



**CITY OF NEWPORT
COUNCIL WORKSHOP MEETING
NEWPORT CITY HALL
FEBRUARY 21, 2013
IMMEDIATELY FOLLOWING THE EDA MEETING**

MAYOR: Tim Geraghty
COUNCIL: Tom Ingemann
Bill Sumner
Tracy Rahm
Steve Gallagher

City Administrator: Deb Hill
Supt. of Public Works: Bruce Hanson
Chief of Police: Curt Montgomery
Fire Chief: Mark Mailand
Executive Analyst: Renee Helm

AGENDA

1. Roll call
2. Water and Sewer Rate Analysis
3. Property Acquisition Proposal for 1629 Cedar Lane
4. Adjournment



City of Newport Water and Sewer Utility Rate Analysis

Executive Summary
February, 2013

Introduction

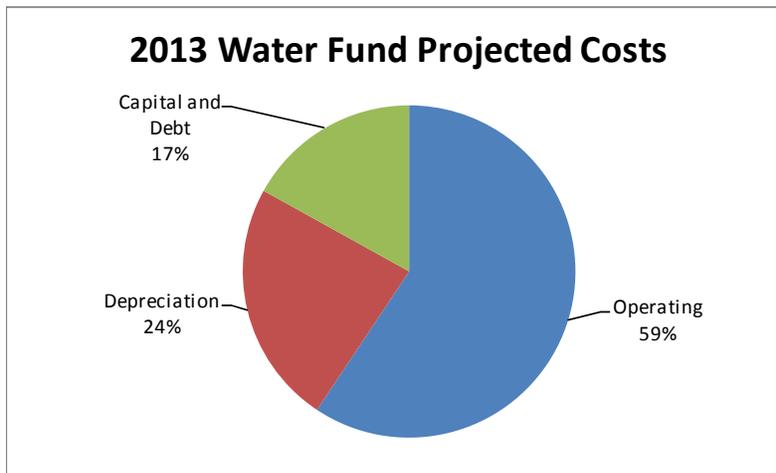
The City of Newport has requested Ehlers to complete a utility rate analysis to review water and sewer rates for 2013 and beyond.

The water and sewer utilities have established rates that are adequate to meet operating expenses. However, rates are not sufficient to generate enough revenues to pay for depreciation, capital and bonds and maintain an adequate reserve. The water fund will be facing new financial pressure as a result of future planned water system improvements. In addition, the sewer fund is financially healthy and has established solid cash reserves. The primary single expenditure in the Sewer Fund is the amount that is paid to the Metropolitan Council Environmental Services (MCES) for wastewater treatment. Rates will need to be increased for potential future MCES rate increases and for capital and bond repayment.

Water Utility

The City of Newport owns and operates the water utility that serves its residents and businesses. The utility's financial activity is accounted for in the City's Water Fund. By looking at the fund as a whole, we can see key features of the utility operations and the reasons behind the need for adjusting and raising rates. These reasons include operating costs, the State mandated conservation law and the current billing structure.

1. Operating Costs. Operating costs are the single biggest expense of the water utility, followed closely by capital and debt expenditures. As a rule, utilities are capital intensive operations. Operating costs account for 59% of the total utility expenses. Capital costs and principal and interest on outstanding debt issued to finance capital projects accounts for 17%, and depreciation for 24% of total expenses. Consistent with most Minnesota communities, the City has not fully funded depreciation, which is demonstrated by the fact that the fund as a whole has experienced an operating loss over the past number of years. In order to fund operations, capital and debt, users are charged water usage based on flat fee that includes usage and a tier structure based on usage over the base amount allowed. The break-down of current water utility costs is shown in the chart on the following page.



2. State Conservation Law. In 2012 the State of Minnesota adopted legislation amending the statute that governs water utility conservation rate structures. Conservation rates apply only to water rates. Water demand reduction measures are now required to be put into place by 2015. A conservation rate structure is one of the methods that can be used to satisfy the demand reduction requirement. Based on current guidance from the MN Department of Natural Resources (DNR), the City’s existing water rate structure as described below would not be considered a “conservation rate” structure due to the fact that the base fee includes water usage. The conservation rates are enforced by the DNR and the requirement to adopt a conservation rate becomes important if the City intends to apply for a new well permit or other DNR approval. At this time, the DNR is not routinely monitoring utilities’ compliance with conservation rate requirements.

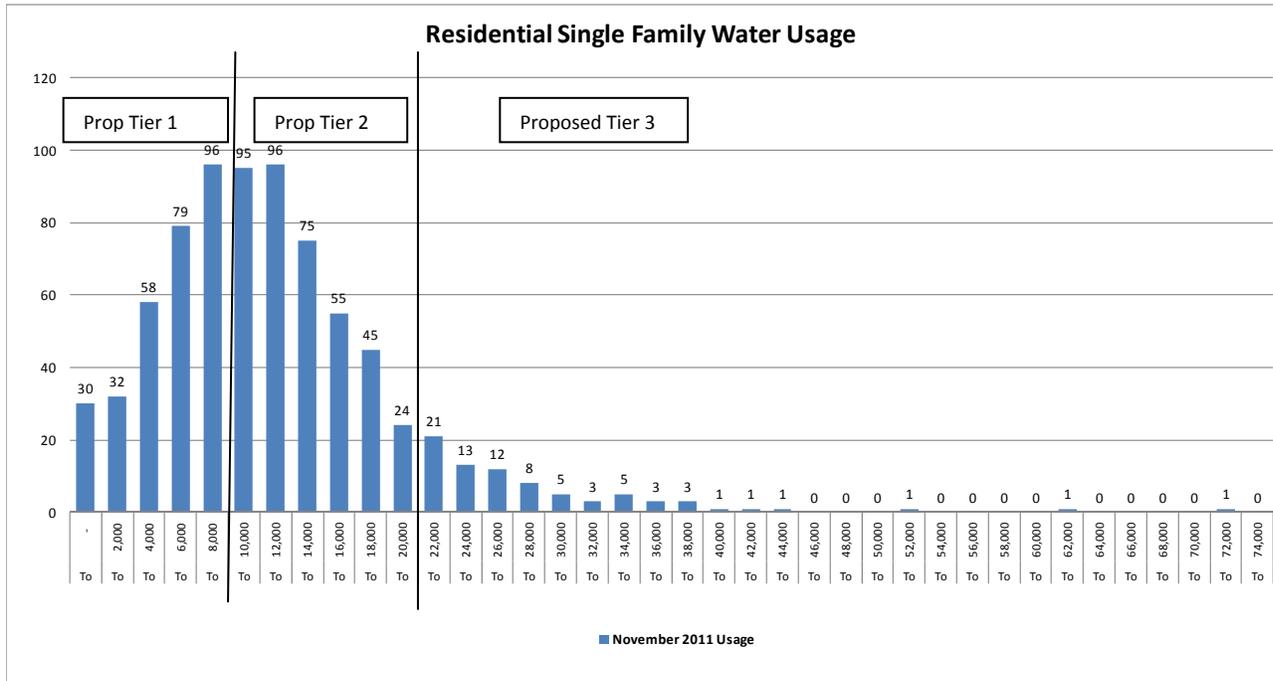
3. Current Billing Structure. The City charges for water usage through a combination of a quarterly fixed fee and a charge for usage. The fixed is currently \$23.82 per quarter. The fixed charge includes usage of 10,000 gallons. The usage charge is structured in five additional tiers of 10,000 gallons per tier. Seniors are charged 50% of the fixed fee and their usage is also charged over and above the base 10,000 gallons. The following table shows the current billing structure. The monetary increase between each step is minor.

