

# **2012 TNT Hearing Budget**

## **Presentation Citizen Input Meeting**

### **December 5, 2011**



# Welcome to the 2012 Budget Presentation and Input Meeting

This presentation is for the property taxes payable in 2012, and allows the opportunity for the citizens of Jordan to provide input on their property taxes from the City of Jordan.

- After a short budget and levy presentation by the staff , the public is invited to speak concerning the 2012 budget and levy.
  - When addressing the City Council please step forward to the podium
    - Start by stating your name and address
    - After the Mayor has recognized you, please proceed with your comments
- Please note that if you are present to discuss your property tax valuation, this is not the correct meeting for that issue.
  - Your property tax value is set by the Scott County Assessor. The meeting you need to attend is called the Annual Equalization Hearing. This is done in the spring each year at a Scott County Board meeting with the County Assessor present to discuss any property's taxable value. Please contact the City staff and they will assist you in contacting the County Assessor's office.



**RESOLUTION NO. 12-45-2011**  
**APPROVING 2011 FINAL TAX LEVY, COLLECTABLE IN 2012**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JORDAN:** that the following sums of money are levied for the current year, collectable in 2012, upon the taxable property in the City of Jordan, for the following purposes:

General Fund	\$1,995,086
Special Levy	
COPS Grant	\$ 41,500
Tax Abatement	\$ 17,941
Debt Service	<u>\$1,046,340</u>
TOTAL	\$3,100,867

**WHEREAS,** This levy will provide for a General Fund Budget effective January 1, 2012.

**WHEREAS,** the City of Jordan has numerous general obligation bond issues outstanding; and

**WHEREAS,** these general obligation bonds are most often to be paid through a combination of property tax levies, utility revenues, assessment revenue or current debt service fund balance; and

**WHEREAS,** the City of Jordan is required to certify to Scott County when the government unit is not levying the full debt service payment for general obligation bonds; and

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JORDAN:** that the general obligation bond funds for the 2008A, 2008B, 2008 Refunding, 2004B, 2004A, 2002B, 2007A Certificate of Indebtedness bonds do have sufficient funds either through dedicated utility transfers or fund balances to cover the required debt service payments.

**Adopted this 5th day of December 2011 by the City Council of the City of Jordan.**



## Expenditure Summary GF 2012

	Department	Personnel Services	Supplies	Other Charges and Services	Capital Outlay	Debt Svcs & Transfers	2012 Budget
41110	Mayor-Council	\$ 29,270.00	\$ 350.00	\$ 23,850.00	\$ -	\$ -	\$ 53,470.00
41320	Clerk-Administrator	\$ 77,994.00	\$ 2,350.00	\$ 11,600.00	\$ -	\$ -	\$ 91,944.00
41410	Elections	\$ 3,575.00	\$ 675.00	\$ 1,000.00	\$ -	\$ -	\$ 5,250.00
41500	Finance	\$ 39,677.00	\$ 1,700.00	\$ 58,525.00	\$ -	\$ -	\$ 99,902.00
41600	Legal	\$ -	\$ -	\$ 138,000.00	\$ -	\$ -	\$ 138,000.00
41700	Deputy Registrar	\$ 90,751.00	\$ 650.00	\$ 2,750.00	\$ -	\$ -	\$ 94,151.00
41910	Planning and Zoning	\$ 91,982.00	\$ 775.00	\$ 58,250.00	\$ -	\$ -	\$ 151,007.00
41940	Buildings and Plant	\$ -	\$ 1,950.00	\$ 29,500.00	\$ 9,000.00	\$ -	\$ 40,450.00
42100	Police	\$ 833,516.00	\$ 49,200.00	\$ 40,500.00	\$ 44,500.00	\$ -	\$ 967,716.00
42200	Fire	\$ 130,605.00	\$ 34,000.00	\$ 82,866.00	\$ -	\$ 110,431.00	\$ 357,902.00
42400	Inspections	\$ -	\$ 200.00	\$ 33,510.00	\$ -	\$ -	\$ 33,710.00
42500	Emergency Preparedness	\$ -	\$ -	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00
42700	Animal Control	\$ -	\$ 150.00	\$ 12,000.00	\$ -	\$ -	\$ 12,150.00
43100	Street Maintenance	\$ 176,470.00	\$ 75,000.00	\$ 141,200.00	\$ 35,000.00	\$ -	\$ 427,670.00
45120	Park Maintenance	\$ 43,131.00	\$ 25,000.00	\$ 38,700.00	\$ 10,000.00	\$ -	\$ 116,831.00
45200	Recreation	\$ -	\$ -	\$ 21,490.00	\$ -	\$ -	\$ 21,490.00
45500	Library	\$ -	\$ 300.00	\$ 10,200.00	\$ -	\$ -	\$ 10,500.00
49200	Unallocated	\$ -	\$ 9,100.00	\$ 168,250.00	\$ 23,441.00	\$ 231,500.00	\$ 432,291.00
	<b>Total</b>	<b>\$ 1,516,971.00</b>	<b>\$ 201,400.00</b>	<b>\$ 881,191.00</b>	<b>\$ 121,941.00</b>	<b>\$ 341,931.00</b>	<b>\$ 3,063,434.00</b>

