

City of Ramsey
Agenda
Charter Commission
Thursday, August 27, 2020

6:00 pm

Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings. To maximize social distancing due to the COVID-19 Pandemic, those that can join remotely are encouraged to do so. Those joining remotely and requesting to speak are asked to use a webcam when speaking.

Meeting by telephone or other electronic means in accordance with Minnesota Statute 13D.02

- 1. Call to Order**
- 2. Citizen Input**
- 3. Approve Agenda**
- 4. Approve Minutes**
 1. Approve the Following Meeting Minutes:
 - 1) Regular Charter Commission Meeting - October 17, 2019
- 5. Commission Business**
 1. Introduce New Charter Commission Member
 2. Elect Chair and Vice Chair for 2020 - 2021
 3. Approve Year End Activity Letter to Chief Judge for Year 2019
 4. Resume Consideration of Pending Motion Regarding Franchise Fees
 5. Review Amendments to Chapter 4 of the Charter Nominations and Elections to be in Conformity with State Law
- 6. Commission/Staff Input**
- 7. Adjournment**

Charter Commission

4. 1.

Meeting Date: 08/27/2020

By: Colleen Lasher, Administrative Services

Information

Title:

Approve the Following Meeting Minutes:

- 1) Regular Charter Commission Meeting - October 17, 2019

Purpose/Background:

Purpose: To review minutes from past meeting and approve.

Background: The last regular meeting held by the Charter Commission was October 17, 2019. That set of minutes is attached for Commission review and approval.

Recommendation:

Staff recommends reviewing the attached set of minutes and approving with or without amendments.

Action:

Motion to approve the following meeting minutes:

- 1) Regular Charter Commission Meeting - October 17, 2019.

Attachments

Draft Minutes

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/24/2020 01:02 PM
Form Started By: Colleen Lasher		Started On: 08/23/2020 01:18 PM
Final Approval Date: 08/24/2020		

**CHARTER COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Charter Commission conducted a regular meeting on Thursday, October 17, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Joseph Field
 Commissioner Susan E. Anderson
 Commissioner Jim Bendtsen
 Commissioner Ben Deemer
 Commissioner Joshua Fuhreck
 Commissioner Jennifer Leistico
 Commissioner Chad Sivertson

Members Absent: Commissioner John Niederhaus

Also Present: City Clerk Jo Thieling
 Administrative Services Director Colleen Lasher
 City Attorney Joe Langel

CALL TO ORDER

Chairperson Field called the regular meeting of the Charter Commission to order at 6:30 p.m.

CITIZEN INPUT

None.

APPROVE AGENDA

Motion by Commissioner Deemer, seconded by Commissioner Fuhreck, to approve the agenda as presented.

Motion carried. Voting Yes: Chairperson Field, Commissioners Deemer, Fuhreck, Anderson, Bendtsen, Leistico, and Sivertson. Voting No: None. Absent: Commissioner Niederhaus.

APPROVE MINUTES

Motion by Commissioner Sivertson, seconded by Commissioner Leistico, to approve the following meeting minutes as presented:

- 1) Regular Charter Commission Meeting dated February 13, 2019

Motion carried. Voting Yes: Chairperson Field, Commissioners Sivertson, Leistico, Anderson, Bendtsen, and Fuhreck. Voting No: None. Abstentions: Commissioner Deemer. Absent: Commissioner Niederhaus.

COMMISSION BUSINESS

5.1 Accept Resignation of Charter Commission Member Mark Barrows, Declare Vacancy, and Advertise to Fill Same

City Clerk Thieling explained that Charter Commission Member Mark Barrows submitted correspondence indicating he has moved permanently to the State of Florida and is no longer eligible to serve on the City's Charter Commission. She indicated staff has submitted an advertisement to fill the vacancy for the next *Ramsey Resident* and will also place an ad on the City's website. Mr. Barrows' term has an expiration date of December 31, 2022.

City Clerk Thieling referenced Commission member's term expirations as detailed in the staff report, noting the Commission currently has no other members whose terms are expiring at the end of the year 2019.

Motion by Commissioner Deemer, seconded by Commissioner Bendtsen, to accept, with regret, the resignation of Charter Commission Member Mark Barrows, declare vacancy, and advertise to fill the vacancy.

Motion carried. Voting Yes: Chairperson Field, Commissioners Deemer, Bendtsen, Anderson, Fuhreck, Leistico, and Sivertson. Voting No: None. Absent: Commissioner Niederhaus

5.2 Review Proposed Amendments to Chapter 4 of the City's Charter, titled Nominations and Elections

City Attorney Langel explained the purpose of this case is to review draft amendments to Chapter 4 of the City's Charter, titled Nominations and Elections. He explained the Charter Commission had a preliminary review of Chapter 4 at the February meeting and asked him and staff to present options for updating this chapter. City Attorney Langel reviewed the reason Chapter 4 needed updating including compliance with State Election Law, duplicative language, and eliminating vagueness.

Chairperson Field requested to review the changes in chronological order and have City Attorney Langel explain each option within the section. He asked the City Attorney to clarify State law as he went through the options.

City Attorney Langel stated the red lining within the document takes into account State law. He stated the draft of each section and option complies with State law.

City Attorney Langel introduced Section 4.1 regarding Primary Elections. He presented two options. Option 1 will eliminate primaries entirely and Option 2 will eliminate primaries except

for general elections and vacancy special elections held on the date of the general election. He stated State law does not require primaries and the benefit of eliminating primaries is to reduce staff time and cost.

Commissioner Bendtsen asked if the purpose of a primary is to reduce the field of candidates to two.

City Attorney Langel responded that is correct and for most elections, a primary is not necessary and it is difficult to get people out to vote.

Chairperson Field stated a primary held under Option 2 wouldn't have an additional cost because there would already be an election occurring.

City Attorney Langel stated it would be extremely rare that a primary would occur on a general election date.

Commissioner Anderson asked how this would reduce costs.

City Clerk Thieling stated that Ramsey would never have to have a primary for municipal elections and would omit early filing, reducing time and cost.

Commissioner Deemer stated that having a primary in Ramsey is a newer thing and Ramsey has only had it for the last few years.

City Attorney Langel pointed out that what the Commission decides on Section 4.1 will determine what happens in Section 4.2

Chairperson Field preferred to review all the sections and options before voting to avoid having to reverse a vote.

Commissioner Anderson stated that other entities are having primary elections and it would be confusing if parts of Ramsey had a primary and others did not.

Chairperson Field stated that only municipal elections are under the Charter Commission's purview and cannot take into account what the County or School Boards do.

Commissioner Leistico stated she would like to get an opinion from every Commissioner on this issue before moving on to see if there was a general consensus among the Commission.

Commissioner Anderson asked if the County and the School Board had primary elections, who would run it, and if the City would be involved.

City Clerk Thieling stated that Anoka County Elections handles Anoka-Hennepin elections and Elk River runs their own. She stated that Ramsey would not be involved.

Commissioner Sivertson asked what the benefits are of having the primary.

Chairperson Field replied that from the candidate's standpoint the benefits include a shorter campaign season if they don't get past the primary and it may reduce confusion for the voter. He stated that when he ran, there were 5 candidates running and a primary narrowed it down to 2. He stated his case was rare.

Chairperson Field agreed with Commissioner Leistico's suggestion of asking the Commission for a preliminary opinion before moving on and asked each Commissioner which option they preferred.

Commissioner Fuhreck state he preferred Option 1 however asked if there could be a primary if there were more than 4 candidates.

Commissioner Deemer preferred Option 1 stating there were not many instances where there were more than three candidates since approximately 1975 when he has been involved in Ramsey.

Commissioners Bendtsen, Sivertson, and Leistico stated they prefer Option 1.

Commissioner Anderson passed.

Chairperson Field stated he was undecided.

City Attorney Langel moved on to Section 4.2 stating that most of the changes were to clean up the language and the choice the Commission had depended on what they chose for Section 4.1.

Chairperson Field asked if the Commission adopted Option 1 with Section 4.1, then the Commission must also adopt Option 1 with 4.2.

City Attorney Langel stated Chairperson Field was correct.

City Attorney Langel explained the changes to Section 4.3, stating the City is going to follow State election code as defined by State Statutes.

Chairperson Field asked if the State Statute was in Chapter 4 and how would the Commission know what State Statue is.

City Attorney Langel responded that if there is no reference in Chapter 4, it defaults to State Statute. He stated there is no need to reiterate State Statute in the document.

City Attorney Langel explained Section 4.4 regarding Special and Advisory Elections. He explained that only Charter Cities are authorized to hold Advisory Elections. He stated an Advisory Election is simply getting the opinion of the people on an issue and is non-binding.

Chairperson Field asked the City Attorney to explain the difference between a Special Election and an Advisory Election.

City Attorney Langel explained that Special Elections include candidates for offices, bond elections, referendum of recall or any election that does not occur on the general election date. An Advisory Election is a type of Special Election.

Chairperson Field asked how long the City has had this election in the Code.

City Clerk Thieling stated the Section was amended in 2000 but she was not sure when it was originally implemented.

Commissioner Deemer stated that 99% of the past Special Elections in Ramsey were Charter Amendments.

Commissioner Anderson stated that in the past, the City was being run by Charter Amendments and Special Elections.

Commissioner Sivertson asked about the language of Option 4, stating a Special and Advisory Election will only be held on a general election.

City Attorney Langel stated a Special Election can occur on a General Election and if so, can save time and money.

City Attorney outlined the 4 options presented in Section 4.4.

Commissioner Sivertson asked if the City doesn't use Advisory Elections, can the City use a mailing survey to get opinions.

City Clerk Thieling stated the City has done that in the past and has placed inserts in the *Ramsey Resident*.

Chairperson Field asked if there were statistics as to what method was the most effective.

City Clerk Thieling stated the City has that data but she did not have it available at this time.

Chairperson Field stated that if the Commission did not want Advisory Elections, then Options 1 or 4 were available.

Commissioner Leistico asked when an Advisory Election was last used.

City Clerk Thieling could not recall the year, however, she stated it was done at the same time as the General Election.

Chairperson Field stated that prior to technology an Advisory Election was a way to get the opinion of the voters, but now there are many other ways to get that information.

Commissioner Deemer asked what the cost differential between an election and a mailer would be.

Chairperson Field stated that a mailer would be more cost effective.

Commissioner Deemer stated he preferred to keep it simple and use other methods of getting voters' opinions.

City Attorney Langel pointed out that Options 1 and 4 are similar, except Option 4 explicitly refers to the City using State Election processes.

Commissioner Leistico asked if there was a downside to leaving Advisory Elections in Chapter 4.

Commissioner Bendtsen stated that holding an Advisory Election on a day other than a General Election seems like a waste of time and money.

Chairperson Field asked the City Attorney to further explain Option 4.

City Attorney Langel stated the Council can order a Special Election on a variety of things, including Advisory Elections. He stated the reason the City refers to State Election Law is that Advisory Elections are unique to Charter Cities and using State Election Law reduces ambiguity and sets the process for the election.

Chairperson Field referred to a typo in Option 4 where the word "Special" should be replaced by "Advisory".

Commissioner Anderson asked if the City has looked into mail ballots and said it seems cheaper than in person voting.

City Clerk Thieling replied that in some outstate rural areas mail ballots are used and receive a good turnout. She stated the City has talked about mail balloting and using it for Special Elections and have been told they shouldn't use that process.

City Attorney Langel explained that there is a separate State Statute which applies to mail ballots and can only be used under certain circumstances. He stated mail ballots do not have bearing on the issue before the Commission at this time.