	Usage	Rate
Base Fee	To 10,000 gallons	\$23.82
Tier 1	10,001 to 20,000	\$1.91 per thousand
Tier 2	20,001 to 30,000	\$1.94 per thousand
Tier 3	30,001 to 40,000	\$1.97 per thousand
Tier 4	40,001 to 50,000	\$1.99 per thousand
Tier 5	Over 50,001	\$2.01 per thousand

Ideally, in a conservation rate structure, the rate charged per gallon should increase in a meaningful way as the usage increases.

The proposed tier breaks as shown below adjust the usage allowed within the tiers to fit usage patterns as demonstrated by usage data and to increase the rate at an increasing percentage between the tiers.

The graph below shows the actual water usage patterns for residential users, using the data from the November 2011 bills. Most of the residential users use less than 20,000 gallons per quarter.



Overlaid on the above graph are the proposed tier breaks. Of the total of approximately 750 residential users, 26% were within the first tier and an additional 59% fell within proposed Tier 2. Approximately 85% of the users fell within the first two tiers. The revised water usage tier structure was designed to fit actual water usage patterns while simplifying the overall rate structure. Further analysis was done to determine the percent of water use by a user class as compared to the total revenues contributed to the system by that user class.

The table below shows the breakdown of the major user classes under the current billing structure. The percent of water use is based on years' worth of usage data for the entire City. The percent of revenues is based on a calculation of total water use including usage revenue and the fixed fee.

Current Billing Structure

User Class	Percent of Water Use	Percent of Revenue
Residential	50.27%	60.90%
Senior	6.52%	5.40%
Multi Family	17.01%	5.89%
Commercial	26.21%	27.80%

As can be seen from the above table, residential and commercial users are subsidizing multifamily by approximately 11% and senior users by approximately 1%. Statute requires that multifamily users are treated the same as residential users. In this case, that means each rental unit would be charged the base quarterly fee. Currently, the City charges the base fee per account, which means that an apartment building, no matter the number of units, would be charged the quarterly base fee once if it had one account.

The proposed rates and tier structure realigns the tier breaks for actual water usage patterns. At this point, the senior discount has not been phased out and a subsidy to senior users exists with the proposed rate structure.

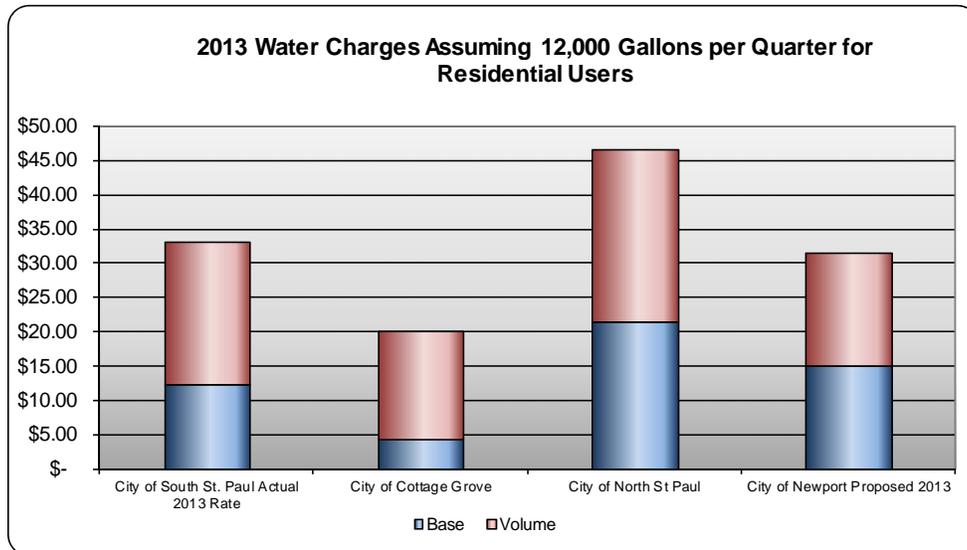
Recommended Water Rates

This report proposes, for the City Council’s consideration:

- flattening out the usage rates from five tiers to three tiers and
- adjusting the tier usage levels to reflect actual usage patterns. The following table shows the proposed revised rates and revised tiers for residential and multifamily.