Percent Change 1.05%  
\$ 31,818.00

	Department	Personnel Services	Supplies	Other Charges and Services	Capital Outlay	Debt Svcs & Transfers	2012 Budget
49440	Water Utility	\$ 290,156.00	\$ 77,450.00	\$ 386,993.00	\$ 17,500.00	\$ 937,466.00	\$ 1,709,565.00
49490	Sewer Utility	\$ 298,028.00	\$ 134,250.00	\$ 569,670.00	\$ 22,500.00	\$ 549,404.00	\$ 1,573,852.00
49540	Storm Sewer Utility	\$ -	\$ -	\$ 127,641.00	\$ -	\$ 240,782.00	\$ 368,423.00
	<b>Total</b>	<b>\$ 588,184.00</b>	<b>\$ 211,700.00</b>	<b>\$ 1,084,304.00</b>	<b>\$ 40,000.00</b>	<b>\$ 1,727,652.00</b>	<b>\$ 3,651,840.00</b>



## Expenditure Summary GF 2012

## Department

2012 Budget

2011 Budget

2010 Budget

2009 Budget

2008 Budget

2007 Budget

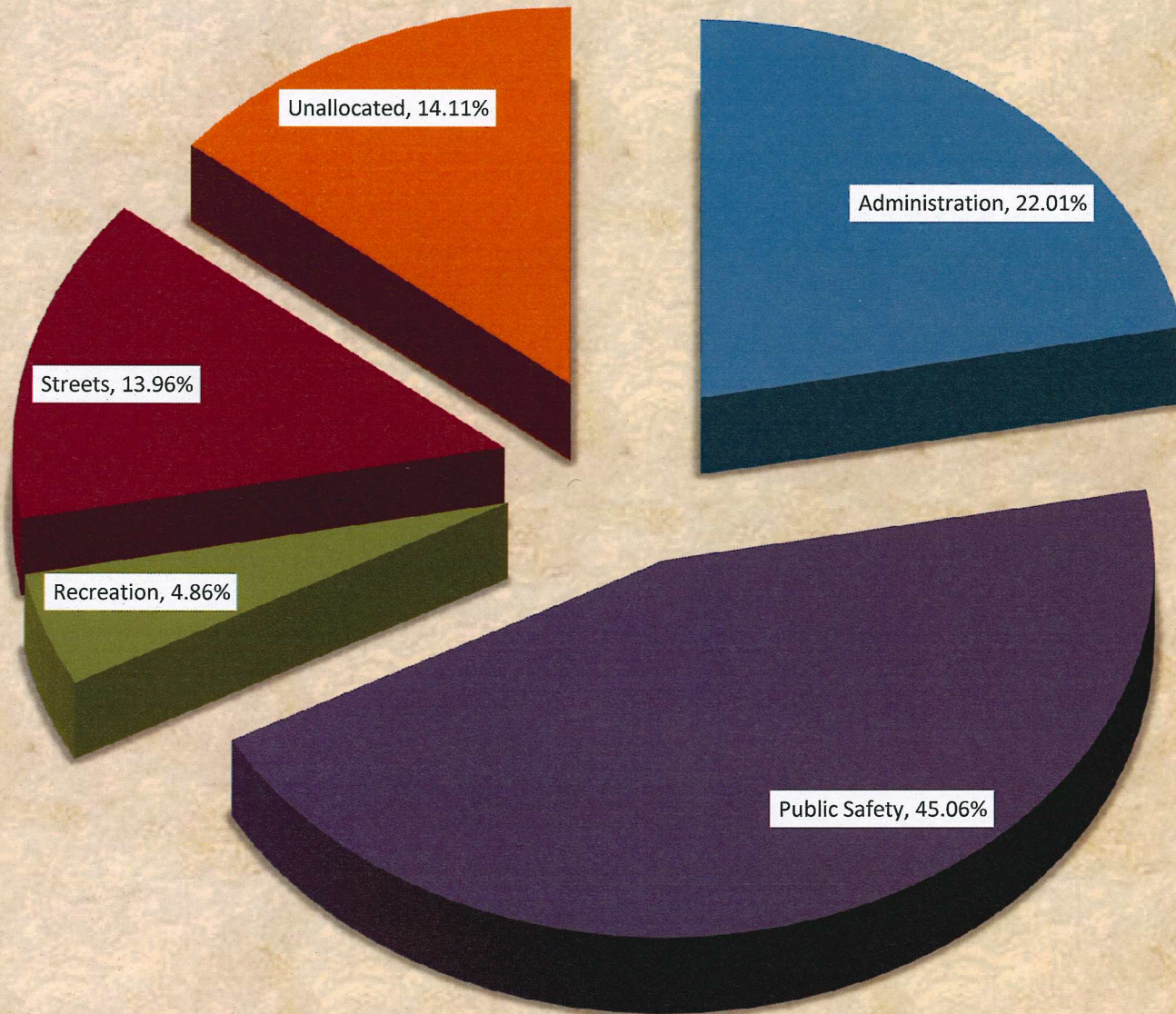
2006 Budget

2005 Budget

41110	Mayor-Council	\$ 53,470.00	\$ 53,470.00	\$ 53,470.00	\$ 54,470.00	\$ 62,400.00	\$ 53,550.00	\$ 47,944.00	\$ 47,944.00
41320	Clerk-Administrator	\$ 91,944.00	\$ 91,776.00	\$ 91,391.00	\$ 90,271.00	\$ 171,620.00	\$ 161,145.49	\$ 151,813.26	\$ 150,279.46
41410	Elections	\$ 5,250.00		\$ 5,250.00	\$ -	\$ 5,250.00	\$ -	\$ 4,550.00	\$ -
41500	Finance	\$ 99,902.00	\$ 103,402.00	\$ 99,205.00	\$ 100,156.00	\$ 149,398.00	\$ 145,598.61	\$ 133,297.18	\$ 120,638.09
41600	Legal	\$ 138,000.00	\$ 138,000.00	\$ 138,000.00	\$ 95,000.00	\$ 115,000.00	\$ 100,000.00	\$ 90,000.00	\$ 87,500.00
41700	Deputy Registrar	\$ 94,151.00	\$ 94,151.00	\$ 93,493.00	\$ 94,727.60	\$ 90,165.00	\$ 84,171.42	\$ 84,160.37	\$ 84,007.07
41910	Planning and Zoning	\$ 151,007.00	\$ 147,312.00	\$ 139,464.00	\$ 134,024.00	\$ 197,240.00	\$ 196,433.07	\$ 144,894.27	\$ 114,810.80