Chairperson Field asked the Commission their preliminary opinion on which option they prefer.

Commissioners Leistico, Deemer, Fuhreck, Sivertson stated they prefer Option 4.

Commissioner Anderson passed.

Commissioner Bendtsen stated he prefers Option 2 or 3 and doesn't see the point of an Advisory Election if it has no authority.

Chairperson Field stated it may provide political cover to gather the public's input prior to making a major decision.

Commissioner Leistico asked if an Advisory question on a General Election Ballot would lead to confusion.

City Clerk Thieling stated that the question would be clearly stated that it is an advisory question and is non-binding.

Commissioner Bendtsen stated he preferred Option 4 but only have it on a General Election date.

Chairperson Field stated he preferred Option 4.

City Attorney Langel explained Section 4.5 addressing the issue of vacancies. He stated the current language does not mesh with State law and the City had to violate City Charter in order to follow State law. He stated each option provided meets State law and clarifies vacancy appointment versus holding a Special Election. He briefly summarized each option in Section 4.5 stating that he recommends the Commission choosing Option 3 or 4 as it eliminates the 365-day period.

City Clerk Thieling stated there was a typo in Option 4 stating the word “notice” should be added to “three or more days before the first day to give (notice) of the period”.

City Attorney Langel clarified that if the vacancy occurred early enough to flow in the regular election cycle then the City would proceed with filling it. If it did not, then the process would flip to the next year and the City will hold a special election. He stated an appointed Councilmember will fill the vacancy until the election.

Commissioner Anderson stated there were long periods of time with a Council vacancy.

City Attorney Langel stated that all these options would resolve that issue.

Commissioner Sivertson asked what the Commission needed to do in order to make these corrections official.

City Attorney Langel stated that once the Commission voted on the changes, he would put it in Ordinance format and present it to the City Council.

Commissioner Fuhreck asked if there was a way to avoid where one person resigned to take another seat, forcing a special election.

City Attorney Langel stated it is compliant with State Election law to hold office while running for office and is not sure if the Charter could be amended to prohibit that.

Chairperson Field asked the Commission to consider appropriate length of time for an appointed member to be in office without the approval of the voters.

Commissioner Bendtsen stated he is leaning to Option 4 because it appeared to be the shortest period of time an appointee can to hold office.

City Attorney Langel replied that Option 2 is the shortest period of time an appointee can remain in office, however, would come with higher staff time and costs as it forces Council to hold a Special Election. He stated Option 4 is the best option if the Commission would like to limit the time of an appointee, staff time, and costs. He stated the longest an appointee will be in office without an election is approximately 15 months.

Commissioner Bendtsen stated he would like to eliminate as much ability to manipulate the process as possible.

Commissioner Sivertson stated that no matter what, there will be an appointee by the Council.

Commissioner Fuhreck concurred with Commissioner Bendtsen stating that he was concerned about appointees serving long periods of time without being elected and supports minimizing costs.

Commissioner Leistico asked what the maximum time an appointee would serve.

City Attorney Langel stated Option 4 would permit the appointee to serve approximately 15 months.

The general consensus of the Commission was to go with Option 4.

City Attorney Langel explained the changes to Section 4.56, stating the edits cleared up the vagueness and illegality of the original language, primarily eliminating the ability of the Council to appoint an individual to office if they believed there weren't a sufficient number of candidates in the election.

Having completed the discussion, Chairperson Field asked for motions on each section of Chapter 4.

Motion by Commissioner Deemer, seconded by Commissioner Leistico, to approve Chapter 4, Section 4.1, Option 1 as modified by the City Attorney's office.

Motion carried. Voting Yes: Commissioners Deemer, Leistico, Bendtsen, Fuhreck, and Sivertson. Voting No: Chairperson Field and Commissioner Anderson. Absent: Commissioner Niederhaus.

Motion by Commissioner Bendtsen, seconded by Commissioner Sivertson, to approve Chapter 4, Section 4.2, Option 1 as modified by the City Attorney's office.

Motion carried. Voting Yes: Commissioners Bendtsen, Sivertson, Deemer, Fuhreck, and Leistico. Voting No: Chairperson Field and Commissioner Anderson. Absent: Commissioner Niederhaus.

Motion by Commissioner Fuhreck, seconded by Commissioner Bendtsen, to approve Chapter 4, Section 4.3 as modified by the City Attorney's office.

Motion carried. Voting Yes: Chairperson Field, Commissioners Fuhreck, Bendtsen, Anderson, Deemer, Leistico, and Sivertson. Voting no None. Absent: Commissioner Niederhaus.

Motion by Commissioner Sivertson, seconded by Commissioner Fuhreck, to approve Chapter 4, Section 4.4, Option 4 as modified by the City Attorney's office.

Motion carried. Voting Yes: Chairperson Field, Commissioners Sivertson, Fuhreck, Anderson, Bendtsen, Deemer, and Leistico. Voting No: None. Absent: Commissioner Niederhaus.

Motion by Commissioner Sivertson, seconded by Commissioner Bendtsen, to approve Chapter 4, Section 4.5, Option 4 as modified by the City Attorney's office.

Motion carried. Voting Yes: Chairperson Field, Commissioners Sivertson, Bendtsen, Anderson, Deemer, Fuhreck, and Leistico. Voting: None. Absent: Commissioner Niederhaus.

Motion by Commissioner Bendtsen, seconded by Commissioner Sivertson, to approve Chapter 4, Section 4.5.6 as modified by the City Attorney's office.

Motion carried. Voting Yes: Chairperson Field, Commissioners Bendtsen, Sivertson, Anderson, Deemer, Fuhreck, and Leistico. Voting: None. Absent: Commissioner Niederhaus.

6. COMMISSION / STAFF INPUT

6.1 Other

Commissioner Anderson asked for clarification from page 16 as to what date "next election" referred to.

City Attorney Langel replied that it referred to the next General Election.

Commissioner Leistico referred to a comment Commissioner Fuhreck made about running for office while holding a current office and stated she is interested in discussing how the City can investigate or pursue options against it.

Chairperson Field stated the item can be on a future agenda to be discussed.

City Clerk Thieling stated that certain things in State statute preempts City Charter. She stated the City Attorney will research it and get back to Commission. If it is a possibility, the item will be added to the next agenda.

Commissioner Deemer asked how long it will take to get this Chapter to Council for approval.

City Clerk Thieling stated it can be on the November 12 City Council Agenda.

Chairperson Field asked for a follow up on the Franchise Fee Study and expressed his dismay that it is taking so long to complete.

City Clerk Thieling stated the City Administrator Ulrich will be sending an email update about the Franchise Fee Study.

6.2 Recognition of City Clerk Jo Thieling

Chairperson Field congratulated City Clerk Thieling on her retirement at the end of the year and stated that this would be her last meeting. He thanked her for her service, kind-hearted demeanor, and commented that she has been a blessing to the City of Ramsey.

7. ADJOURNMENT

Motion by Commissioner Deemer, seconded by Commissioner Leistico, to adjourn the meeting.

Motion carried. All present voted in favor.

The regular meeting of the Charter Commission adjourned at 8:18 p.m.

Respectfully submitted,

Colleen Lasher
Administrative Services Director

Joseph J. Langel
City Attorney

Drafted by Shari Kunza
TimeSaver Off Site Secretarial, Inc.

Charter Commission

5. 1.

Meeting Date: 08/27/2020

By: Colleen Lasher, Administrative
Services

Information

Title:

Introduce New Charter Commission Member

Purpose/Background:

Purpose: The purpose of this case is to introduce and officially welcome the City's newest Charter Commission Member, Ms. Laura Moore.

Background: Staff received notification of the appointment of Ms. Laura Moore from the Chief Judge of the Tenth Judicial District. Ms. Moore is replacing Mark Barrows, with a term to expire December 31, 2022.

Recommendation:

N/A

Action:

Introduce and welcome the City's newest Charter Commissioner, Ms. Laura Moore.

Attachments

No file(s) attached.

Form Review

Inbox

Kurt Ulrich

Form Started By: Colleen Lasher

Final Approval Date: 08/24/2020

Reviewed By

Kurt Ulrich

Date

08/24/2020 01:03 PM

Started On: 08/23/2020 01:20 PM

Charter Commission

5. 2.

Meeting Date: 08/27/2020

By: Colleen Lasher, Administrative Services

Information

Title:

Elect Chair and Vice Chair for 2020 - 2021

Purpose/Background:

Purpose: To elect a Chair and Vice-Chair for 2020 - 2021.

Background: Beginning in 2013, the Charter Commission elected to appoint a Chair and Vice-Chair for a two year period versus one year. Joe Field is the current Chair and Ben Deemer is the current Vice Chair. It is time once again to elect a Chair and Vice Chair to serve for 2020 and 2021. For your information, there is no limit to the terms a chair and vice chair can serve.

Recommendation:

N/A

Action:

Motion to elect Commissioner _____ to serve as Chair for the Charter Commission for years 2020- 2021.

and

Motion to elect Commissioner _____ to serve as Vice Chair for the Charter Commission for years 2020 - 2021.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	08/24/2020 01:03 PM
Form Started By: Colleen Lasher		Started On: 08/23/2020 01:30 PM
Final Approval Date: 08/24/2020		

Charter Commission

5.3.

Meeting Date: 08/27/2020

By: Colleen Lasher, Administrative Services

Information

Title:

Approve Year End Activity Letter to Chief Judge for Year 2019

Purpose/Background:

Purpose: To fulfill the requirement of submitting an annual report to the Chief Judge of the Tenth Judicial District.

Background: In accordance with Minnesota Statutes 410.05, an annual report reflecting the activities of the Charter Commission must be submitted to the Chief Judge of the Tenth Judicial District. Attached to this case is the summary letter for year 2019 for the Commission's review, comment and approval. Once approved by the Commission, staff will forward the letter to the Chief Judge.

Recommendation:

Approve the year-end annual report letter for 2019 and direct staff to submit such letter to the Chef Judge, as per State Statutes requirements.

Action:

Motion to approve the year-end annual report letter for 2019 and direct staff to submit such report to The Honorable Douglas B. Meslow, Chief Judge of the Tenth Judicial District.

Attachments

Draft Summary Letter

02 13 19 Minutes

10-17-19 DRAFT Minutues

Form Review

Inbox

Kurt Ulrich

Form Started By: Colleen Lasher

Final Approval Date: 08/24/2020

Reviewed By

Kurt Ulrich

Date

08/24/2020 01:04 PM

Started On: 08/23/2020 01:38 PM

August 24, 2020

The Honorable Douglas B. Meslow
Chief Judge Tenth Judicial District
Anoka County Court House
325 E. Main Street
Anoka, MN 55303-2489

Re: City of Ramsey, Anoka County, Minnesota, Charter Commission Annual Report

Dear Judge Meslow:

In accordance with Minnesota Statutes 410.05, the following is an annual report reflecting the activities of the City of Ramsey Charter Commission during the year 2019.

Members of the Charter Commission for year 2019 were as follows: Susan E. Anderson, Mark Barrows (resigned mid-year), Jim Bendtsen, Benjamin Deemer (Vice-Chair), Joseph Field (Chair), Joshua Fuhreck, Jennifer Leistico, John Niederhaus, and Chad Sivertson.

The Commission fulfilled their requirement of meeting at least once during each calendar year by calling a meeting to order on Wednesday evening, February 13, 2019. The Commission approved meeting minutes from the December 17, 2018 meeting, reviewed Chapter 4 of the Charter “Nominations and Elections” with City Attorney Joe Langel, discussed a study on alternate sources for road funding, and approved the year-end summary letter for year 2019.