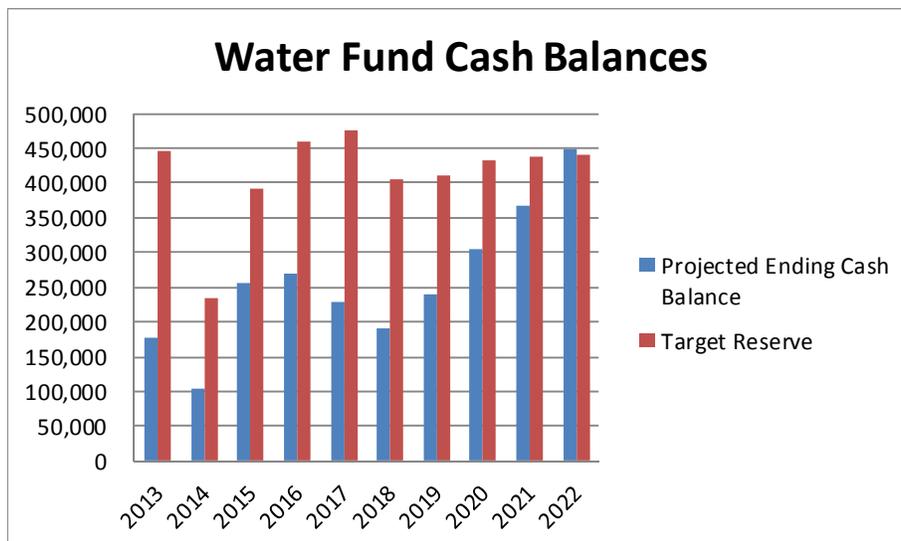
Residential and Multi Family		
	Usage-Per Quarter	Per Quarter Fee
Tier 1	0 to 8,000 gallons	\$1.25 per thousand gallons
Tier 2	8,001 to 20,000 gallons	\$1.56 per thousand gallons
Tier 3	Over 20,000 gallons	\$2.19 per thousand gallons
Senior		
	0 to 10,000 gallons	Included in flat fee
Tier 1	10,001 to 20,000 gallons	\$1.25 per thousand gallons
Tier 2	20,001 to 30,000 gallons	\$1.56 per thousand gallons
Tier 3	Over 30,000 gallons	\$2.19 per thousand gallons
Fixed Fee-Per Quarter		
Residential		\$15.25
Senior		\$11.44
Multifamily		\$11.44 per unit
Commercial		\$25.00

The impact of the proposed rate structure changes on different users is shown on page 9. The complete chart of proposed rates and usage changes is shown on Exhibit A. The graph below shows the comparison of water charges for quarterly residential usage of 12,000 gallons with the proposed tier changes and rates.



Water Fund Cash Balances and Financing Capital Improvements

Ending cash balances are an important measure of financial health of a fund. Cash balances should be maintained to provide funding for operating costs, capital and debt. The updated capital improvement plan for the Water Fund shows approximately \$960,000 in capital costs over the next three years. The Fund currently does not have sufficient cash balances to pay for these projects. The projections show a proposed bond issue to cover a majority of these costs. As a result, future rate increases will be necessary to pay for bonding. The proposed rates impose the lowest rate increases that will still leave the City's water system in good financial health. The projected cash balances for the funds and target reserves, or a measure of financial health, are shown in following graph. Proposed rates were designed in order to achieve a long term balance of approximately \$400,000 in the Water Fund.

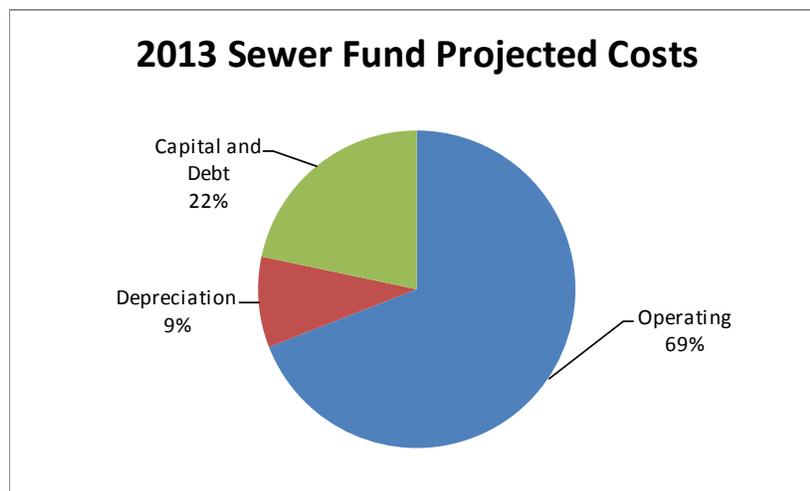


Sewer Utility

The City of Newport owns and operates the sewer utility that serves its residents and businesses. The utility's financial activity is accounted for in the City's Sewer Fund. The City is responsible for installing and maintaining the sanitary sewer lines that ultimately connect to the MCES treatment plant. The MCES treats the discharge through the City's sanitary sewer system and bills the City based on its proportionate share of the total metro wide system flow. The primary single expenditure in the Sewer Fund is the amount that is paid to the Met Council for wastewater treatment, at about \$185,000 per year. Rates will need to be increased for potential future MCES rate increases and for capital and bond repayment.

The sewer fund is fundamentally financially healthy and has established solid cash reserves. By looking at the fund as a whole, we can see key features of the utility operations and the reasons behind the need for adjusting and raising rates. These reasons include operating costs, the current billing structure and future capital improvements.

1. Operating Costs. The following chart shows the annual cost breakdown in 2013 for operating and capital costs for the sanitary sewer system. The capital costs and related debt service are expected to remain steady over the next four years, at around 22% of total costs. Like most cities, Newport is not fully funding depreciation.



2. Current Billing Structure. The City's current billing structure for the sewer fund is highly complex. The City charges for sewer use, based on current water usage, on a six tier usage basis with separate, tiered rates for a city cost component and an MCES cost component. There are also two separate fixed quarterly fees that the city charges, one for the city and one for the Met Council. The Met Council fees are revenues retained by the City and not remitted back to the MCES. Typically, cities will bill sewer use based on water used in the winter quarter with the rationale being that water used in the winter months is discharged into the sanitary sewer system. We would recommend simplifying the billing structure by collapsing the usage tiers to two rates; one designed to cover a portion of city costs and one designed to cover the Met Council fee. We would recommend that the usage fee is based on water used during the winter quarter. We would also recommend charging one flat quarterly fee as well as phasing out the senior discount.