41940	Buildings and Plant	\$ 40,450.00	\$ 44,950.00	\$ 44,950.00	\$ 47,450.00	\$ 47,450.00	\$ 44,200.00	\$ 33,500.00	\$ 33,150.00
42100	Police	\$ 967,716.00	\$ 853,324.00	\$ 863,612.00	\$ 966,575.00	\$ 995,076.00	\$ 935,160.00	\$ 831,741.00	\$ 728,644.00
42200	Fire	\$ 357,902.00	\$ 473,089.00	\$ 475,770.16	\$ 351,278.00	\$ 385,329.58	\$ 299,638.00	\$ 314,821.00	\$ 290,426.00
42400	Inspections	\$ 33,710.00	\$ 55,200.00	\$ 55,200.00	\$ 60,200.00	\$ 105,200.00	\$ 115,200.00	\$ 105,200.00	\$ 91,500.00
42500	Emergency Preparedness	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 14,000.00	\$ 24,000.00	\$ 24,000.00	\$ 4,000.00	\$ 4,000.00
42700	Animal Control	\$ 12,150.00	\$ 12,150.00	\$ 12,150.00	\$ 12,150.00	\$ 12,150.00	\$ 12,570.00	\$ 12,150.00	\$ 5,500.00
43100	Street Maintenance	\$ 427,670.00	\$ 386,091.00	\$ 375,173.00	\$ 428,587.00	\$ 428,700.00	\$ 389,628.00	\$ 354,907.46	\$ 311,152.62
45120	Park Maintenance	\$ 116,831.00	\$ 116,831.00	\$ 113,628.00	\$ 132,678.00	\$ 152,824.00	\$ 144,073.00	\$ 131,615.00	\$ 124,587.00
45200	Recreation	\$ 21,490.00	\$ 21,157.00	\$ 20,830.00	\$ 20,510.00	\$ 19,696.00	\$ 19,388.00	\$ 19,086.00	\$ 18,790.00
45500	Library	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 10,400.00	\$ 10,100.00	\$ 10,000.00
49200	Unallocated	\$ 432,291.00	\$ 421,213.00	\$ 433,187.00	\$ 421,414.00	\$ 695,414.42	\$ 426,300.41	\$ 163,415.46	\$ 146,095.96
Total		\$ 3,063,434.00	\$ 3,031,616.00	\$ 3,034,273.16	\$ 3,033,990.60	\$ 3,667,413.00	\$ 3,161,456.00	\$ 2,637,195.00	\$ 2,369,025.00
		\$ -							
Percent Change		\$ 0.01	-0.09%	0.01%	-17.27%	16.00%	19.88%	11.32%	11.79%
Total Amount of Change		\$ 31,818.00	\$ (2,657.16)	\$ 282.56	\$ (633,422.40)	\$ 505,957.00	\$ 524,261.00	\$ 268,170.00	\$ 2,369,025.00