The Commission met a second time on Thursday, October 17, 2019. The Commission approved meeting minutes from the February 13, 2019 meeting, accepted a resignation of a Charter Commission member and declared a vacancy, and reviewed proposed amendments to Chapter 4 of the City’s Charter “Nominations and Elections”.

The minutes from both the February 13, 2019 meeting and the October 13, 2019 meeting are attached.

Very truly yours,

On behalf of the Ramsey City Charter Commission

Colleen Lasher, MCMC
Administrative Services Director

Attachments: Meeting Minutes

**CHARTER COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Charter Commission conducted a regular meeting on Wednesday, February 13, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Joseph Field
 Commissioner Susan E. Anderson
 Commissioner Jim Bendtsen
 Commissioner Joshua Fuhreck
 Commissioner Jennifer Leistico
 Commissioner Chad Sivertson

Members Absent: Commissioner Mark Barrows
 Commissioner Ben Deemer
 Commissioner John Niederhaus

Also Present: City Clerk Jo Thieling
 City Administrator Kurt Ulrich
 Administrative Services Director Colleen Lasher
 City Attorney Joe Langel
 City Councilmember Debra Musgrove

CALL TO ORDER

Chairperson Field called the regular meeting of the Charter Commission to order at 6:36 p.m.

CITIZEN INPUT

None.

APPROVE AGENDA

Motion by Commissioner Leistico, seconded by Commissioner Sivertson, to approve the agenda as presented.

Motion carried. Voting Yes: Chairperson Field, Commissioners Leistico, Sivertson, Anderson, Bendtsen, and Fuhreck. Voting No: None. Absent: Commissioner Barrows, Deemer and Niederhaus.

APPROVE MINUTES

Motion by Commissioner Fuhreck, seconded by Commissioner Sivertson, to approve the following meeting minutes as presented:

1) Regular Charter Commission Meeting dated December 17, 2018

Motion carried. Voting Yes: Chairperson Field, Commissioners Fuhreck, Sivertson, Anderson, Bendtsen, and Leistico. Voting No: None. Absent: Commissioner Barrows, Deemer and Niederhaus.

COMMISSION BUSINESS

5.1 Review of Charter Chapter 4 Nominations and Elections

City Attorney Langel stated that the purpose of the case is to review the existing provisions in the City's Charter relating to conducting elections as the current Charter language is not entirely consistent with State law. He explained that there are sections of Chapter 4 of the Charter that must be amended to comply with the State Statutes, and there are other sections that may be amended. The Charter could suggest an ordinance amending only the provisions that are not consistent with the State Statute or the Charter could suggest an ordinance amending or repealing the entire Chapter 4, making the conduction of elections more straightforward.

City Attorney Langel stated that advisory elections are unique to charter cities, but most hardly ever choose to do them. He stated that primary elections are also not required by State law and noted that the process outlined currently in the Charter is unwieldy and there is language that must be ignored as it is not consistent with State law. He reviewed language that is included in the Charter that is not required as it is already defined by State law, which is already very specific, and therefore the duplicative language is not required to be in the Charter. He explained that the duplicative language is not providing any benefit to the City of Ramsey. He also identified language that exists in the Charter and conflicts with State law.

Commissioner Bendtsen asked if there should be language stating that the City is going to follow State law, or whether that is just assumed.

City Attorney Langel noted that if the language is not included in the Charter, it would default to State law. He referenced the section relating to primary elections, which are not required by State law. He asked if there is a need for primary elections in Ramsey. He explained that until you have passed the filing date, you will be unaware of the number of people that will be running and therefore notice has already been made for a possible primary and the timelines are impacted.

Commissioner Anderson stated that there have been a number of communities moving towards using ranked choice voting and asked if that should be considered.

City Attorney Langel stated that he did not know if Ramsey has expressed interest in ranked choice voting, as that is still a new process in Minnesota. He was unsure that Ramsey would have a high enough number of people attempting to run that would require ranked choice voting. He stated that his sense is that issue would not be addressed at this time and the focus could just be on cleaning up the section on primary elections.

Chairperson Field stated that ranked choice voting could be a session in itself and therefore he would like to redirect the conversation tonight on simply reviewing Chapter 4.

Commissioner Sivertson stated that the instant runoff voting gets rid of the need for primary elections.

Chairperson Field stated that topic is somewhat controversial and therefore he would suggest abstaining from that discussion tonight.

City Attorney Langel stated that he would also suggest additional public input prior to discussion of that topic. He moved back to the section related to primary elections and suggested that the decision be made to remove the need for primary elections all together, simply clean up the language, or at least remove the requirement for a primary election during special elections. He explained that attempting to fit a primary election into a special election creates a mess and lengthens the process.

Commissioner Anderson asked if most charter cities use a primary election.

City Attorney Langel replied that most charter cities choose not to have primary elections. He stated that if there is not a primary election, then you would simply follow regular State law and if there are four candidates, you simply end up with four candidates on the ballot.

Commissioner Bendtsen stated that he does not see a need for a primary election.

Commissioner Fuhreck stated that he believes that the primary election would be important for the regular election process but would agree to eliminate primaries for special elections. He stated that he does not see holding primaries for a regular election as a problem but agreed that the process would be unnecessary and lengthens the special election process.

Commissioner Leistico stated that considering the size of Ramsey and the fact that this would be a non-partisan office, she does not see the need for primary elections. She did not believe that the extra expense is worth narrowing the candidate pool from three candidates to two.

Commissioner Sivertson asked if there is an added cost to have a primary election.

City Clerk Thieling stated that the City has held primary elections and there is an added cost, equal to running two complete elections as the primary is treated the same as the general election. She stated that if the primary were left only for regular election years, the cost would be fairly low as there would already be a primary for the other general election offices and therefore that additional cost would only be printing.

Chairperson Field asked the percentage of turnout of voters for the last few special elections and primaries.

Commissioner Anderson asked why the City is left to wait until August for the next City Councilmember to be elected.

City Clerk Thieling stated that if the Charter were amended to follow State language the City could have possibly met the February date, but would certainly have hit the April date.

Chairperson Field asked how the City has a Charter section that conflicts to this level with the State law.

City Attorney Langel stated that he was unsure when the provision was added. He stated that State election law is changed on a fairly frequent basis and a lot of the Charters have not been modified along with those changes, which creates these conflicting issues. He stated that the options would be to remove primaries entirely or at least remove the need for primaries in special elections. He stated that he would also recommend streamlining the language to simplify and remove conflicting language.

Commissioner Anderson stated that currently there is a provision within the Charter which requires a special election when a Councilmember moves.

City Attorney Langel stated that there is language within State law that specifies when a special election must be held, dependent upon the length of the remaining term, otherwise appointment could be made to fill the vacancy. He continued to review sections of Chapter 4, highlighting language which he would recommend removing because it is unnecessary, duplicative, or conflicting with State law. He stated that the goal would be to streamline the language and process without taking anything substantive away from the City. He explained that things are easier if everyone is on the same page, rather than having five different cities with five different election processes. He noted that it is easier for City staff to use the resource of Anoka County, if they are talking about the same processes.

Chairperson Field stated that it seems that there are three categories for the proposed changes to the Charter which would be duplicative language, language that conflicts with the State law, and areas of discretion. He asked City Attorney Langel to identify which category the proposed changes fall within.

City Attorney Langel continued to review the sections of Chapter 4, identifying whether the proposed change would be duplicative, conflicting with State law, or an area of discretion.

Chairperson Field stated that section 4.4 contains both special and advisory elections, noting that while special elections are a required element, advisory elections are not necessary. He commented that there seem to be faults in an advisory election as that would simply be equal to a public polling.

Commissioner Leistico asked if an advisory election would be combined with a general election or whether that would be similar to a special election process, as that would make a difference in the cost and effort.

City Attorney Langel stated that it is not clear. He explained that he would interpret the sentence as stating that the Council could call an advisory election at any time and therefore that question could be added to a general election ballot. He stated that his preference would be to clarify the language to remove "special" from advisory election to provide clarification if that element is going to be kept. He continued to review Chapter 4, moving onto section 4.5 regarding vacancies. He stated that section could be removed entirely and fall back on State law, which would be his preference. He explained that if the additional language is not benefiting the City as a whole, it should not be there, particularly if State law already addresses the process, as it simply creates a logistical mess. He noted that the timelines identified in the Charter conflict with State law, and therefore the City has to default to State law anyway. He recommended removing the section entirely, or at minimum streamlining the section.

Chairperson Field asked how defaulting to the State law would affect a vacant seat compared to the current Charter language.

City Attorney Langel replied that the timing of when the special election could be held, the notice for the filing period, how those timing periods disagree with State law, and the added primary requirement.

City Clerk Thieling noted that the conflicting issues created the timeline the City is currently following to fill a vacancy, which has extended out to eight months.

City Administrator Ulrich stated that in his opinion the section that is causing a problem is specifically section 4.5.4. He noted that statutory cities can appoint someone to a vacancy when there is two years or less remaining in the term, while the Charter spells out that an appointment can be made only if there are 365 days or less remaining in the term. He explained that statutory cities can appoint someone, following a series of interviews with the City Council, which eliminates the need for a majority of the special elections.

Chairperson Field asked for input on the possibility of removing this section, which would default to State law. He explained that this would allow the City Council to appoint someone to a vacancy if there is two years or less remaining in a term, while the Charter specifies that the appointment can only be made if there are less than 365 days remaining in the term.

Commissioner Anderson stated that the dates required, and the current process has caused the Council to have a vacancy for multiple years. She stated that in her opinion there is a need to fill that vacancy quickly and therefore she would favor modifying the situation regarding vacancies to give the Council permission to fill a vacancy.

Commissioner Fuhreck stated that eliminating the need for a primary during a special election would assist in streamlining the process but he would want the provision to stand that allows appointments only with 365 days or less remaining in a term.

Commissioner Bendtsen stated that he would be in favor of removing any section that is direct conflict with the State law. He stated that he would also support eliminating primary elections and would support appointments being made only with 365 days or less remaining in a term. He

stated that he would support removal of primaries certainly for special elections but did not see the need to have a primary election in any City election. He stated that having special and advisory in the same sentence just makes language confusing and he would support clarifying that language.

Commissioner Anderson stated that appointments are made to fill vacancies in every other level of government, explaining that someone is appointed to fill that vacancy until the next election is held.

City Administrator Ulrich asked for clarification on whether to keep the ability to appoint within only less than 365 days or follow the State Statute of two years remaining in the term.

Commissioner Sivertson asked the number of Councilmembers that are needed to pass an action.

City Administrator Ulrich stated that there was a point in the last year when the Council only had five members and four Councilmembers are needed to pass an action.

City Clerk Thieling explained that there is nothing that can be done at this time to speed up this special election date because of the timeline that must be followed for the special election. She stated that it is unknown as to whether a primary would be needed until the filing date has passed, and therefore that has to be planned for regardless of whether it will be needed. She explained that any changes that are going to be made to the Charter will still not impact this special election process because of the lengthy process required to amend the Charter.

Commissioner Bendtsen stated that he would favor appointment with only less than 365 days remaining in a term.

Commissioner Sivertson stated that he would favor following the State Statute requirement of allowing appointments with less than two years remaining on a term.

Commissioner Leistico stated that she would support allowing appointment with two years remaining, and if less than one year is chosen, she would recommend removing the provision for a primary election.

Commissioner Fuhreck stated that he would favor leaving the less than 365 days period for appointment.