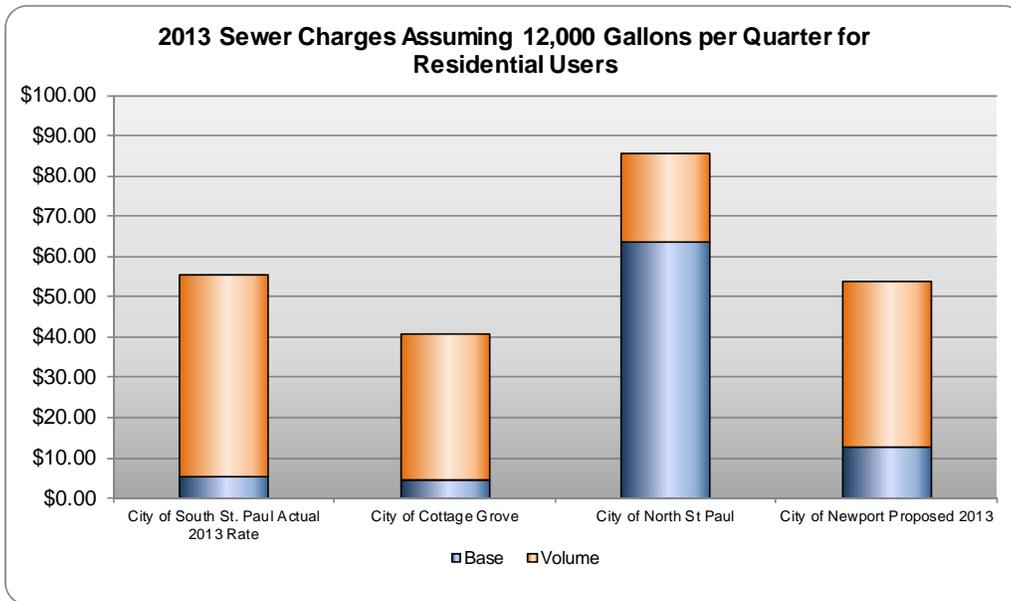
The chart below shows the proposed changes to the sewer rates for 2013 and beyond.

	Usage	2012		2013	
		City Usage Rate	MCES Usage Rate	City Usage Rate	MCES Usage Rate
Tier One	10,001 to 20,000	1.15	1.85	1.15**	2.25**
Tier Two	20,001 to 30,000	1.16	1.88		
Tier Three	30,001 to 40,000	1.18	1.91		
Tier Four	40,001 to 50,000	1.19	1.93		
Tier Five	Over 50,000	1.21	1.95		
Senior Rate/Multi Family				.86**	1.69**
Fixed Quarterly Fee					
MCES		23.14			
MCES-Senior		11.57			
City		14.33		13.00	
City-Senior-Multi Family		7.16		9.75***	
City-Commercial				14.33	

** -all usage based on winter quarter water usage

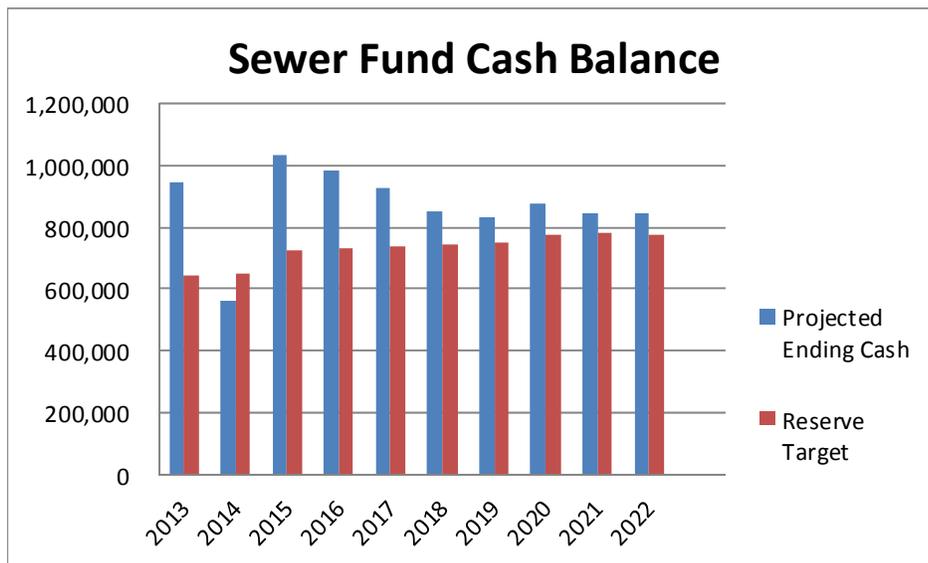
3. Capital Costs The Sewer Fund's current capital improvement program includes approximately \$1.1M in improvements from 2013 to 2017 and includes street projects and SCADA system upgrades. The Fund's current cash balances are not sufficient to pay cash for these projects. The projections show a proposed bonding in 2015. Consequently, rate increases are necessary to fund these projects and future bond repayment.

The graph below shows the comparison of water charges for quarterly residential usage of 12,000 gallons with the proposed tier changes and rates.



Sewer Fund Cash Balances and Financing Capital Improvements

Ending cash balances are an important measure of financial health of a fund. Cash balances should be maintained to provide funding for operating costs, capital and debt. As was stated above, the updated capital improvement plan for the Sewer Fund shows approximately \$1.1M in capital costs in the near future. The Fund currently does not have sufficient cash balances to pay for these projects. The projections show a proposed bond issue to cover these costs. As a result, future rate increases will be necessary to pay for debt repayment. The proposed rates impose the lowest rate increases that will still leave the City’s water system in good financial health. The projected cash balances for the funds and target reserves, or a measure of financial health, are shown in following graph. On the graph below, cash balances increase in 2015 when the bond is issued and some prior capital costs have been reimbursed. Proposed rates were designed in order to achieve a long term balance of approximately \$800,000 in the Sewer Fund.