## General Fund 2012 Expenditure Budget





## Revenue Summary GF 2012

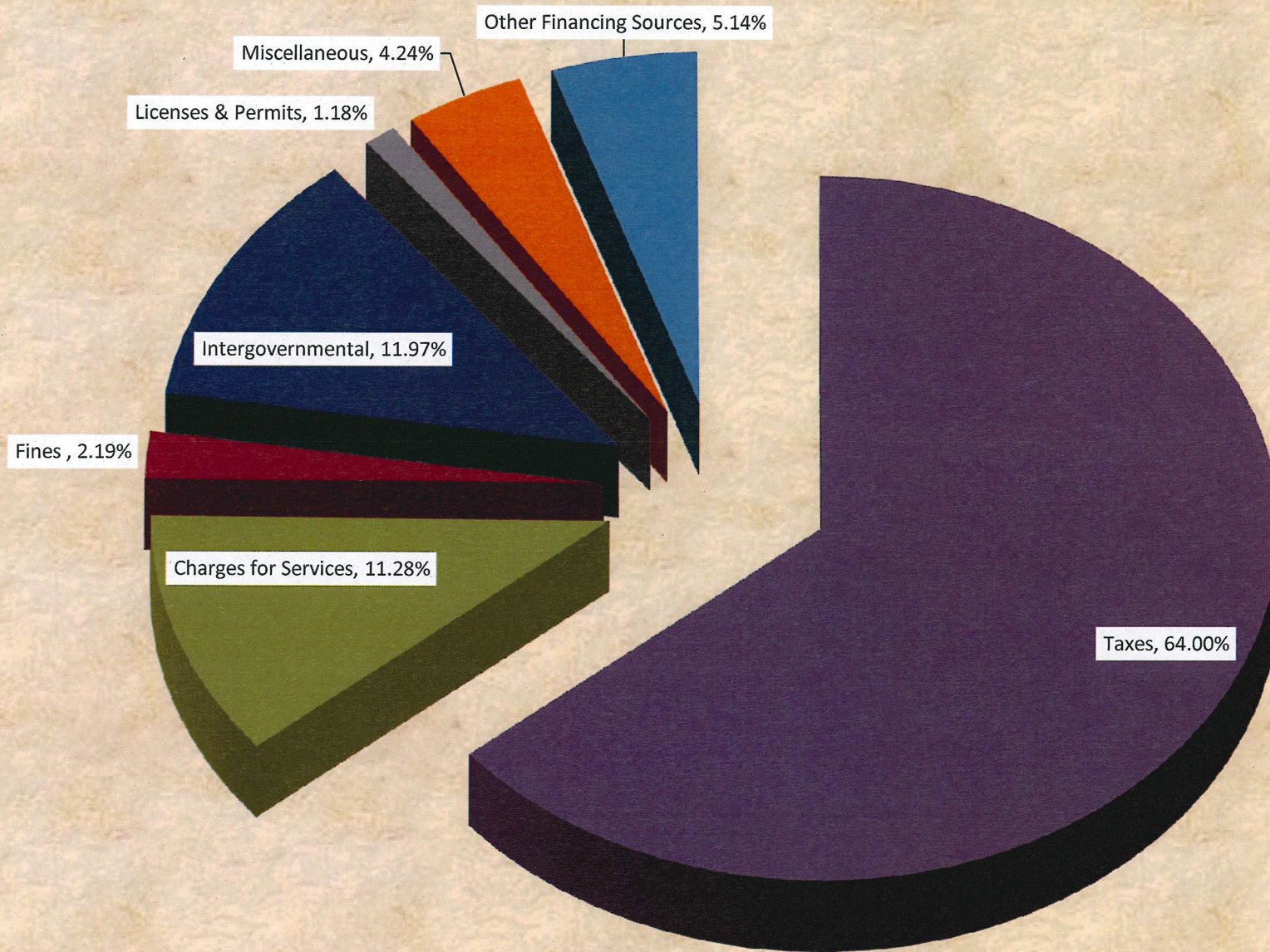
	2007 Budget	2008 Budget	2009 Budget	2010 Budget	2011 Budget	2012 Budget
<b>Taxes</b>	\$ 1,415,447.00	\$ 1,881,582.00	\$ 1,635,970.00	\$ 1,875,374.00	\$ 1,948,377.00	\$ 1,960,680.00
<b>Licenses and Permits</b>						
Licenses	\$ 15,950.00	\$ 20,450.00	\$ 22,950.00	\$ 21,550.00	\$ 20,050.00	\$ 21,550.00
Permits	\$ 382,515.00	\$ 233,500.00	\$ 106,400.00	\$ 14,450.00	\$ 14,250.00	\$ 14,498.00
<b>Total Licenses and Permits</b>	\$ 398,465.00	\$ 253,950.00	\$ 129,350.00	\$ 36,000.00	\$ 34,300.00	\$ 36,048.00
<b>Intergovernmental Revenue</b>						
Federal	\$ 5,000.00	\$ 34,000.00	\$ 41,500.00	\$ 41,500.00	\$ 41,500.00	\$ 41,500.00
State	\$ 279,469.00	\$ 216,762.00	\$ 239,171.00	\$ -	\$ -	\$ -
County						
Other	\$ 303,696.00	\$ 321,696.00	\$ 357,696.00	\$ 326,696.00	\$ 323,196.00	\$ 325,336.00
<b>Total Intergovernmental Revenue</b>	\$ 588,165.00	\$ 572,458.00	\$ 638,367.00	\$ 368,196.00	\$ 364,696.00	\$ 366,836.00
<b>Charges for Services</b>	\$ 316,879.00	\$ 355,179.00	\$ 335,279.00	\$ 336,991.50	\$ 335,314.25	\$ 345,515.00
<b>Fines and Forfeits</b>	\$ 105,000.00	\$ 105,000.00	\$ 65,000.00	\$ 65,000.00	\$ 60,000.00	\$ 67,000.00
<b>Miscellaneous Revenue</b>	\$ 89,500.00	\$ 164,600.00	\$ 119,400.00	\$ 99,992.50	\$ 132,900.00	\$ 129,900.00
<b>Other Financing Sources</b>	\$ 248,000.00	\$ 382,600.00	\$ 180,074.00	\$ 253,596.00	\$ 157,225.01	\$ 157,455.00
<b>Total Revenue and Financing Sources</b>	\$ 3,161,456.00	\$ 3,715,369.00	\$ 3,103,440.00	\$ 3,035,150.00	\$ 3,032,812.26	\$ 3,063,434.00
					\$ (2,337.74)	\$ 30,621.74
<b>Percent Increase From Previous Year</b>	19.88%	17.52%	-16.47%	-2.20%	-0.08%	1.01%