Chairperson Field stated that he would support leaving the appointments to terms less than 365 days.

City Attorney Langel stated that he can bring back language that would be consistent with removing the need for a primary in a special election and allowing appointments with terms less than 365 days remaining.

City Clerk Thieling stated that for the special elections in February and April of 2018, for the special primary there were 15,491 registered voters and a total of 213 people voted and for the

actual special election there were 15,492 registered voters and 230 people voted. She stated that for the regular election primary there were 15,629 registered voters with 3,223 people voting and for the general election there were 15,890 registered voters and 11,764 people voted. She noted that even for special elections, there is a very small portion of the population voting.

City Attorney Langel continued to review section 4.5 and identified language that he would recommend removing.

Chairperson Field suggested language be amended that state if there are no candidates for a special election, the Council shall appoint someone to an expiring or vacant municipal office.

City Attorney Langel stated that his thought process is to simplify as much as possible, removing language that conflicts with State law, remove items that do not benefit the City, and focus on the few sections remaining.

Chairperson Field stated that approach number one would be to eliminate the section entirely and follow State law or to take the discussion tonight and simplify the language to follow State law and incorporate the comments tonight.

Commissioner Bendtsen stated that he would recommend removing anything that conflicts with State law, removing anything duplicative, remove the need for special and primary elections, and keep the appointments to a term of 365 days or less.

Commissioner Fuhreck stated that he would agree with the comments of Commissioner Bendtsen. He stated that he would be in favor of leaving primaries for regular elections but removing them for special elections.

Chairperson Field stated that if primaries are eliminated, you extend the political season for the hoards of people running for City Council and the public at large is subjected to more political campaigning. He stated that for a normal election there is already a primary and therefore there is little additional cost or process.

Commissioner Leistico stated that she would argue that holding a primary would extend the election season as people begin campaigning earlier for the primary. She stated that she would agree with removing any language that conflicts with State law. She stated that she would remove primary elections for both the special and regular elections. She noted that she would also follow State law to allow appointments to be made with two years or less remaining in a term but advised that she would also agree with the appointment being allowed with only 365 days or less.

It was the consensus of the Commission that if there are no candidates for a special election, the Council shall appoint someone to an expiring or vacant municipal office until the next regular municipal election.

Chairperson Field stated that he is getting the sense that this discussion will continue at the next Charter Commission meeting. He confirmed the consensus to remove the language conflicting

with State law; removing duplicative language; remove the need for primaries, with one option to remove primaries all together and another option to remove primaries for special elections; clean-up the language regarding advisory elections, with an option to remove advisory elections all together and another option to state that advisory elections can only occur with general elections; and regarding section 4.5.4, an option should be brought back to remove that section which would default to State law, and another option cleaning up the language and allowing appointment for terms of only less than 365 days.

City Administrator Ulrich noted that sometimes there are special elections that align with general elections, as the City did this past fall. He noted that in that circumstance that might be an exception that would allow for a primary for a special election as it coincides with the regular general election.

5.2 Discuss Commissioning a Study on Alternate Sources for Road Funding

Chairperson Field stated that the City of Ramsey is considering alternate sources for road funding, noting that he recently attended a public meeting on the topic. He reviewed the options that would be available that include 100 percent assessments, the current assessment policy, or franchise fees. He stated that there is a provision in the Charter on franchise fees and provided background information on how franchise fees work. He noted that lengthy discussions occurred in 2013, and reviewed a proposal that was made by a former Commissioner. He stated that proposal imposed a limit on how franchise fees could be used. He stated that he is not suggesting that the Commission take up action on the proposal but suggested that the language be considered for future debate until a private study can be commissioned to review options for road funding. He believed that the information would be useful to the Commission and to the Council as well. He stated that he reached out to City staff to determine if there are funds available for this type of study and learned that \$1,500 could be allocated for this type of study.

Commissioner Bendtsen asked how much the City of Ramsey is paying WSB for the presentation that is currently underway.

City Administrator Ulrich explained that the price of the WSB contract was \$35,000 and was separated into three different phases. He stated that phase one was to review the current pavement management plan and make recommendations, phase two moved into additional staff and public meetings along with presentation of resources, and phase three would include additional public meetings and potentially leading to a recommendation on a funding source for road improvements. He noted that the contract does have check-in points where the contract can be stopped. He stated that currently the City uses assessments for road financing and noted that if there is a consensus of the public input to continue with that, the service proposal would stop after phase two.

Commissioner Anderson asked how Elk River is funding their road improvements, as they seem to have sufficient funds.

City Administrator Ulrich stated that Elk River uses franchise fees for road improvements and has implemented a special sales tax for a community center. He noted that a number of cities use franchise fees already, including Elk River, Rogers, Princeton, and Brooklyn Park.

Chairperson Field stated that the representative from WSB did provide all the options but candidly did favor franchise fees. He stated that he would like to commission a separate study that would provide an independent opinion on what other communities are using and the available options.

Commissioner Fuhreck stated that he would be interested in historical data on how other municipalities that use franchise fees have been able to hold the line.

Commissioner Sivertson stated that there were complaints in the past from residents that have utilities for outbuildings and would not want to be charged twice. He stated that he has also heard that utility companies do not like the use of franchise fees as they become the middle man. He stated that there is a lot of gray area left unanswered and he would be in favor of bringing the motion back into play.

Commissioner Anderson stated that there are still urban and rural areas in the community. She stated that while she believes that this would be a good idea, she was unsure that a proper study could be completed for \$1,500.

City Administrator Ulrich stated that the scope of a study should be defined and put into writing, establishing the topics the Commission would like covered and staff can then request proposals from different firms. He noted that perhaps the Council would be interested in providing additional funding.

Chairperson Field stated that he would want to ensure that municipalities similar to Ramsey in age and miles in roads are included in the study, all available financing options, what has happened in other communities that utilize franchise fees, the number of cities that engage in 100 percent levy/assessment, additional information on the assessment model that Ramsey currently follows, and the annual budget of municipalities that are spent on road improvements compared to the remaining budget.

Commissioner Anderson stated that the whole city is concerned with road improvements and funding, as is the City Council.

Chairperson Field stated that he hopes that the City Council does not take this the wrong way. He stated that when you are opening up a box of potentially unlimited funding, that would be similar to letting a kid loose in a candy store. He stated that for the City to engage someone that is very enthusiastic about franchise fees may not be the best choice. He noted that once this box is opened this could be an uncontrolled shadow tax. He stated that if the Commission were to order a separate study that could have better standing in the end and could provide an option that would work for the City without amending the Charter related to franchise fees.

Commissioner Bendtsen stated that during the last presentation on road financing there was approximately 10 minutes spent on each of the other options and 90 minutes on franchise fees.

Commissioner Fuhreck agreed that it would be helpful to spend the additional funds to see not only the pros of franchise fees but also the pros and cons of all the options.

Chairperson Field stated that a motion is required to extend the money for this study.

Motion by Chairperson Field, seconded by Commissioner Sivertson, that Charter Chapter 10, Section 10.4 would be amended to state, "except that any franchise fees imposed under applicable State Statute must be limited to defraying increased municipal costs accrued as a result of utility operations, and may not be used to raise general revenue."

Further discussion: Chairperson Field stated that he would entertain a motion to table this action until a study can be completed. Commissioner Anderson stated that she would believe that the City Council has done some of this work already and would not just be leaning towards franchise fees on a whim. City Administrator Ulrich stated that they do not have to start from zero as there is past research that can be updated, and the funds can be used to provide an extra level of analysis.

Motion by Commissioner Bendtsen, seconded by Commissioner Anderson, to table the motion until a study can be commissioned.

Further discussion: Chairperson Field stated that the original motion was needed in order to propose an amendment that will provide the \$1,500 to use for the study. Commissioner Anderson asked who would be commissioned to be responsible for the study. Chairperson Field stated that a Committee could be selected to assist in the process. City Administrator Ulrich stated that the suggestion of a Committee appointed to study this would work well from a staff perspective. He noted that the Committee could first define the scope of the study. Commissioners Bendtsen, Anderson, Sivertson, and Chairperson Field agreed to form a Committee. Chairperson Field stated that he would like ample time to review the study results prior to the next discussion.

Motion carried. Voting Yes: Chairperson Field, Commissioners Bendtsen, Anderson, Fuhreck, Leistico, and Sivertson. Voting No: None. Absent: Commissioner Barrows, Deemer and Niederhaus.

Chairperson Field stated that the motion has been made that will allow the funds for the study to be allocated and noted that the Committee of four will meet outside of this Commission with staff to continue the work.

5.3 Approve Year End Activity Letter to Chief Judge for Year 2018

Chairperson Field noted that included in the case was the draft summary letter for the year 2018 for the Commission's review, comment, and approval. Once approved by the Commission, staff will forward the letter to the Chief Judge.

Motion by Commissioner Bendtsen, seconded by Commissioner Fuhreck, to approve the year-end annual report letter for 2018 and direct staff to submit such report to The Honorable Douglas B. Meslow, Chief Judge of the Tenth Judicial District.

Motion carried. Voting Yes: Chairperson Field, Commissioners Bendtsen, Fuhreck, Anderson, Leistico, and Sivertson. Voting No: None. Absent: Commissioner Barrows, Deemer and Niederhaus.

6. COMMISSION / STAFF INPUT

6.1 Other

Commissioner Fuhreck stated that at a future meeting he would like to discuss the issue of the Chris Riley rule, where someone is running for a body that is already in the body, which in essence just created another vacancy after the election. He explained that he would like a provision where that person would need to resign from their current position in order to run for a vacant position.

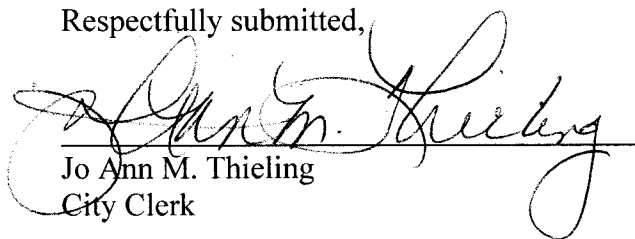
7. ADJOURNMENT

Motion by Commissioner Fuhreck, seconded by Commissioner Sivertsen, to adjourn the meeting.

Motion carried. All present voted in favor.

The regular meeting of the Charter Commission adjourned at 9:11 p.m.

Respectfully submitted,


Jo Ann M. Thieling
City Clerk


Joseph J. Langel
City Attorney

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

**CHARTER COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Charter Commission conducted a regular meeting on Thursday, October 17, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Joseph Field
 Commissioner Susan E. Anderson
 Commissioner Jim Bendtsen
 Commissioner Ben Deemer
 Commissioner Joshua Fuhreck
 Commissioner Jennifer Leistico
 Commissioner Chad Sivertson

Members Absent: Commissioner John Niederhaus

Also Present: City Clerk Jo Thieling
 Administrative Services Director Colleen Lasher
 City Attorney Joe Langel

CALL TO ORDER

Chairperson Field called the regular meeting of the Charter Commission to order at 6:30 p.m.

CITIZEN INPUT

None.

APPROVE AGENDA

Motion by Commissioner Deemer, seconded by Commissioner Fuhreck, to approve the agenda as presented.

Motion carried. Voting Yes: Chairperson Field, Commissioners Deemer, Fuhreck, Anderson, Bendtsen, Leistico, and Sivertson. Voting No: None. Absent: Commissioner Niederhaus.