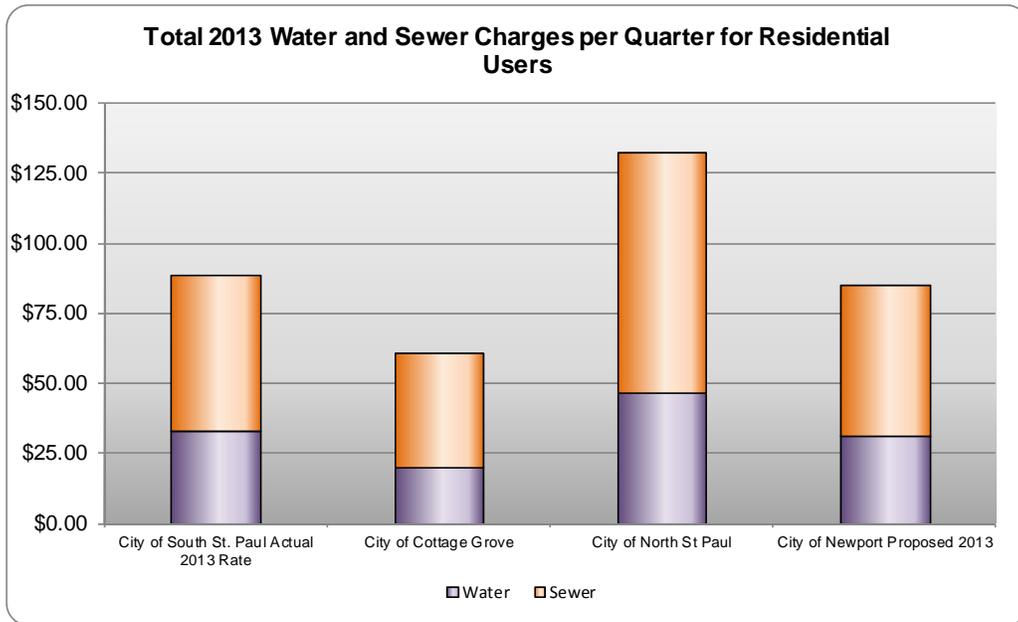


Putting It All Together: The Utility Bill

From a customer's perspective, they receive one bill for water and sewer and are concerned about the total amount. The following chart shows a sample utility bill for residential customers at various usage levels using the proposed rates and tiers as described above for water and sewer.

Impact Analysis on Rate Payers						
	Current	Proposed Quarterly Bills, Usage and Fixed Fee				
	2012	2013	2014	2015	2016	2017
Residential Property (Senior)						
Water (8,000 gallons)	\$ 11.91	\$ 11.44	\$ 12.21	\$ 13.03	\$ 13.91	\$ 14.85
Sewer (8,000 gallons)	18.73	30.15	31.96	33.88	35.91	38.06
Total Quarterly Utility Bill	\$ 30.64	\$ 41.59	\$ 44.17	\$ 46.91	\$ 49.82	\$ 52.92
\$ Increase/(Decrease)		10.95	2.58	2.74	2.91	3.09
Residential Property (Low User)						
Water (8,000 gallons)	\$ 23.82	\$ 25.25	\$ 26.95	\$ 28.77	\$ 30.72	\$ 32.79
Sewer (8,000 gallons)	37.47	40.20	42.61	45.17	47.88	50.75
Total Quarterly Utility Bill	\$ 61.29	\$ 65.45	\$ 69.57	\$ 73.94	\$ 78.59	\$ 83.54
\$ Increase/(Decrease)		4.16	4.12	4.38	4.65	4.95
Residential Property (Median User)						
Water (16,000 gallons)	\$ 35.27	\$ 37.75	\$ 40.30	\$ 43.02	\$ 45.92	\$ 49.02
Sewer (16,000 gallons)	55.47	67.40	71.44	75.73	80.27	85.09
Total Quarterly Utility Bill	\$ 90.74	\$ 105.15	\$ 111.74	\$ 118.75	\$ 126.20	\$ 134.11
\$ Increase/(Decrease)		14.41	6.59	7.01	7.45	7.92
Residential Property (High User)						
Water (45,000 gallons)	\$ 91.86	\$ 98.69	\$ 105.35	\$ 112.46	\$ 120.05	\$ 128.15
Sewer (45,000 gallons)	144.47	166.00	175.96	186.52	197.71	209.57
Total Quarterly Utility Bill	\$ 236.33	\$ 264.69	\$ 281.31	\$ 298.98	\$ 317.76	\$ 337.73
\$ Increase/(Decrease)		28.36	16.62	17.67	18.78	19.97
Commercial Property (Median User)						
Water (11,000 gallons)	\$ 25.73	\$ 38.75	\$ 41.37	\$ 44.16	\$ 47.14	\$ 50.32
Sewer (11,000 gallons)	40.47	51.73	54.83	58.12	61.61	65.31
Total Quarterly Utility Bill	\$ 66.20	\$ 90.48	\$ 96.20	\$ 102.28	\$ 108.75	\$ 115.63
\$ Increase/(Decrease)		24.28	5.72	6.08	6.47	6.88
Commercial Property (High User)						
Water (175,000 gallons)	\$ 352.42	\$ 346.48	\$ 369.87	\$ 394.84	\$ 421.49	\$ 449.94
Sewer (175,000 gallons)	554.23	609.33	645.89	684.64	725.72	769.27
Total Quarterly Utility Bill	\$ 906.65	\$ 955.81	\$ 1,015.76	\$ 1,079.48	\$ 1,147.21	\$ 1,219.21
\$ Increase/(Decrease)		49.16	59.95	63.72	67.73	71.99
Commercial Property (Very High User)						
Water (1,180,000 gallons)	\$ 2,358.06	\$ 2,466.41	\$ 2,632.89	\$ 2,810.61	\$ 3,000.32	\$ 3,202.85
Sewer (1,180,000 gallons)	3,723.20	4,026.33	4,267.91	4,523.98	4,795.42	5,083.15
Total Quarterly Utility Bill	\$ 6,081.26	\$ 6,492.74	\$ 6,900.80	\$ 7,334.59	\$ 7,795.75	\$ 8,286.00
\$ Increase/(Decrease)		411.48	408.06	433.79	461.16	490.25
Multi Family (24 Units)						
Water (175,000 gallons)	\$ 352.42	\$ 493.25	\$ 526.54	\$ 562.09	\$ 600.03	\$ 640.53
Sewer (175,000 gallons)	554.23	829.00	878.74	931.46	987.35	1,046.59
Total Quarterly Utility Bill	\$ 906.65	\$ 1,322.25	\$ 1,405.28	\$ 1,493.55	\$ 1,587.38	\$ 1,687.12
\$ Increase/(Decrease)		415.60	83.03	88.27	93.83	99.74

It should be noted that the Senior Discount remains in place. The proposed utility rates for 2012 will allow Newport to remain competitive with comparison communities. The graph below compares Newport's proposed 2013 residential utility costs with the 2012 utility costs in other communities.



Summary

Ehlers is recommending a multi-pronged approach to maintain the financial health of the City's utilities.

1. Consider the proposed changes in the tiering structure to realign water use based on actual water usage patterns
2. Consider adopting the proposed changes in water rates. The Water Fund will need ongoing 6.75% rate increases in the future to fund operations and future capital and debt.
3. Consider and adopt the proposed changes in the sewer rate structure to simplify the billing structure and to base sewer charges on winter quarter water use.
4. Consider and adopt the proposed changes in sewer rates. The Sewer Fund will need 6% rate increases in the future to fund operations and future capital and debt.
5. In the future, we would recommend the Council consider phasing out the senior discount in order to more effectively balance usage by user class with revenues contributed by that class of user.
6. Consider updating the projections for future assumptions about budgets.

