

**INDEPENDENT SCHOOL  
DISTRICT #624**



**SCHOOL BOARD  
MEETING PACKET**

September 23, 2019

To: Members of the School Board

From: Dr. Wayne A. Kazmierczak, Superintendent of Schools

Date: September 16, 2019

A regular/special meeting of the White Bear Lake Area School Board will be held on **Monday, September 23, 2019**, at **5:30 p.m.** in Community Room 112 at the District Center, 4855 Bloom Avenue, White Bear Lake, MN.

## **AGENDA**

### **A. PROCEDURAL ITEMS**

1. Call To Order
2. Roll Call

### **B. OPERATIONAL ITEMS**

1. Certification of 2019 Pay 2020 Proposed Property Tax Levy
2. Action on Resolution To Not Use Eminent Domain

### **C. ADJOURNMENT**

AGENDA ITEM: **Certification for 2019 Payable 2020 Property Tax Levy**

MEETING DATE: **September 23, 2019**

SUGGESTED DISPOSITION: **Operational Item**

CONTACT PERSON(S): **Tim Wald, Assistant Superintendent for**  
**Finance and Operations and Tom Wieczorek, Director**  
**of Finance**

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**BACKGROUND:**

The School Board is required to certify to the auditors of Anoka, Ramsey, and Washington Counties the School District's preliminary 2019 Payable 2020 Property Tax Levy by September 30, 2019. Attached is a summary document prepared by the District's municipal advisor (Ehlers, Inc.) based on data taken from the latest version of the Levy Limitation and Certification report from the Minnesota Department of Education (MDE). Preliminary figures indicate that the maximum amount the School District portion of the property tax levy will increase by 6.79% from a year ago to \$46,884,795. The impact of the levy increase will be approximately \$5 per year or \$.42 per month on the average home in the District.

The administration recommends that the School Board certify the maximum levy as provided by state law; certifying the preliminary levy in this manner allows for changes prior to the final levy certification in December. Changes could be made for a variety of reasons, such as changes to state aid and levy calculations made by the MDE, or changes made by the District such as previously unanticipated Long-Term Facilities Maintenance (LTFM) projects.

School districts are required to discuss the payable 2020 levy and the current year's budget (fiscal year 2019-20) at a regularly scheduled board meeting and allow the public to speak. This will occur at the December 9, 2019 board meeting at 7:00 p.m. The final levy certification will be approved at this same meeting.

**RECOMMENDED ACTION:** Move to approve the maximum for the 2019 Payable 2020 Proposed Property Tax Levy.

**Property Tax Levy and Rate Summary, Taxes Payable in 2019 and 2020**

	Certified Levy Payable in 2019	Proposed Levy Payable in 2020	Change
<b>Tax Levy Information</b>			
1. Total Certified Levy Spread on RMV	20,509,789	21,293,656	783,866
2. General Fund Levy Spread on NTC	7,223,133	9,732,308	2,509,175
3. Community Service Fund Levy	1,097,369	1,098,027	658
4. General Debt Service Levy	5,074,501	5,545,958	471,457
5. OPEB Debt Service Levy	10,000,324	9,215,027	-785,297
6. Total Certified Levy	43,905,116	46,884,975 6.79%	2,979,859
<b>Fiscal Disparities Adjustment to Levy</b>			
7. RMV-Based Levies	1,928,710	1,928,710	0
8. General Debt Service	1,344,879	1,344,879	0
9. Other NTC-Based Levies	742,302	742,302	0
10. Total Fiscal Disparities Adjustment	4,015,891	4,015,891	0
<b>Summary of Adjusted Levies</b>			
11. RMV-Based Levies	18,581,079	19,364,946	783,866
12. General Debt Service	3,729,622	4,201,079	471,457
13. Other NTC-Based Levies	17,578,523	19,303,059	1,724,536
14. Total Adjusted Levies	39,889,225	42,869,084	2,979,859
<b>Property Value Information</b>			
15. RMV Used to Calculate Rate	7,995,141,000	6.9% 8,550,343,800	555,202,800
16. NTC Used to Calculate Rate	81,699,159	7.0% 87,395,010	5,695,851
<b>Actual and Estimated Tax Rates</b>			
17. RMV Rate (#11/#15)	0.23240%	0.22648%	-0.00592%
18. NTC Debt Rate (#12/#16)	4.565%	4.807%	0.242%
19. NTC Other Rate (#13/#16)	21.516%	22.087%	0.571%

**Key Assumptions:**

Assumes pay 2020 preliminary NTC and RMV values as provided by Ramsey County, MNDOR (Washington County) and for Anoka County, no increase from taxes payable 2019.