APPROVE MINUTES

Motion by Commissioner Sivertson, seconded by Commissioner Leistico, to approve the following meeting minutes as presented:

- 1) Regular Charter Commission Meeting dated February 13, 2019

Motion carried. Voting Yes: Chairperson Field, Commissioners Sivertson, Leistico, Anderson, Bendtsen, and Fuhreck. Voting No: None. Abstentions: Commissioner Deemer. Absent: Commissioner Niederhaus.

COMMISSION BUSINESS

5.1 Accept Resignation of Charter Commission Member Mark Barrows, Declare Vacancy, and Advertise to Fill Same

City Clerk Thieling explained that Charter Commission Member Mark Barrows submitted correspondence indicating he has moved permanently to the State of Florida and is no longer eligible to serve on the City's Charter Commission. She indicated staff has submitted an advertisement to fill the vacancy for the next *Ramsey Resident* and will also place an ad on the City's website. Mr. Barrows' term has an expiration date of December 31, 2022.

City Clerk Thieling referenced Commission member's term expirations as detailed in the staff report, noting the Commission currently has no other members whose terms are expiring at the end of the year 2019.

Motion by Commissioner Deemer, seconded by Commissioner Bendtsen, to accept, with regret, the resignation of Charter Commission Member Mark Barrows, declare vacancy, and advertise to fill the vacancy.

Motion carried. Voting Yes: Chairperson Field, Commissioners Deemer, Bendtsen, Anderson, Fuhreck, Leistico, and Sivertson. Voting No: None. Absent: Commissioner Niederhaus

5.2 Review Proposed Amendments to Chapter 4 of the City's Charter, titled Nominations and Elections

City Attorney Langel explained the purpose of this case is to review draft amendments to Chapter 4 of the City's Charter, titled Nominations and Elections. He explained the Charter Commission had a preliminary review of Chapter 4 at the February meeting and asked him and staff to present options for updating this chapter. City Attorney Langel reviewed the reason Chapter 4 needed updating including compliance with State Election Law, duplicative language, and eliminating vagueness.

Chairperson Field requested to review the changes in chronological order and have City Attorney Langel explain each option within the section. He asked the City Attorney to clarify State law as he went through the options.

City Attorney Langel stated the red lining within the document takes into account State law. He stated the draft of each section and option complies with State law.

City Attorney Langel introduced Section 4.1 regarding Primary Elections. He presented two options. Option 1 will eliminate primaries entirely and Option 2 will eliminate primaries except

for general elections and vacancy special elections held on the date of the general election. He stated State law does not require primaries and the benefit of eliminating primaries is to reduce staff time and cost.

Commissioner Bendtsen asked if the purpose of a primary is to reduce the field of candidates to two.

City Attorney Langel responded that is correct and for most elections, a primary is not necessary and it is difficult to get people out to vote.

Chairperson Field stated a primary held under Option 2 wouldn't have an additional cost because there would already be an election occurring.

City Attorney Langel stated it would be extremely rare that a primary would occur on a general election date.

Commissioner Anderson asked how this would reduce costs.

City Clerk Thieling stated that Ramsey would never have to have a primary for municipal elections and would omit early filing, reducing time and cost.

Commissioner Deemer stated that having a primary in Ramsey is a newer thing and Ramsey has only had it for the last few years.

City Attorney Langel pointed out that what the Commission decides on Section 4.1 will determine what happens in Section 4.2

Chairperson Field preferred to review all the sections and options before voting to avoid having to reverse a vote.

Commissioner Anderson stated that other entities are having primary elections and it would be confusing if parts of Ramsey had a primary and others did not.

Chairperson Field stated that only municipal elections are under the Charter Commission's purview and cannot take into account what the County or School Boards do.

Commissioner Leistico stated she would like to get an opinion from every Commissioner on this issue before moving on to see if there was a general consensus among the Commission.

Commissioner Anderson asked if the County and the School Board had primary elections, who would run it, and if the City would be involved.

City Clerk Thieling stated that Anoka County Elections handles Anoka-Hennepin elections and Elk River runs their own. She stated that Ramsey would not be involved.

Commissioner Sivertson asked what the benefits are of having the primary.

Chairperson Field replied that from the candidate's standpoint the benefits include a shorter campaign season if they don't get past the primary and it may reduce confusion for the voter. He stated that when he ran, there were 5 candidates running and a primary narrowed it down to 2. He stated his case was rare.

Chairperson Field agreed with Commissioner Leistico's suggestion of asking the Commission for a preliminary opinion before moving on and asked each Commissioner which option they preferred.

Commissioner Fuhreck state he preferred Option 1 however asked if there could be a primary if there were more than 4 candidates.

Commissioner Deemer preferred Option 1 stating there were not many instances where there were more than three candidates since approximately 1975 when he has been involved in Ramsey.

Commissioners Bendtsen, Sivertson, and Leistico stated they prefer Option 1.

Commissioner Anderson passed.

Chairperson Field stated he was undecided.

City Attorney Langel moved on to Section 4.2 stating that most of the changes were to clean up the language and the choice the Commission had depended on what they chose for Section 4.1.

Chairperson Field asked if the Commission adopted Option 1 with Section 4.1, then the Commission must also adopt Option 1 with 4.2.

City Attorney Langel stated Chairperson Field was correct.

City Attorney Langel explained the changes to Section 4.3, stating the City is going to follow State election code as defined by State Statutes.

Chairperson Field asked if the State Statute was in Chapter 4 and how would the Commission know what State Statue is.

City Attorney Langel responded that if there is no reference in Chapter 4, it defaults to State Statute. He stated there is no need to reiterate State Statute in the document.

City Attorney Langel explained Section 4.4 regarding Special and Advisory Elections. He explained that only Charter Cities are authorized to hold Advisory Elections. He stated an Advisory Election is simply getting the opinion of the people on an issue and is non-binding.

Chairperson Field asked the City Attorney to explain the difference between a Special Election and an Advisory Election.

City Attorney Langel explained that Special Elections include candidates for offices, bond elections, referendum of recall or any election that does not occur on the general election date. An Advisory Election is a type of Special Election.

Chairperson Field asked how long the City has had this election in the Code.

City Clerk Thieling stated the Section was amended in 2000 but she was not sure when it was originally implemented.

Commissioner Deemer stated that 99% of the past Special Elections in Ramsey were Charter Amendments.

Commissioner Anderson stated that in the past, the City was being run by Charter Amendments and Special Elections.

Commissioner Sivertson asked about the language of Option 4, stating a Special and Advisory Election will only be held on a general election.

City Attorney Langel stated a Special Election can occur on a General Election and if so, can save time and money.

City Attorney outlined the 4 options presented in Section 4.4.

Commissioner Sivertson asked if the City doesn't use Advisory Elections, can the City use a mailing survey to get opinions.

City Clerk Thieling stated the City has done that in the past and has placed inserts in the *Ramsey Resident*.

Chairperson Field asked if there were statistics as to what method was the most effective.

City Clerk Thieling stated the City has that data but she did not have it available at this time.

Chairperson Field stated that if the Commission did not want Advisory Elections, then Options 1 or 4 were available.

Commissioner Leistico asked when an Advisory Election was last used.

City Clerk Thieling could not recall the year, however, she stated it was done at the same time as the General Election.

Chairperson Field stated that prior to technology an Advisory Election was a way to get the opinion of the voters, but now there are many other ways to get that information.

Commissioner Deemer asked what the cost differential between an election and a mailer would be.

Chairperson Field stated that a mailer would be more cost effective.

Commissioner Deemer stated he preferred to keep it simple and use other methods of getting voters' opinions.

City Attorney Langel pointed out that Options 1 and 4 are similar, except Option 4 explicitly refers to the City using State Election processes.

Commissioner Leistico asked if there was a downside to leaving Advisory Elections in Chapter 4.

Commissioner Bendtsen stated that holding an Advisory Election on a day other than a General Election seems like a waste of time and money.

Chairperson Field asked the City Attorney to further explain Option 4.

City Attorney Langel stated the Council can order a Special Election on a variety of things, including Advisory Elections. He stated the reason the City refers to State Election Law is that Advisory Elections are unique to Charter Cities and using State Election Law reduces ambiguity and sets the process for the election.

Chairperson Field referred to a typo in Option 4 where the word "Special" should be replaced by "Advisory".

Commissioner Anderson asked if the City has looked into mail ballots and said it seems cheaper than in person voting.

City Clerk Thieling replied that in some outstate rural areas mail ballots are used and receive a good turnout. She stated the City has talked about mail balloting and using it for Special Elections and have been told they shouldn't use that process.

City Attorney Langel explained that there is a separate State Statute which applies to mail ballots and can only be used under certain circumstances. He stated mail ballots do not have bearing on the issue before the Commission at this time.

Chairperson Field asked the Commission their preliminary opinion on which option they prefer.

Commissioners Leistico, Deemer, Fuhreck, Sivertson stated they prefer Option 4.

Commissioner Anderson passed.

Commissioner Bendtsen stated he prefers Option 2 or 3 and doesn't see the point of an Advisory Election if it has no authority.

Chairperson Field stated it may provide political cover to gather the public's input prior to making a major decision.

Commissioner Leistico asked if an Advisory question on a General Election Ballot would lead to confusion.

City Clerk Thieling stated that the question would be clearly stated that it is an advisory question and is non-binding.

Commissioner Bendtsen stated he preferred Option 4 but only have it on a General Election date.

Chairperson Field stated he preferred Option 4.

City Attorney Langel explained Section 4.5 addressing the issue of vacancies. He stated the current language does not mesh with State law and the City had to violate City Charter in order to follow State law. He stated each option provided meets State law and clarifies vacancy appointment versus holding a Special Election. He briefly summarized each option in Section 4.5 stating that he recommends the Commission choosing Option 3 or 4 as it eliminates the 365-day period.

City Clerk Thieling stated there was a typo in Option 4 stating the word “notice” should be added to “three or more days before the first day to give (notice) of the period”.

City Attorney Langel clarified that if the vacancy occurred early enough to flow in the regular election cycle then the City would proceed with filling it. If it did not, then the process would flip to the next year and the City will hold a special election. He stated an appointed Councilmember will fill the vacancy until the election.

Commissioner Anderson stated there were long periods of time with a Council vacancy.

City Attorney Langel stated that all these options would resolve that issue.

Commissioner Sivertson asked what the Commission needed to do in order to make these corrections official.

City Attorney Langel stated that once the Commission voted on the changes, he would put it in Ordinance format and present it to the City Council.

Commissioner Fuhreck asked if there was a way to avoid where one person resigned to take another seat, forcing a special election.

City Attorney Langel stated it is compliant with State Election law to hold office while running for office and is not sure if the Charter could be amended to prohibit that.

Chairperson Field asked the Commission to consider appropriate length of time for an appointed member to be in office without the approval of the voters.

Commissioner Bendtsen stated he is leaning to Option 4 because it appeared to be the shortest period of time an appointee can to hold office.

City Attorney Langel replied that Option 2 is the shortest period of time an appointee can remain in office, however, would come with higher staff time and costs as it forces Council to hold a Special Election. He stated Option 4 is the best option if the Commission would like to limit the time of an appointee, staff time, and costs. He stated the longest an appointee will be in office without an election is approximately 15 months.

Commissioner Bendtsen stated he would like to eliminate as much ability to manipulate the process as possible.

Commissioner Sivertson stated that no matter what, there will be an appointee by the Council.

Commissioner Fuhreck concurred with Commissioner Bendtsen stating that he was concerned about appointees serving long periods of time without being elected and supports minimizing costs.

Commissioner Leistico asked what the maximum time an appointee would serve.