The proposed rates will provide sufficient revenue to pay routine operating expenses, pay for capital improvements to upgrade and expand the system, and provide prudent cash balances. Adequate cash balances allow the City to:

- Survive changing circumstances in the economy and the weather without rapidly increasing rates;
- Use a cash to pay for a portion of capital improvements and reduce the frequency of borrowing;
- Comply with the new State law requiring water conservation rates.

The City's utility funds continue to be well managed, and the City's utility rates will remain competitive in the region if the proposed changes are adopted.

Exhibit A – Proposed Rates

Quarterly Water Rates					
	Proposed Rates				
	2013	2014	2015	2016	2017
Percentage Increase		6.75%	6.75%	6.75%	6.75%
Flat Rates					
Residential	15.25	16.28	17.38	18.55	19.80
Senior	11.44	12.21	13.03	13.91	14.85
Multi Family, per unit	11.44	12.21	13.03	13.91	14.85
Commercial	25.00	26.69	28.49	30.41	32.46
Usage Rates					
Residential, Multi Family					
0 - 8,000 gallons	1.25	1.33	1.42	1.52	1.62
8,001 - 20,000 gallons	1.56	1.67	1.78	1.90	2.03
Over 20,000 gallons	2.19	2.34	2.49	2.66	2.84
Senior					
0-10,000 gallons	0.00	0.00	0.00	0.00	0.00
10,001 -20,000 gallons	1.25	1.33	1.42	1.52	1.62
20,001 - 30,000 gallons	1.56	1.67	1.78	1.90	2.03
Over 30,000 gallons	2.19	2.34	2.49	2.66	2.84
Commercial					
0 - 30,000 gallons	1.25	1.33	1.42	1.52	1.62
30,001 - 70,000 gallons	1.56	1.67	1.78	1.90	2.03
Over 70,000 gallons	2.11	2.25	2.40	2.57	2.74

Quarterly Sewer Rates					
	Proposed Rates				
	2013	2014	2015	2016	2017
		6.00%	6.00%	6.00%	6.00%
Flat Rates					
Residential	13.00	13.78	14.61	15.48	16.41
Senior	9.75	10.34	10.96	11.61	12.31
Multi Family, per unit	9.75	10.34	10.96	11.61	12.31
Commercial	14.33	15.19	16.10	17.07	18.09
Usage Rates (City and MCES)					
Sewer Only	3.40	3.60	3.82	4.05	4.29
Residential, Multi Family, Commercial	3.40	3.60	3.82	4.05	4.29
Senior	2.55	2.70	2.87	3.04	3.22



MEMO

TO: Mayor and City Council
Deb Hill, City Administrator

FROM: Renee Helm, Executive Analyst

DATE: February 13, 2013

SUBJECT: Property Acquisition Proposal for 1629 Cedar Lane

BACKGROUND

Staff has identified several properties along Cedar Lane as part of the uncertified levy area. It is anticipated that these properties would be purchased and turned into a park as part of the Red Rock Gateway. In 2009, the City purchased 1645 Cedar Lane at a cost of \$220,000, with the City paying \$120,000 and in 2012, the City purchased 1605 Cedar Lane at a cost of approximately \$90,000, with the City paying \$45,000. As such there are six remaining properties to purchase.

Recently, 1629 Cedar Lane, which consists of two parcels, was foreclosed on and is now for sale by Citi Mortgage. The City has contacted the realtor to express its interest in purchasing the properties and was informed that Citi Mortgage is willing to take any offer. The properties are listed together for a total cost of \$141,900, which is \$95,400 below market value. This property is located south of 1645 Cedar Lane. Attached is the 2012 tax information and assessed value for both properties.

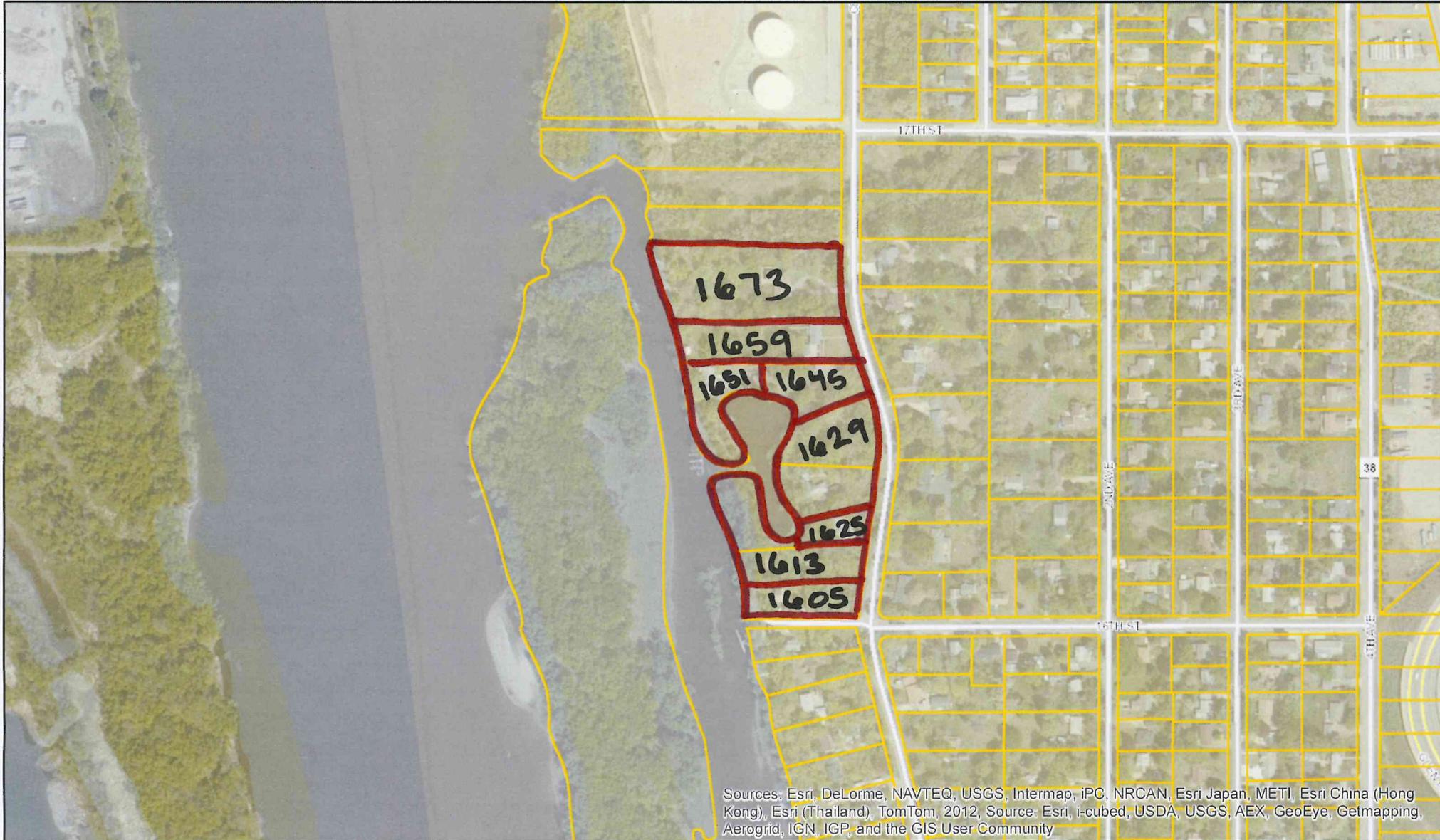
The Department of Natural Resources is willing to pay for half of the costs associated with acquiring this property, as well as the five other properties identified on the attached spreadsheet in future years. The total cost for acquiring all six properties is approximately \$1.34 million, with the City's portion being \$670,653. However, if the City is patient and takes advantage of these opportunities, the acquisition costs will be greatly reduced.