Revenues - Expenditures

Projected Loss (\$) \$ (0.00)

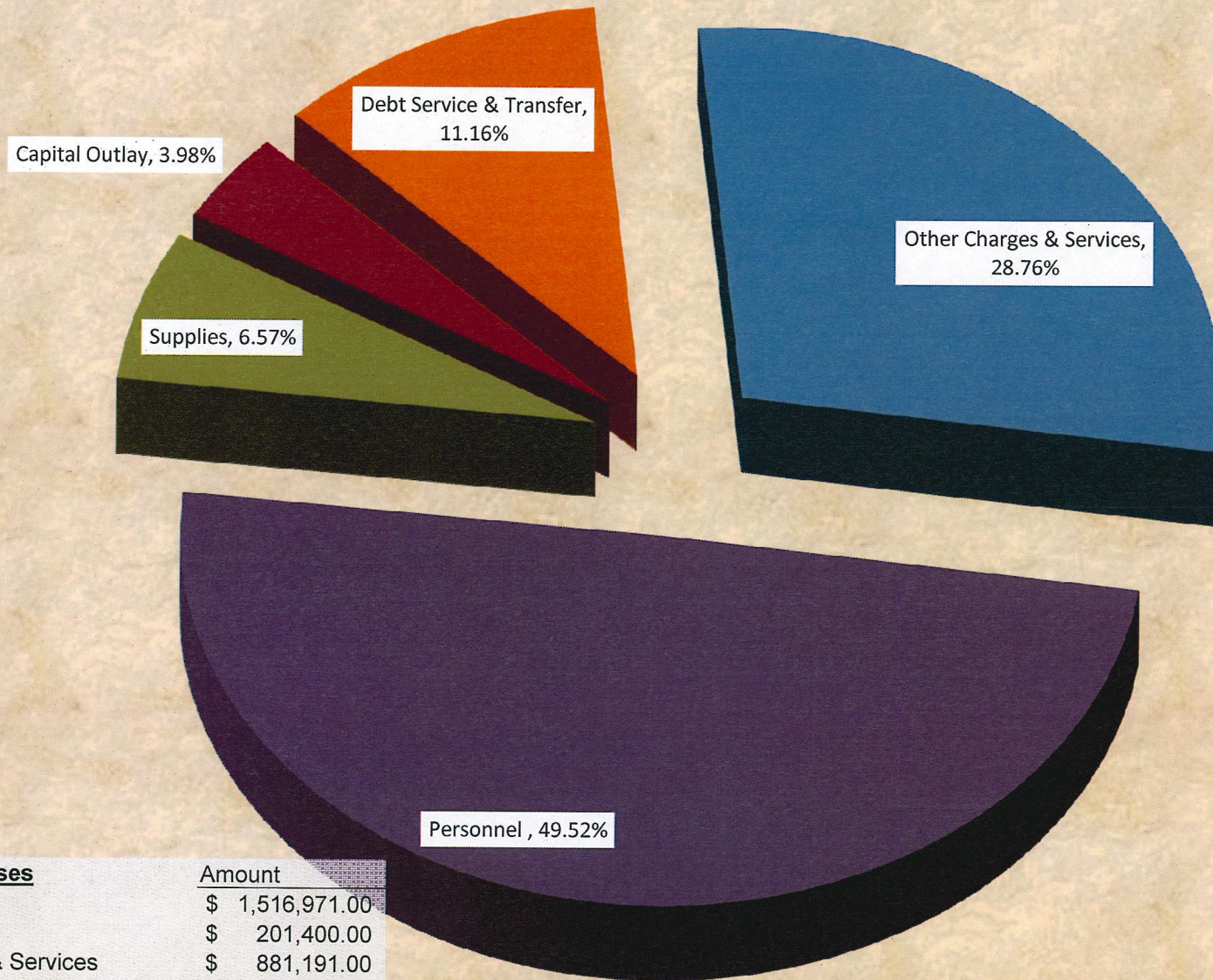


## 2012 General Fund Revenue Budget





## 2012 City of Jordan Gen Fund Budget by Use

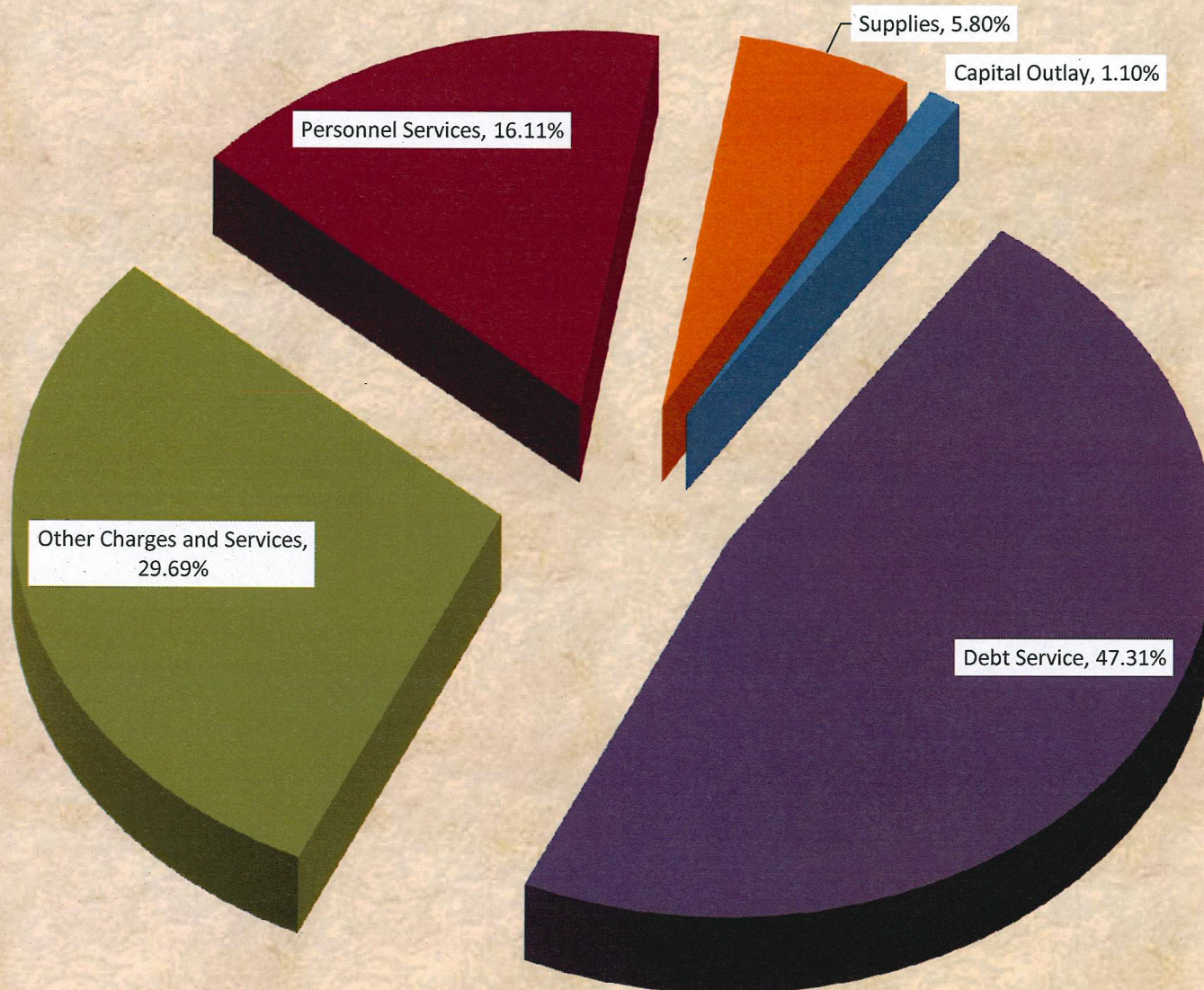


### Total Budget Uses

	Amount
Personnel	\$ 1,516,971.00
Supplies	\$ 201,400.00
Other Charges & Services	\$ 881,191.00
Capital Outlay	\$ 121,941.00
Debt Service & Transfer	\$ 341,931.00
	<u>\$ 3,063,434.00</u>



## 2012 City of Jordan Water/Sewer Budget by Use





## WHAT IF TAX COMPARISON PAY 2011 vs Pay 2012 - Jordan City

FISCAL YEAR 2011		
4,509,964 TAX CAPACITY	\$ 3,100,867 <b>FINAL CERTIFIED LEVY</b>	TAXABLE MARKET VALUE
(59,419) TIF (-)	\$ (620,786) FISCAL DISPARITY (-)	<b>FINAL CERTIFIED LEVY</b>
(362,057) FISCAL DISPARITY (-)	TAX LEVY OR SPREAD	FISCAL DISPARITY (-)
4,088,488 NET TAX CAPACITY	\$ 2,480,081 LEVY	SPREAD LEVY
	60.660%	Tax Rate

FISCAL YEAR 2012			Levy Increase	Percent increase
4,245,099 Gross Tax Capacity	\$ 3,100,867 <b>PROPOSED LEVY OR CERTIFIED LEVY</b>	Taxable Market Value	\$0.00	0.0%
(268,496) Excluded NTC	\$ (578,477) FISCAL DISPARITY (-)	Referendum Market Value		
(55,478) TIF (-)	TAX LEVY OR SPREAD	<b>PROPOSED LEVY</b>		
(411,241) FISCAL DISPARITY (-)	\$ 2,522,390 LEVY	FISCAL DISPARITY		
3,509,884 NET TAX CAPACITY		SPREAD LEVY		
	71.865%	Tax Rate		