City Attorney Langel stated Option 4 would permit the appointee to serve approximately 15 months.

The general consensus of the Commission was to go with Option 4.

City Attorney Langel explained the changes to Section 4.56, stating the edits cleared up the vagueness and illegality of the original language, primarily eliminating the ability of the Council to appoint an individual to office if they believed there weren't a sufficient number of candidates in the election.

Having completed the discussion, Chairperson Field asked for motions on each section of Chapter 4.

Motion by Commissioner Deemer, seconded by Commissioner Leistico, to approve Chapter 4, Section 4.1, Option 1 as modified by the City Attorney's office.

Motion carried. Voting Yes: Commissioners Deemer, Leistico, Bendtsen, Fuhreck, and Sivertson. Voting No: Chairperson Field and Commissioner Anderson. Absent: Commissioner Niederhaus.

Motion by Commissioner Bendtsen, seconded by Commissioner Sivertson, to approve Chapter 4, Section 4.2, Option 1 as modified by the City Attorney's office.

Motion carried. Voting Yes: Commissioners Bendtsen, Sivertson, Deemer, Fuhreck, and Leistico. Voting No: Chairperson Field and Commissioner Anderson. Absent: Commissioner Niederhaus.

Motion by Commissioner Fuhreck, seconded by Commissioner Bendtsen, to approve Chapter 4, Section 4.3 as modified by the City Attorney's office.

Motion carried. Voting Yes: Chairperson Field, Commissioners Fuhreck, Bendtsen, Anderson, Deemer, Leistico, and Sivertson. Voting no None. Absent: Commissioner Niederhaus.

Motion by Commissioner Sivertson, seconded by Commissioner Fuhreck, to approve Chapter 4, Section 4.4, Option 4 as modified by the City Attorney's office.

Motion carried. Voting Yes: Chairperson Field, Commissioners Sivertson, Fuhreck, Anderson, Bendtsen, Deemer, and Leistico. Voting No: None. Absent: Commissioner Niederhaus.

Motion by Commissioner Sivertson, seconded by Commissioner Bendtsen, to approve Chapter 4, Section 4.5, Option 4 as modified by the City Attorney's office.

Motion carried. Voting Yes: Chairperson Field, Commissioners Sivertson, Bendtsen, Anderson, Deemer, Fuhreck, and Leistico. Voting: None. Absent: Commissioner Niederhaus.

Motion by Commissioner Bendtsen, seconded by Commissioner Sivertson, to approve Chapter 4, Section 4.5.6 as modified by the City Attorney's office.

Motion carried. Voting Yes: Chairperson Field, Commissioners Bendtsen, Sivertson, Anderson, Deemer, Fuhreck, and Leistico. Voting: None. Absent: Commissioner Niederhaus.

6. COMMISSION / STAFF INPUT

6.1 Other

Commissioner Anderson asked for clarification from page 16 as to what date "next election" referred to.

City Attorney Langel replied that it referred to the next General Election.

Commissioner Leistico referred to a comment Commissioner Fuhreck made about running for office while holding a current office and stated she is interested in discussing how the City can investigate or pursue options against it.

Chairperson Field stated the item can be on a future agenda to be discussed.

City Clerk Thieling stated that certain things in State statute preempts City Charter. She stated the City Attorney will research it and get back to Commission. If it is a possibility, the item will be added to the next agenda.

Commissioner Deemer asked how long it will take to get this Chapter to Council for approval.

City Clerk Thieling stated it can be on the November 12 City Council Agenda.

Chairperson Field asked for a follow up on the Franchise Fee Study and expressed his dismay that it is taking so long to complete.

City Clerk Thieling stated the City Administrator Ulrich will be sending an email update about the Franchise Fee Study.

6.2 Recognition of City Clerk Jo Thieling

Chairperson Field congratulated City Clerk Thieling on her retirement at the end of the year and stated that this would be her last meeting. He thanked her for her service, kind-hearted demeanor, and commented that she has been a blessing to the City of Ramsey.

7. ADJOURNMENT

Motion by Commissioner Deemer, seconded by Commissioner Leistico, to adjourn the meeting.

Motion carried. All present voted in favor.

The regular meeting of the Charter Commission adjourned at 8:18 p.m.

Respectfully submitted,

Colleen Lasher
Administrative Services Director

Joseph J. Langel
City Attorney

Drafted by Shari Kunza
TimeSaver Off Site Secretarial, Inc.

Charter Commission

5. 4.

Meeting Date: 08/27/2020

By: Colleen Lasher, Administrative
Services

Information

Title:

Resume Consideration of Pending Motion Regarding Franchise Fees

Purpose/Background:

The purpose of this case is to resume consideration of a pending motion regarding Franchise Fees. The pending motion was made at the February 13, 2019 Charter Commission meeting, as follows: Motion by Commissioner Bendtsen, seconded by Commissioner Anderson, to table the motion until a study can be commissioned.

As background, the tabled motion read as follows: Motion by Chairperson Field, seconded by Commissioner Sivertson, that Charter Chapter 10, Section 10.4 would be amended to state, "except that any franchise fees imposed under applicable State Statute must be limited to defraying increased municipal costs accrued as a result of utility operations, and may not be used to raise general revenue." Following this motion, Chairperson Field stated that he would entertain a motion to table this action until a study can be completed.

The study has since been completed (report attached) and the Commission may resume consideration of the motion.

An attached spreadsheet regarding Franchise Fees has been provided by Charter Commission member Jim Bendtsen. In addition, the Finance Director Lund's spreadsheet is attached, along with the road funding study report and presentation completed by the University of Minnesota.

Charter Commission Case from February 13, 2019

The Ramsey City Council has been discussing road funding options, most recently again beginning in March 2018. The Council reviewed draft scenarios of possible future debt for the next 10 years which included funding for roads, capital equipment and a public works campus. Staff also presented the net impact if road related debt was removed and other funding was identified. The Council expressed the desire to have input from the public on road funding options as well.

Subsequently, the City contracted with WSB Engineering to do a review of financing options and a citizens engagement process over an eight-month period to identify the best funding options. It was felt that this period of time would allow for a thorough discussion among all stakeholders. The proposal stated that road funding options to be discussed include those currently being utilized. Currently the city uses shared funding between the City tax levy and special assessments. The city also wanted to explore alternative options such as the utility franchise fees.

The Council formally approved a contract with WSB Engineering to administer the community discussion on road funding options at their August 28, 2018 meeting. The first open house to discuss road funding options was held in January 2019 with members of the various city commissions. Additional meetings are scheduled on March 20 and 21 to continue the discussion and to respond to questions from the community.

Prior to adopting the current assessment policy for road construction during 2013-2014, the city explored the use of franchise fees. Alternatives are being considered given the fact that the city now better knows the actual cost of projects, and has data to analyze the impact of the assessment method on residents and overall city debt levels.

Previously, the Charter Commission was involved with the discussion in terms of potential charter language that

would define how franchise fees might be utilized by the city. This effort was abandoned after the City Council implemented an assessment policy for road construction in lieu of franchise fees. Charter Commission Chairperson Field inquired whether or not there are financial resources available to the Charter Commission to request an independent study on the same issue - road funding alternatives.

According to State Statutes (sec. 410.06) The members of such commission shall receive no compensation, but the commission may employ an attorney and other personnel to assist in framing such charter, and any amendment or revision thereof, and the reasonable compensation and the cost of printing such charter, or any amendment or revision thereof, when so directed by the commission, shall be paid by such city. The amount of reasonable and necessary expenses that shall be so paid by the city shall not exceed in any one year the sum of \$10,000 for a first class city and \$1,500 for any other city; but the council may authorize such additional charter commission expenses as it deems necessary.

Therefore, statute allows the Charter Commission to spend money only on Charter amendments and that amount is limited to \$1,500, unless the Council approves more. There is no funding to use for non-amendment purposes. The Charter may also make a recommendation to the City Council to study certain aspects of road funding that they believe are not currently being addressed in the current discussion.

Staff contacted the League of Minnesota Cities to ask about any studies that may already have been done with regard to road funding options. The response received was that the city is limited to funding through property taxes, special assessments and franchise fees. There are no other road funding options currently available.

Notification:

N/A

Observations/Alternatives:

N/A

Funding Source:

N/A

Recommendation:

N/A

Action:

Based upon discussion.

Attachments

[Road Funding U of M Report](#)

[Road Funding U of M Presentation](#)

[Ramsey FF Spreadsheet](#)

[Bendtsen Summary](#)

[Bendtsen DETAILED Background](#)

Form Review

Inbox

Kurt Ulrich

Form Started By: Colleen Lasher

Final Approval Date: 08/24/2020

Reviewed By

Kurt Ulrich

Date

08/24/2020 02:59 PM

Started On: 08/24/2020 12:59 PM

Road Funding Mechanisms for Small Suburban Cities in the Twin Cities Metro Area



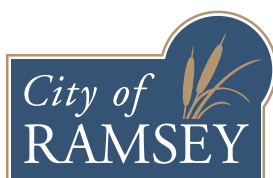
Prepared by

David Ambuel, Sean Crawford,
Steven Kutz, Molly Sir

Students in PA 5041: Qualitative Methods
Instructor: Dr. Greta Friedemann-Sánchez,
Humphrey School of Public Affairs

Prepared in Collaboration with

Kurt Ulrich, City Administrator
City of Ramsey



Resilient Communities Project

UNIVERSITY OF MINNESOTA

Building community-university partnerships for sustainability

The project on which this report is based was completed in collaboration with City of Ramsey as part of the 2019–2020 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota’s Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or City of St. Ramsey.



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Resilient Communities Project

UNIVERSITY OF MINNESOTA

Building Community-University Partnerships for Resilience

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Road Funding Mechanisms for Small Suburban Cities in the Twin Cities Metro Area

Humphrey School of Public Affairs

Resilient Communities Project

The City of Ramsey

By: David Ambuel, Sean Crawford, Steven Kutz, and Molly Sir

ABSTRACT

The City of Ramsey is currently wearing down their roads faster than they are able to fund their maintenance and construction. The current funding structure involves special assessments of the roughly 178 miles of road in the City of Ramsey, 142 miles of road are outside of the Municipal State-Aid Street system (MSAS) designation, and therefore are ineligible for certain state aid funds and rely solely on city funding for their upkeep.

In light of this, the City of Ramsey is investigating ways to sustainably fund road reconstruction and maintenance projects and has partnered with the University of Minnesota's Resilient Communities Project to advance this investigation. Using interview and survey responses collected from city managers and public works professionals in cities in the Twin Cities metro region, this report examines how other comparable cities are funding their road maintenance programs and presents the following findings and recommendations for the City of Ramsey to apply in their own road funding context.

1. **Increased community engagement** - Establishing a robust and purposeful community engagement plan can help grow public support for new road funding programs and help residents understand the current state of the city's road funding situation.
2. **Establish a new road funding structure:** Given the inadequacy of the current road funding program in Ramsey, we recommend that the city adds another funding tool to its toolbox.
3. **Work in a coalition** - Working together can help elevate the local road funding issues to the state and present a strong rationale for the passage of additional tools for local governments.

ACKNOWLEDGEMENTS

We would like to thank the City of Ramsey as well as the Resilient Communities Project for the opportunity to work on such an exciting and relevant project. Thank you for providing us with ample feedback and information throughout the project and for your openness and willingness to answer all of our questions. Additionally, we would like to thank Professor Greta Friedemann-Sanchez and Teaching Assistant Sarah Carroll for the feedback and advice on our research project throughout the semester, which has helped us to revise and improve our final product to make it the most valuable it can be. Finally, we would like to thank the city staff that agreed to have a discussion about road funding during a chaotic and uncertain time and when other matters could have easily taken priority. Thank you for your time. This report would not exist without your participation.