DISCUSSION

The City Council will need to discuss whether or not it would like to move forward with acquiring the property at the February 21, 2013 workshop. If so, City staff will begin the process. Funds for this acquisition would be split between the North Ravine Fund and the EDA Fund.

RECOMMENDATION

It is recommended that the City Council provide staff with direction on this property. If the City Council would like to move forward with purchasing it, staff will begin the process and bring it before the Council at a future meeting.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

This drawing is the result of the compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.



Department of Property Records
and Taxpayer Services

14949 62nd Street North PO Box 200
Stillwater, MN 55082-0200
(651) 430-6175
www.co.washington.mn.us

Property Tax Statement for Taxes Payable in 2012

Save for future reference



REFUNDS?

You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to find
out how to apply.

Property ID: 35.028.22.12.0009

Bill#: 26489

Taxpayer: TODD & ANGELA R GIRARD
1629 CEDAR LN
NEWPORT MN 55055-1047



Desc: RIVERWOOD ACRES NO.3 Lot 43

Taxes Payable Year:	2011	2012
Estimated Market Value:	174,800	174,100
Homestead Exclusion:		14,200
Taxable Market Value:	174,800	159,900
New Improvements/ Expired Exclusions:		
Property Classification:	Res Hstd	Res Hstd

Property Address: 1629 CEDAR LN
NEWPORT MN 55055

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		\$2,582.34
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$2,497.38
Property Tax and Credits		
3. Property taxes before credits		\$2,497.38
4. Credits that reduce property taxes		
A. Agricultural market value credit	0.00	0.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	\$2,497.38	\$2,582.34
Property Tax by Jurisdiction		
6. County	A. WASHINGTON COUNTY	487.23
	B. COUNTY REGIONAL RAIL AUTHORITY	3.22
7. City or Town	CITY OF NEWPORT	987.56
8. State General Tax		0.00
9. School District	ISD 833 SOUTH WASHINGTON	732.78
	A. Voter approved levies	208.53
	B. Other Local Levies	44.08
10. Special Taxing Districts	A. Metro Special Tax Dists	29.98
	B. Other Special Tax Dists	0.00
	C. Fiscal Disparities	0.00
	D. Tax Increment Financing Dists	0.00
11. Non-school voter approved referenda levies		4.00
12. Total property tax before special assessments		\$2,497.38
Special Assessments on Your Property		
13. Special assessments	Interest: Principal: 39.66	38.62
SWSW STORMWATER UTILITY-PAY 2012	36.66 COUNTY ENVIRONMENTAL CHARGE PHE DEPT	3.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$2,536.00

FIRST HALF DUE
SECOND HALF DUE

May 15
October 15

\$1,311.00
\$1,311.00

PAYABLE 2012 2nd HALF PAYMENT STUB

Detach at perforation & mail this stub with your 2nd half payment in the enclosed green envelope

TO AVOID PENALTY PAY ON OR BEFORE: October 15

Property ID: 35.028.22.12.0009

Bill #: 26489

Taxpayer:
TODD & ANGELA R GIRARD
1629 CEDAR LN
NEWPORT MN 55055-1047

****ESCROW NOTE**** Your taxes have been sent to escrow agent CITIMORTGAGE INC. If you do not escrow your taxes, please pay the amount indicated in the box.

SECOND HALF TAX AMT
1,311.00

MAKE CHECKS PAYABLE TO:
Washington County
P.O. Box 200
Stillwater MN 55082-0200

CHECK
 CASH

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

3502822120009 2 00000000131100 1

PAYABLE 2012 1st HALF PAYMENT STUB

Detach at perforation & mail this stub with your 1st half payment in the enclosed green envelope

TO AVOID PENALTY PAY ON OR BEFORE: May 15

Property ID: 35.028.22.12.0009

Bill #: 26489

Taxpayer:
TODD & ANGELA R GIRARD
1629 CEDAR LN
NEWPORT MN 55055-1047

****ESCROW NOTE**** Your taxes have been sent to escrow agent CITIMORTGAGE INC. If you do not escrow your taxes, please pay the amount indicated in the box.

FIRST HALF TAX AMT
1,311.00

MAKE CHECKS PAYABLE TO:
Washington County
P.O. Box 200
Stillwater MN 55082-0200

CHECK
 CASH

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.