**Preliminary Comparison of School District Taxes Payable in 2019 and 2020**

Actual/Estimated Tax Rates	Actual Taxes Payable in 2019	Preliminary Estimate of Taxes Payable in 2020	Estimated Change in Annual Taxes	Estimated % Change
	RMV Tax Rate:	0.23240%	0.22648%	
NTC Debt Tax Rate:	4.565%	4.807%		
NTC Other Tax Rate:	21.516%	22.087%		

Type of Property	Estimated Market Value	Estimated Annual School District Property Taxes			
Residential Homestead	\$75,000	\$292	\$291	-\$1	-0.3%
	100,000	420	419	-1	-0.2%
	125,000	549	549	0	0.0%
	150,000	678	679	1	0.1%
	175,000	807	809	2	0.2%
	200,000	936	939	3	0.3%
	275,000	1,324	1,329	5	0.4%
	300,000	1,453	1,459	6	0.4%
	350,000	1,711	1,719	8	0.5%
	400,000	1,970	1,978	8	0.4%
Commercial/Industrial *	\$250,000	\$1,295	\$1,303	\$8	0.6%
	500,000	2,716	2,735	19	0.7%
	1,000,000	5,559	5,600	41	0.7%
	2,000,000	11,243	11,330	87	0.8%
	4,000,000	22,613	22,791	178	0.8%
Apartments	\$200,000	\$1,117	\$1,125	\$8	0.7%
	500,000	2,792	2,813	21	0.8%
	1,000,000	5,584	5,627	43	0.8%
	2,000,000	11,168	11,253	85	0.8%

**Key Assumptions:**

- Assumes pay 2020 preliminary NTC and RMV values as provided by Ramsey County, MNDOR (Washington County) and for Anoka County, no increase from taxes payable 2019.
  - Assumes no change in the value of individual parcels of property from 2019 to 2020 taxes. If the value of a parcel increased, the change in taxes will be larger than shown above.
  - Taxes payable in 2020 are based on latest estimates of proposed levy, as of the date above.
- \* For commercial-industrial property, the estimates above are for property in the City of White Bear Lake. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different due to the varying impact of the Twin Cities Fiscal Disparity program.

AGENDA ITEM: **Action on Resolution To Not Use Eminent Domain**

MEETING DATE: **September 23, 2019**

SUGGESTED DISPOSITION: **Operational Item**

CONTACT PERSON(S): **Dr. Wayne Kazmierczak, Superintendent**

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**BACKGROUND:**

The proposed new White Bear Lake Area High School can be built on land that the District currently owns. The project would incorporate the existing North Campus site to create a single, unified 9-12 high school.

At its meeting on Monday, September 23, the White Bear Lake Area School Board will act on a resolution stating its intent to not use eminent domain to acquire homes as part of the high school project. This is consistent with what the School Board and administration have unanimously and repeatedly stated from the very beginning of the facilities planning process.

**RECOMMENDED ACTION:** Move to approve the resolution.

**Resolution to affirm that the School Board will not use eminent domain to acquire homes near the current White Bear Lake Area High School - North Campus property**

Pursuant to due call and notice thereof, a regular/special meeting of the School Board of Independent School District No. 624, State of Minnesota, was held on Monday, September 23, 2019 at 5:30 p.m. for the purpose, in part, of adopting a resolution affirming that the White Bear Lake Area School Board will not use eminent domain to acquire homes near the current White Bear Lake Area High School-North Campus property to build a single, unified grade 9-12 high school.

Member \_\_\_\_\_ moved the adoption of the following resolution:

WHEREAS, the White Bear Lake Area Schools building bond referendum question includes a comprehensive facilities plan that increases opportunities for students by creating a “new” single, unified grade 9-12 high school on the current WBLAHS-North Campus site.

WHEREAS, the proposed single, unified grade 9-12 high school could be built on the existing property already owned by the District.

WHEREAS, the White Bear Lake Area Schools administration and individual School Board members have publicly stated that the District will not use eminent domain to acquire any homes near the proposed site of the single, unified high school facility.

**Therefore, BE IT RESOLVED** by the School Board of Independent School District 624, State of Minnesota, as follows:

1. If the District’s November 5, 2019 building bond referendum is approved, the White Bear Lake Area School Board will not use eminent domain to acquire neighboring homes to expand WBLAHS-North Campus to become the District’s single, unified 9-12 high school.

The motion for the adoption of the resolution was duly seconded by \_\_\_\_\_.

On a roll call vote, the following voted in favor:

and the following voted against:

Whereupon said resolution was declared duly passed and adopted.

\_\_\_\_\_  
Don Mullin  
White Bear Lake Area  
School Board Chair

\_\_\_\_\_  
Ellen Fahey  
White Bear Lake Area  
School Board Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date