INTRODUCTION

State of Road Financing in Minnesota

State and local governments fund almost all of the costs associated with their road construction and maintenance projects, totaling \$128 billion in 2016, 73% at all levels of government (Urban Institute, 2011). According to the Minnesota State Highway Investment Plan (MnSHIP), there are concerns over the next 20 years on funding shortfalls for road infrastructure within the state (American Society of Civil Engineers, 2018). MnSHIP estimates that these compounding factors will cause a \$17.7 billion gap in underfunded roads throughout the state without new public investment (American Society of Civil Engineers, 2018).

There are many benefits to establishing a proactive approach to road maintenance and reconstruction. Estimates suggest that for every \$1 spent on road maintenance, \$7 can be saved on repairs increasing the cost effectiveness of tax-payer dollars (League of Minnesota Cities, 2020). This is in part due to preventative maintenance routines reducing the need for expense repairs and reconstruction projects, prolonging street lifespans by 25-30 years. A proactive approach to road maintenance also has the potential to reduce user costs such as wear and tear on vehicles and traffic congestion delays (City of Ramsey, 2013b).

To help local governments cover the high costs of maintaining roads, Minnesota uses the *Municipal State-Aid Street* (MSAS) system to distribute transportation-related taxes to cities with populations of at least 5,000 (Minnesota House Research). Eligible cities may receive funding for up to 20 percent of their streets that have higher traffic volume, connect major points of interest, and provide an integrated and coordinated highway and street system (Minnesota Department of Transportation, 2020). On average, eligible cities receive \$1.3 million (\$48.6 per capita) from this fund annually (Minnesota Department of Transportation, 2020).

Municipalities are responsible for the remaining cost - nearly 84% - of street maintenance and reconstruction in Minnesota which they largely pay through property taxes and special assessments. While widely used, these two funding tools are not without their downsides. First, special assessments can be a burden on property owners and can be hard to implement and administer in some cities. And second, raising property taxes is often not politically feasible. When revenues are low and budgets need to be stretched, funding roads may not always make the priority list when considering other services that cities need to pay for through their general fund (ex: education, public health, public safety, and public works) (League of Minnesota Cities, 2020).

General Mechanisms to Fund Municipal Roads

There are two types of funds that cities can use to pay for general street improvements: *general revenues* and *special revenues*. *Special revenues* are funds that have been earmarked for a specific program or service, while *general revenues* can be used for unspecified purposes. Typically, cities fund their street maintenance and construction through their general revenues fund (Zhao, 2010).

For most cities, *property taxes* make up the most significant portion of their general fund; however, there are other sources such as *special assessments*, *franchise fees*, *local option sales tax*, and *capital improvement bonds* (Appendix A). *Property taxes* and *special assessments* are the largest

and most common revenue sources for local roads in Minnesota (Zhao, 2010; League of Minnesota Cities, 2020).

While *property taxes* are generated based on each property's assessed value, *special assessments* are a method for having the property owners who more directly benefit from the development pay for a larger portion of the construction. This process is generally familiar to property owners. However, there are high costs associated with the administration of *special assessments*, such as initial design engineering and the ability of public petition to stop or delay construction progress creating sunk costs (Zhao, 2010). *Franchise fees*, which charge utility companies for use of roads have become increasingly popular with 357 cities out of 853 cities in Minnesota collecting franchise fees (Inver Grove Heights). *Local option sales tax* is an increasingly popular funding mechanism; however, this may not be feasible for cities without the ability to generate enough revenue (Zhao, 2010). *Capital improvement bonds* are a form of debt where the city can borrow money by selling bonds. These bonds are normally classified as general obligation bonds, meaning they are guaranteed by the municipality and taxpayer dollars (Zhao, 2010).

State of Road Financing in the City of Ramsey

The City of Ramsey, situated in Minnesota's Twin Cities' seven-county metro is currently wearing down its roads faster than it is able to fund its maintenance and construction¹ (City of Ramsey, 2013b and Ulrich, 2020). Of the roughly 178 miles of road in the City of Ramsey, 142 miles of road are outside of the MSAS designation, and therefore are ineligible for certain state aid funds and rely solely on city funding for their upkeep (City of Ramsey & WSB, 2019). The city estimates costs of \$3.06 million per year, assuming the roads will last a total of 40 years, and assuming that sealcoats and overlays were routinely conducted over the road's lifespan² (Riemer, 2013).

The city's existing funding structure for road maintenance and reconstruction activities assesses property owners for up to 25% of the cost of the roads, while the remaining 75% is funded by the general tax levy in the form of property taxes and debt service payments to general obligation bonds or annual state aid payments³ (Resilient Communities Project & City of Ramsey, 2020 and City of Ramsey, 2013b). The city's assessment rates for benefiting properties range from \$1,400 to \$6,636 for residential properties and \$6,500 to \$33,364 for commercial or industrial properties which are then added to the property tax over a ten-year period (City of Ramsey & WSB, 2019a). Once properties are assessed and sent the assessment bill, owners are able to appeal to the city and contest whether the benefit to their property exceeds the cost of the project (League of Minnesota Cities, 2019 and Ulrich, 2020). The nature of state law governing special assessments and protecting property owners, means that cities can face costly legal processes when residents appeal assessments as well as delays or postponements to construction (Ulrich, 2020 and City of Ramsey, 2013b).

Given a number of factors, such as the City's experiences with administering special assessments, the desire to keep the burden on individual property owners low, the increasing annual debt service amount, and the current inadequacy of funding to cover long-term estimated costs, the City has also investigated alternative funding pathways to supplement road related revenue. Specifically,

¹ See Appendix B for explanation of road maintenance and construction

² See Appendix B for description of road maintenance types.

³ See Appendix A for description of funding methods.

Ramsey recently considered implementing a franchise fee, however it was voted down by the City Council in August 2019 (Cummiskey, 2019). To further research road funding mechanisms, the City of Ramsey partnered with the Resilient Communities Project at the Humphrey School of Public Affairs to survey road funding mechanisms in cities comparable to Ramsey, focusing on ways cities sustainably fund roads into the future.⁴

STUDY OBJECTIVES

While the literature offers a review of the types of funding methods available to cities, further research needs to be done on the mechanisms that are currently being adopted by suburban cities in the seven-county metro of the Twin Cities. Further research also needs to be done to compare the funding mechanisms between suburban cities and identify themes to explain those differences. Our study focuses on two questions:

1. How are comparable cities to the City of Ramsey funding its roads?
2. What road funding options would make the most sense for the City of Ramsey?

Given the urgency and novelty of this research, our report aims to provide the city with examples of how comparable cities fund road maintenance and reconstruction projects as well as provide them recommendations for which funding strategies may be best suited in the context of Ramsey.

Objective 1: Survey and interview city managers and engineers to document the range and nature (e.g. franchise fees, property taxes, general revenue, special revenues, rates, political feasibility, and community engagement efforts) of sustainable road funding mechanisms in suburban cities in the Twin-Cities Metro Region.

Objective 2: Understand why each city funds the way it does to better assess how various options may fit into the context of Ramsey.

METHODOLOGY

Data Sources

This research comes from a collection of data sources: government memos and reports provided to us by the City of Ramsey detailing their planning efforts in regards to local road maintenance and reconstruction from 2013 and 2019; budget reports obtained from the Minnesota State Auditor's office summarizing city road maintenance and reconstruction budgets; semi-structured informational interviews with experts in local road funding practices in Minnesota from the Humphrey School of Public Affairs and the League of Minnesota Cities; informal interviews and conversations with the City Administrator of the City of Ramsey; and, semi-structured interviews with City Administrators, Managers, or Engineers from eight comparable cities in Minnesota. From the documents, we gained an understanding of the current trends in local road funding. The

⁴ For a funding stream to be sustainable it means that it will responsibly and adequately cover the costs associated with the upcoming years of maintenance and road construction projects (Appendix B).

documents also gave us important data to consider each cities' local road expenditures. While the documents gave us some road funding information, the interviews filled in the gaps for funding sources not included in documents and provided additional insight for why certain funding mechanisms were employed in each city.

Procedure for Constructing the Sample of Cities

A purposeful sampling procedure was used to select the comparable cities for the interviews with City Administrators or Managers. Comparable cities were identified using a set of inclusion and exclusion criteria that were developed, in part, with the input of the City of Ramsey. These criteria include population size between 15,000 and 100,000, location in the seven-county metro region, and per capita spending on roads between \$50-\$150. Each of the criteria used to bound the sample in this study were purposefully chosen. The study used population size because a similar amount of traffic will produce a similar amount of wear and tear on the roads. The study limited the sample to cities within the seven-county metro region because cities within this region will have comparable weather patterns and traffic conditions, both of which also impact the rate at which roads sustain wear and tear. Finally, the study used per capita spending on roads to restrict the sample to cities that closely resemble the City of Ramsey's current road funding levels, controlling for population.

The sample for our first wave of recruitment consisted of two cities from each of the seven counties in the metro region with the exception of Carver.⁵ The study initially used the criteria of two cities per county because the research aims to provide a balanced look at cities across the metro, and to control for any differences in road fiscal policy between counties. Due to the low response rate in our first wave, brought on by the COVID-19 pandemic, we broadened our sample to a second wave of cities, dispersed throughout each of the counties with comparable cities. The cities were identified using State Auditor data from 2017 (the latest year available) to confirm population size, location in the seven-county metro region, and road spending per capita.⁶

Research Design

The study design included literature review, preliminary interviews, recruitment, interviews, and analysis phases and took place over the course of roughly three months from February through April 2020 (Table 1). We began by conducting a background research and a literature review at the Humphrey School of Public Affairs. The research team next conducted an informal background interview with our client, the City Administrator of the City of Ramsey, to better understand the unique social, economic, and political context in Ramsey. We then arranged an informational interview with a local transportation expert to gain a better background and understanding of the different road funding techniques and options available to local governments in Minnesota. From these interviews and conversations, we developed the sample's inclusion and exclusion criteria, the interview protocol seen in Appendix C, and the potential criteria cities use to assess different local road funding techniques (equity, efficiency, adequacy, and feasibility). An illustrative conceptual framework of the research design can be found in Appendix D.

⁵ Only one city from Carver County fit within the bounds of our other inclusion and exclusion criteria so only one city was included.

⁶ Minnesota Office of the State Auditor's comparison tool
<https://www.auditor.state.mn.us/default.aspx?page=ComparisonTools>

We gathered information from the Administrators, Managers, or Engineers from a total of eight comparable cities. Individuals from cities were recruited to participate in the research with the help of the Ramsey City Administrator. The research team developed scripts that the Ramsey City Administrator used to make an introduction to the first wave of interviewees. Of the thirteen cities contacted in the first wave, we successfully completed interviews with two of them. These interviews took place on the phone and Google Hangouts and were semi-structured. Given the low response rate, we developed a list of second wave cities, bringing the total number of attempted cities to thirty. The City Administrator from the City of Ramsey sent an updated recruitment letter, designed to reflect the chaos of the COVID-19 demands. After the recruitment letter was sent, our research team followed up with the option to schedule a phone or video conference with us or complete a slightly paired down survey on Google Forms (Appendix E)⁷. This second wave of recruitment yielded one video interview over Zoom and three survey responses. In addition to the introductory email from the City of Ramsey’s Administrator, this second wave of recruitment included cold calls to four cities, which yielded an additional video interview on Zoom. The research team also interviewed a representative at the League of Minnesota cities who is knowledgeable about current legislative items that may influence how Minnesota cities fund their roads. This interview provided more data on new road funding options that may become available to the City of Ramsey in the near future. This interviewee also introduced us to an additional city that we were able to video interview over Zoom. The interviews were recorded and stored on the secure T-Drive available to master’s students at the Humphrey School of Public Affairs. From the interviews the research team determined what combination of revenue sources each city used to fund their roads and their rationale for choosing these alternatives.