3502822120009 1 00000000131100 3



Parcel Number: 35.028.22.12.0009

Property Address: 1629 CEDAR LN
 NEWPORT, MN 55055 [MAP THIS ADDRESS](#)

Class: RESIDENTIAL

Legal Description:

SUBDIVISIONNAME RIVERWOOD ACRES NO.3 LOT 43
 SUBDIVISIONCD 55347

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2012	\$75,000	\$87,300	\$0	\$162,300
2011	\$88,000	\$86,100	\$0	\$174,100
▲ More Years...				
2010	\$89,900	\$84,900	\$0	\$174,800
2009	\$91,800	\$123,900	\$0	\$215,700
2008	\$94,100	\$152,100	\$0	\$246,200
2007	\$85,500	\$157,200	\$0	\$242,700
2006	\$85,500	\$164,300	\$0	\$249,800
2005	\$67,500	\$166,600	\$0	\$234,100
2004	\$67,500	\$154,200	\$0	\$221,700
2003	\$50,000	\$147,400	\$0	\$197,400

Lot Type	Square Feet	Acres
Lump Sum	30,492	0.700

Occupancy	Style	Year Built	Total Living Area
▼ Single-Family / Owner Occupied	1 Story Frame	1947	672

Sale Date	Amount	Recording
10/31/2001	\$199,900	

Date	Number	Amount	Reason
09/11/2002	002-148	10,000	Garage



Department of Property Records
and Taxpayer Services

14949 62nd Street North PO Box 200
Stillwater, MN 55082-0200
(651) 430-6175
www.co.washington.mn.us

Property Tax Statement for Taxes Payable in 2012

Save for future reference



REFUNDS?

You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to find
out how to apply.

Property ID: 35.028.22.12.0008

Bill#: 26637

Taxpayer: TODD & ANGELA R GIRARD
1629 CEDAR LN
NEWPORT MN 55055-1047



Desc: RIVERWOOD ACRES NO.3 Lot 42

Taxes Payable Year:	2011	2012
Estimated Market Value:	81,300	82,100
Homestead Exclusion:		
Taxable Market Value:	81,300	82,100
New Improvements/ Expired Exclusions:		
Property Classification:	Res Hstd	Res Hstd

1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		\$1,312.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$1,228.00
Property Tax and Credits		
3. Property taxes before credits		\$1,228.00
4. Credits that reduce property taxes		\$1,312.00
A. Agricultural market value credit	0.00	0.00
B. Other Credits	0.00	0.00
5. Property taxes after credits	\$1,228.00	\$1,312.00
Property Tax by Jurisdiction		
6. County	A. WASHINGTON COUNTY	242.19
	B. COUNTY REGIONAL RAIL AUTHORITY	1.59
7. City or Town	CITY OF NEWPORT	489.92
8. State General Tax		0.00
9. School District	ISD 833 SOUTH WASHINGTON	353.48
	A. Voter approved levies	102.21
	B. Other Local Levies	21.88
10. Special Taxing Districts	A. Metro Special Tax Dists	14.87
	B. Other Special Tax Dists	0.00
	C. Fiscal Disparities	0.00
	D. Tax Increment Financing Dists	0.00
11. Non-school voter approved referenda levies		1.86
12. Total property tax before special assessments		\$1,228.00
Special Assessments on Your Property		
13. Special assessments	Interest: Principal:	0.00
		0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,228.00 \$1,312.00

FIRST HALF DUE
SECOND HALF DUE

May 15
October 15

\$656.00
\$656.00

PAYABLE 2012 2nd HALF PAYMENT STUB

Detach at perforation & mail this stub with your 2nd half payment in the enclosed green envelope

TO AVOID PENALTY PAY ON OR BEFORE: October 15

Property ID: 35.028.22.12.0008

Bill #: 26637

Taxpayer:
TODD & ANGELA R GIRARD
1629 CEDAR LN
NEWPORT MN 55055-1047

****ESCROW NOTE**** Your taxes have been sent to escrow agent CITIMORTGAGE INC. If you do not escrow your taxes, please pay the amount indicated in the box.

SECOND HALF TAX AMT
656.00

MAKE CHECKS PAYABLE TO:
Washington County
P.O. Box 200
Stillwater MN 55082-0200

CHECK
 CASH

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PAYABLE 2012 1st HALF PAYMENT STUB

Detach at perforation & mail this stub with your 1st half payment in the enclosed green envelope

TO AVOID PENALTY PAY ON OR BEFORE: May 15

Property ID: 35.028.22.12.0008

Bill #: 26637

Taxpayer:
TODD & ANGELA R GIRARD
1629 CEDAR LN
NEWPORT MN 55055-1047

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FIRST HALF TAX AMT
656.00

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Parcel Number: 35.028.22.12.0008

Property Address:
NEWPORT, MN

Class: RESIDENTIAL

Legal Description:
SUBDIVISIONNAME RIVERWOOD ACRES NO.3 LOT 42
SUBDIVISIONCD 55347

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2012	\$75,000	\$0	\$0	\$75,000
2011	\$82,100	\$0	\$0	\$82,100
▲ More Years...				
2010	\$81,300	\$0	\$0	\$81,300
2009	\$83,000	\$0	\$0	\$83,000
2008	\$85,100	\$0	\$0	\$85,100
2007	\$77,400	\$0	\$0	\$77,400
2006	\$77,400	\$0	\$0	\$77,400
2005	\$60,800	\$0	\$0	\$60,800
2004	\$60,800	\$0	\$0	\$60,800
2003	\$45,000	\$0	\$0	\$45,000

Lot Type	Square Feet	Acres
Lump Sum	36,590	0.840

Sale Date	Amount	Recording
10/31/2001	\$0	

City of Newport
HSEM Hazard Mitigation Grant Program Assessment

Resident's Name	Address	1st Floor Elevation	2013		Costs					Total
			Market-value	Demolition	Legal/Title	Closing	Permits	Admin		
Thomas Donovan	1613 Cedar Ln	697.40	\$ 199,700	\$ 9,985	\$ 2,000	\$ 2,000	\$ 500	\$ 500	\$ 214,685	
Rebecca Potter	1625 Cedar Ln	705.40	152,500	7,625	2,000	2,000	500	500	165,125	
Citi Mortgage	1629 Cedar Ln	703.40	237,300	11,865	2,000	2,000	500	500	254,165	
Steven Svoboda	1651 Cedar Ln	704.40	193,600	9,680	2,000	2,000	500	500	208,280	
Bruce Bilderback	1659 Cedar Ln	704.20	205,300	10,265	2,000	2,000	500	500	220,565	
John Rose	1673 Cedar Ln	700.58	285,700	14,285	2,000	2,000	500	500	304,985	
Total			\$ 1,274,100	\$ 63,705	\$ 12,000	\$ 12,000	\$ 3,000	\$ 3,000	\$ 1,367,805	
			\$ 1,274,100	\$ 63,705			\$ 3,500		\$ 1,341,305 Total Cost	
									\$ 670,653 City Portion	