## RESIDENTIAL IMPACTS

% EMV Value Range	# of affected Properties		Avg Market Value	Avg Market Value	Value Exclusion	Taxable Value	Taxable % Change	Net	Net	Net	2012
								Payable	Payable	Inc/Dec	Value % Change
Inc/Dec			2011	2012	2012	2012	11 vs 12	2011	2012	11 vs 12	
+15.01+%	1	0%	\$ 241,800	\$ 278,070	\$ 12,214	\$ 265,856	9.95%	\$ 1,397.11	\$ 1,910.59	\$ 513.48	-7.7%
+10.01-15.00%	2	0%	\$ 241,800	\$ 272,025	\$ 12,758	\$ 259,267	7.22%	\$ 1,397.11	\$ 1,863.23	\$ 466.12	
+5.01-10.00%	3	0%	\$ 241,800	\$ 259,935	\$ 13,846	\$ 246,089	1.77%	\$ 1,397.11	\$ 1,768.53	\$ 371.42	
+0.01-5.00%	4	0%	\$ 241,800	\$ 247,845	\$ 14,934	\$ 232,911	-3.68%	\$ 1,397.11	\$ 1,673.82	\$ 276.71	
No Change	52	3%	\$ 241,800	\$ 241,800	\$ 15,478	\$ 226,322	-6.40%	\$ 1,397.11	\$ 1,626.47	\$ 229.36	
-0.01-5.00%	273	18%	\$ 241,800	\$ 235,755	\$ 16,022	\$ 219,733	-9.13%	\$ 1,397.11	\$ 1,579.12	\$ 182.01	
-5.01 - 10.00%	700	46%	\$ 241,800	\$ 223,665	\$ 17,110	\$ 206,555	-14.58%	\$ 1,397.11	\$ 1,484.41	\$ 87.30	
-10.00 - 15.00%	432	28%	\$ 241,800	\$ 211,575	\$ 18,198	\$ 193,377	-20.03%	\$ 1,397.11	\$ 1,389.71	\$ (7.40)	
-15.01% +	54	4%	\$ 241,800	\$ 205,530	\$ 18,742	\$ 186,788	-22.75%	\$ 1,397.11	\$ 1,342.36	\$ (54.75)	

1,521      100%

6% or less	1,186	78%
0 to negative	486	32%



## 2012 Proposed Tax Rates for Scott County Cities

	<b>2012 Tax Rate</b>
<b>Belle Plaine</b>	83.7356
<b>Jordan</b>	71.9111
<b>New Prague</b>	70.0564
<b>Savage</b>	51.0819
<b>Elko New Market</b>	45.1953
<b>Shakopee</b>	37.6191
<b>Prior Lake</b>	32.5258

## Proposed Percent Levy Increase for 2012

	<b>Rate Increase</b>
<b>Belle Plaine</b>	2.7
<b>Shakopee</b>	2.4
<b>Elko New Market</b>	0.17
<b>Jordan</b>	0
<b>New Prague</b>	0
<b>Prior Lake</b>	0
<b>Savage</b>	0



## 2012 Collection Year Debt Levy

Fund	Bond Description	2011 Payable	2012 Payable	Increase	Levy Year 2012	Levy Year 2013	Levy Year 2014
		2010 Levy	Amount 2011 Levy		Payable 2013	Payable 2014	Payable 2015
329	2008A (Fire Hall)	\$136,518.38	\$ 139,550.25	\$3,031.87	137,161.50	139,747.13	136,892.44
327	2008B	\$101,572.44	\$ 104,543.93	\$2,971.49	101,945.19	99,188.94	106,814.58
328	2008 Refunding	\$359,724.00	\$ 298,982.00	-\$60,742.00	186,758.00	87,187.00	84,793.00
325	2004 B Refunding	\$275,898.00	\$ 312,398.00	\$36,500.00	305,428.00	308,868.00	320,062.00
324	2004 A GO	\$109,605.00	\$ 109,564.00	-\$41.00	109,199.00	108,603.00	109,449.00
322	2003 A GO Refunding						
	2002 A GO to 08Refunding						
	2001 A GO						
	2001 C GO						
	1998 A GO to 08 Refunding						
320	2002 B Refunding	\$ 32,890.00		\$ (32,890.00)			
101	2007A Cert of Debt	\$ 84,686.00	\$ 81,302.00	\$ (3,384.00)			
	Total	\$ 1,100,893.82	\$ 1,046,340.18	\$ (54,553.64)	\$ 840,491.69	\$ 743,594.07	\$ 758,011.02
Total Difference		\$ (12,821.18)	\$ (54,553.64)		\$ (205,848.49)	\$ (96,897.62)	\$ 14,416.95



## IMPORTANT PROPERTY TAX LAW CHANGE

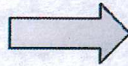
### A New Homestead Market Value Exclusion Replaces the Homestead Market Value Credit

The 2011 Legislature repealed the Homestead Residential Market Value Credit and replaced it with a new program called the Homestead Market Value Exclusion. This change is impacting the property taxes on all homestead and non-homestead property for Pay 2012.

This credit was calculated as a direct reduction to your property taxes. No local government has the authority to change the laws passed by the legislature.

