax Impact	-\$24 (Based on Current Draft Budget)

EXAMPLE CALCULATION OF PROPERTY TAXES (2019) - WITHOUT CAPITAL

Estimated Market Value	\$300,000
Homestead Exclusion	(\$10,200)
<i>Taxable Market Value</i>	<i>\$289,800</i>

\$289,800	X		=	\$2,898
Taxable Market Value	x	Residential Tax Class Rate	=	Tax Capacity
\$2,898	X		=	\$1,272
Tax Capacity	x	City of Mayer Tax Rate	=	City of Mayer Property Taxes

ESTIMATED TAX IMPACT \$300,000 HOME

2018 City Tax/Final Draft:	\$1,467
2019 City Tax/Draft Budget:	\$1,272
Anticipated Tax 2019 Tax Impact	-\$195 (Based on Current Draft Budget)

EXAMPLE CALCULATION OF PROPERTY TAXES (2019) at 12.11% MV

Estimated Market Value	\$336,330 (\$300,000 x 12.11%)
Homestead Exclusion	(\$6,970)
Taxable Market Value	\$329,360

\$329,360	X	1%	=	PAY 2019
\$3,294				
Taxable Market Value	x	Residential Tax Class Rate	=	Tax Capacity
\$3,294	X	49.8%	=	\$1,640
Tax Capacity	x	City of Mayer Tax Rate	=	City of Mayer Property Taxes

ESTIMATED TAX IMPACT \$336,330 HOME (MV INCREASE of 12.11%)

2018 City Tax/Final Draft:	\$1,467
2019 City Tax/Draft Budget:	\$1,640
Anticipated Tax 2019 Tax Impact	+\$173 (Based on Current Draft Budget)

EXAMPLE CALCULATION OF PROPERTY TAXES (2019) at 12.11% MV - WITHOUT CAPITAL

Estimated Market Value	\$336,330
Homestead Exclusion	(\$6,970)
Taxable Market Value	\$329,360

\$329,360	X	1%	=	\$3,294
Taxable Market Value	x	Residential Tax Class Rate	=	Tax Capacity
\$3,294	X	43.90%	=	\$1,446
Tax Capacity	x	City of Mayer Tax Rate	=	City of Mayer Property Taxes

2018 City Tax/Final Draft:	\$1,467
2019 City Tax/Draft Budget:	\$1,446
Anticipated Tax 2019 Tax Impact	-\$21 (Based on Current Draft Budget)

2019 BUDGET PROCESS NEXT STEPS

FIRST....

Establish Maximum Property Tax Levy of “Preliminary Levy”

1. Provide Comments and direction to integrate into next draft budget.
2. City Council to consider adoption of a resolution setting the Preliminary Tax Levy on September 24, 2018.
3. The Preliminary Levy can be lowered but not raised after this.