#### **What is a credit?**

A credit is a reduction in the amount of taxes you pay



#### **What is an exclusion?**

An exclusion is a reduction in the amount of property value subject to tax

**Old Law:** All homesteaded property less than \$413,800 in value received a Homestead Residential Market Value Credit. This credit reduced the property taxes billed and was shown on line 4 of the property tax statement mailed in March of each year.

**New Law:** All homesteaded property less than \$413,800 in value will receive a Homestead Market Value Exclusion. This value exclusion will be identified on the valuation notices mailed in March of each year. The taxable value listed on your Proposed Property Tax Statement has been reduced by the amount of the homestead exclusion.

Old Law: Estimated Market Value	Old Law: Taxable Market Value	Old Credit Law: Property Tax Reduction	New Law: Estimated Market Value	New Law: Taxable Market Value With Value Exclusion	New Law: Property Tax Reduction
\$ 76,000	\$ 76,000	\$ 304.00	\$ 76,000	\$ 45,600	\$ 0
\$ 150,000	\$ 150,000	\$ 237.40	\$ 150,000	\$ 126,300	\$ 0
\$ 250,000	\$ 250,000	\$ 147.40	\$ 250,000	\$ 235,300	\$ 0
\$ 350,000	\$ 350,000	\$ 57.40	\$ 350,000	\$ 344,300	\$ 0
\$ 400,000	\$ 400,000	\$ 12.40	\$ 400,000	\$ 398,800	\$ 0
\$ 425,000	\$ 425,000	\$ -	\$ 425,000	\$ 425,000	\$ 0

### **Why is this state law change resulting in higher taxes?**

**State money is no longer reducing your property taxes.** By eliminating the credit, the state saves \$260 million dollars per year. This was one cost-saving measure the state used to help close the \$5 billion two-year state budget deficit. *In Scott County, this means a total of almost \$6 million dollars in credits that were calculated as reductions to property taxes will now be paid by property owners.*

### **Additional Information for Homeowners:**

Affected homeowners with household incomes below \$100,780 or whose property taxes increase by more than 12% or \$100 (whichever is greater) may qualify for the state's property tax refund and, if qualified, will be eligible for all or a portion of the increase to be refunded.

The form to apply for the state's property tax refund in the M1PR, available at:

[http://taxes.statelmn.us/pages/current\\_forms.aspx](http://taxes.statelmn.us/pages/current_forms.aspx)



## Budget and Levy Summary

- \*This is the 4<sup>th</sup> budget meeting of the City Council. All of those budget meetings have been recorded and played to the public.
- \*The proposed levy is an increase of \$0 from 2011 to 2012.
- \*32% of the homes in Jordan will see a decrease in their taxes. Another 78% of homes will see an increase of less than 6% or \$87 or less. This is \$7.25/month or less.
- \*The general fund expenditure budget is proposed as a \$30,818 or 1.05% increase.
- \*The utilities expenditure budgets are proposed as \$3,030 or .08% decrease.
- \* **The City has cut \$603,979 in general fund expenditures from the 2008 to the proposed 2012 budget.**
- \*The City has lost over \$700,000 in revenue since 2008. Most of this is from State Aid and building permit revenue.
- \*The City is budgeting \$0 for State Aid and budgeting 0 new homes to reduce the dependency on those volatile revenue sources.
- \*The change to MVHC to the MVHE for tax year 2012 has a drastic change to tax rates and taxable values.
- \*The City has adopted the policy that if we receive any State Aid and our revenues are greater than our expenditures for the year those funds will be put in a capital fund. The funds are to be used to reduce future expenses and the need to increase taxes for future capital items.



## **Budget and Levy Summary (Continued)**

\*Some of the major items that have been cut in the past 3 years are seal coating of streets, most of the capital purchases, 1 full-time planner position, 1 full-time code enforcement position, 1 police position and the cops in schools service.

\*The three things going back into the budget are the seal coating of streets, 1 full-time police position and 4 months of a code enforcement position. With the new police positions cops in schools will be back at least part way.

\*The City's debt payments will go down in 2012 by \$54,554, in 2013 by \$205,849 and 2014 by \$96,898.

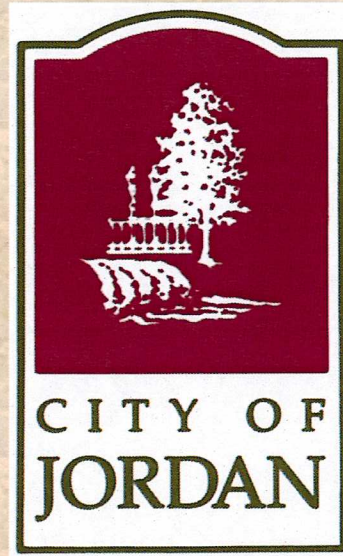
\*The intent is to keep all spending down until these years to reduce any tax increases on the citizens. The MVHE changed that plan for 2012 but in 2013 and 2014 the City looks strong.

\*The City is intending to increase the water, sewer and storm water rates to help maintain adequate fund balances to cover the debt and maintenance.

\*The estimated break-even point for new homes connections for water, sewer and storm water is 45, 27 and 9. So we are very close to getting the funds on track with these proposed increases for 2012.

\*The average utility bill will be \$1.79/month higher. This is based on 3,000 gallons a month.





Thank you and please hold any questions until the Mayor and Council open the meeting for public comment.