Table 1: Summary of Data Sources

#	Data Sources
37	City of Ramsey documents
2	Preliminary informational interviews; municipal funding professor and City of Ramsey City Manager
4	Semi-structured interviews with city administrators, managers, and engineers
1	Informational interview with the League of Minnesota Cities
1	Written email response
3	Survey responses

Once the interview and survey responses were collected, the research team members who attended the interview or downloaded the survey response developed contact notes summarizing the information. The research team then used ATLAS.ti 8 software to code the contact notes with each

⁷ Given the low rate of response for interviews during the COVID-19 pandemic, the data collection plan evolved to include a paired down survey that was qualitatively focused. The data collected from the surveys has less depth than the data collected from the interviews, however the transition was pivotal in providing an adequate sample size for our analysis.

member of the team coding every contact note to ensure consistency and to triangulate our results. Using the data we collected and analyzed from the literature review and interviews, we present the City of Ramsey with information about how comparable cities in Minnesota fund their roads and why. We also provide recommendations to the City based on our research to suggest alternatives that could fit within Ramsey's context to more sustainably fund their roads into the future.

Ethical Considerations

The projected risk in undertaking this project is low for researchers and participants. This is primarily assessed through the nature of the risk being at the interpersonal level. This mainly stems through potential negative interaction with City Officials/Administrators, which may then lead to less access for further research. Another possible point of risk may be upcoming elections at the municipal level. With upcoming elections and certain city officials campaigning to keep their positions, there may be limited strength in some of the data we collect through these respondents. This could ultimately weaken the results of our analysis research and skew data results and recommendations; however, keeping names of cities and officials confidential allows us to capture more comprehensive information.

To protect participants, this study paid close attention to our preparatory work for introduction with our participants. We provided them with the scope of our research and the interview protocol prior to the interview to allow them the opportunity to understand its intent and assess if they would like to participate. We explained to them that nothing they said would be associated with their name, yet we explained that we cannot guarantee their anonymity. Finally, we guided them through an oral informed consent script just prior to the interview taking place, reiterating the aims of the research and informing them that they can opt out of any question, or the interview, at any time.

The subjects of our research can also benefit from this research. The first opportunity would be substantive research into financial means of road infrastructure. The City of Ramsey is at a crossroads between what road funding methods it wants to pursue in order to meet their infrastructure needs (property tax, special assessment, franchise fee), and they are likely not the only municipality struggling with this issue. Our published results may be beneficial to the State of Minnesota by coming up with recommendations for infrastructure needs for similar communities, benefiting a state as opposed to just one city.

Another policy yield may take the form of greater cooperation and interaction of cities in addressing road infrastructure needs. Our research highlights that the State of Minnesota, specifically the Minnesota State Highway Investment Plan (MnSHIP), is concerned of costs being too high and funding levels being too low for future road infrastructure over the next 20 years. Through our results and recommendations, we may jump-start cooperation and coalitions from other municipal actors in the state to work together in addressing this ongoing issue and create courses of action to mitigate it.

CITY FUNDING PROFILES AND RATIONALE

Based on the interviews and surveys collected from eight cities in the seven-county metro region the research team was able to document road funding techniques used in each municipality as well

as the rationale for their current funding structures. Profiles depicting each of the city's funding structures are presented below followed by an examination of stated rationales corresponding to the two research objectives (survey city officials to identify their preferred road funding techniques and why those techniques are best suited towards the particular city).

Coon Rapids

Coon Rapids uses a combination of special assessments, MSAS funds, and bonding to fund their roads. Their plan for using special assessments was developed in 1997 and aimed to assess 50% of the street surface cost to benefitting properties. The formula is tied to the Construction Cost Index so that assessments would increase as the cost of construction materials increased; however, over time the percentage that properties are assessed has dipped to between 20-30% of project costs as the cost of labor and other associated costs outpaced the Construction Cost Index. Out of the 220 miles of road in Coon Rapids, 40 miles are covered under the MSAS system and the city receives roughly \$2.2 million from state transportation funds for maintenance along these routes. The city still assesses the properties adjacent to these routes, but at a lower rate. The city also uses bonds to cover road maintenance and reconstruction costs. Interviewees mentioned that due to the City's good bond rating, and their aggressive approach to maintaining their roads, they believe the City can sustainably manage its debt despite annual debt service increases.

Coon Rapids expressed wanting to keep the assessment rate reasonable so that property owners are not surprised with large bills. It creates less "sticker shock." While assessment rates increase on average by 3% per year (tied to the Construction Cost Index), the city council pushes back on additional assessment increases. Interviewees also mentioned that once a special assessment framework is established it is hard to make changes since residents may feel the process is not fair.

Brooklyn Park

Upon talking with officials from Brooklyn Park, little funding towards road maintenance and infrastructure came from their general fund, only accounting for 3%. Capital improvement bonds and competing for national and international grants added another 10% for funding towards roads. Special revenues and franchise fees, in particular, were identified as the main funding mechanisms for the road infrastructure, attributing for 85% of these efforts. The attractiveness of franchise fees for Brooklyn Park began in 2016 after an 18-month public outreach campaign. The city council and administration initiated this in order to discover new ways for moving forward in funding the road infrastructure efforts. A type of "pay as you go" approach where equal fees were paid by all residents was desired, which franchise fees are able to achieve. With a balanced political spectrum, there have been no issues with franchise fees and Brooklyn Park views that they will continue to use this method for road funding needs in the foreseeable future.

Brooklyn Park had used special assessments for a long period of time, but city officials identified that it was not popular among the local population. Utilizing a public outreach method in 2016, they identified that citizens were looking for something more relatable to a "pay as you go" system, or equity for everyone in road usage. Franchise fees were the best way in order to meet these needs and have been positively received.

Inver Grove Heights

Inver Grove Heights uses special assessments, general revenue, franchise fees, MSAS funds, and other special revenues to fund its roads. Of the approximately \$7 million spent annually on roads, \$1.75 million comes from property taxes, \$1 million comes from their franchise fees, \$500 thousand comes from a special landfill revenue, and the remaining \$3.75 million comes from special assessments and MSAS. Inver Grove Heights started developing their pavement management plan in 2006 when they saw their roads rapidly declining and budgeting would not keep up with the ongoing costs to repair. The city previously assessed property owners for around 70% of the costs for road repairs; however, given the financial strains on community members, this was becoming increasingly unpopular. Franchise fees, and another special revenue source, appeared as a potential opportunity to raise revenue from everyone who uses the roads at an equal rate. Now, the city funds their roads with about 30% special assessments and 70% other sources, reducing the overall burden on their residents.

Inver Grove Heights started developing their pavement management plan in 2006 when they saw their roads rapidly declining and budgeting would not keep up with the ongoing costs to repair. The city previously assessed property owners for around 70% of the costs for road repairs; however, given the financial strains on community members, this was becoming increasingly unpopular. Franchise fees, and another special revenue source, appeared as a potential opportunity to raise revenue from everyone who uses the roads at an equal rate.

Elk River

Elk River uses a combination of general fund revenue, franchise fees, and MSAS funds to cover costs associated with street maintenance and reconstruction. General fund revenue, specifically from the street maintenance budget, covers small and routine maintenance such as annual crack seals, while more involved maintenance and reconstruction projects are funded by franchise fees and MSAS funds. The city's franchise fees are flat rate and added to electric and gas utility bills (\$5 to residential electric; \$4 to residential gas; and other unknown rates for commercial and other zoned properties based on utility classification). On average, the franchise fee revenues total roughly \$1.5 million. In special and rare cases, the city also uses special assessments though this only occurs when properties along a gravel road have requested pavement. The current road funding structure has been in place since 2013 when the city council passed the franchise fee system. Their prior funding structure was based on special assessments which are ending in the next couple of years. Properties who have paid assessments since the franchise fee system was implemented have been reimbursed franchise fees for the life of their assessment.

Elk River stated that their street funding structure made financial sense. Their franchise fee system was projected to be the most cost-efficient funding tool compared to special assessments, capital bonds, and other funding sources. Their fee rate was set so that the city can adequately cover costs associated with a 60-year road. And, the city considered how feasible its plan would be bringing it to the public. They settled on franchise fees because the tool spread out the financial burden across city residents instead of burdening some residents a lot through assessments and all residents through debt service.

White Bear Lake

White Bear Lake has a balanced approach to how they fund their road infrastructure efforts where assessments (20-30%), capital improvement bonds (30-70%), municipal state aid (if eligible 0-50%), and other sources (5%) all contribute. White Bear Lake has taken the route of using bonds as their new/experimental funding mechanism, which started in 2018. Criteria the city was looking for when changing to a new model was primarily equity, but also benefit tests. However, this particular form of funding is still fresh, and the city council is still reacting and examining the changes. In addition to the criteria of equity, the city's political makeup favors keeping costs and taxes low for residents, which is seen as a constraint in finding new funding mechanisms. Public engagement has been limited in White Bear Lake, but they continue to follow proposed legislation in order to find new and innovative ways to fund road infrastructure.

White Bear Lake leaned forward with using bonds as their new funding model in 2018 for road infrastructure. This is likely due to political makeup, which is very sensitive to tax increases and why little to no consideration is given to new funding mechanisms. Since using bonds as the primary funding source is new, it is too early to determine whether or not it's an effective funding model as the City Council is still evaluating the results.

New Hope

New Hope uses a combination of property tax, franchise fee and MSAS for streets. The city does special assess tax exempt properties, however; other property owners are not assessed for the cost of street projects as a street levy and franchise fee revenues support the pavement management plan. Several years ago, the city completed a 10-year pavement management plan which helped to balance out the annual project cost in an attempt to even out the utilization of resources, while also ensuring the city's Pavement Management Index remains favorable. The city implemented a street infrastructure levy many years ago and recently increased franchise fees to provide additional revenue for streets. The pavement management plan was increased from a five to ten-year plan just a few years ago. The city had a very open process when raising the franchise fees several years back. In addition, they provide several publications and public announcements that highlight the city's street infrastructure levy and how the city's tax rate may differ from other communities that chose to special assess.

New Hope stated that equity, where all taxpayers contribute to the pavement management program while also avoiding a significant burden that may come from a special assessment for a major road project, was an important factor in their decision making. Also, the city values long-term sustainability-focused approach to capital planning and resource management which has served them very well in ensuring they have current resources to fund the pavement management program and can avoid further issuance of debt for road projects.

Eagan

Eagan uses a number of funding tools to cover the costs of their road maintenance and reconstruction activities including general revenues generated from property taxes, special assessments, and MSAS funds. The city's property tax revenue generates roughly \$2.55 million annually for street improvement projects covering about 45% of project costs (1.05% effective property tax rate). The city's special assessment revenue generates roughly 37% of project costs, and has a sliding rate depending on property type (residential = 50%; high density residential =

75%; and commercial/industrial = 100%). The city also accesses MSAS funds amounting to an average of \$3.14 million per year. The current funding structure has been in effect for 30 years.

Eagan stated that their funding structure exists in its current form because they believe in the importance of maintaining pavement infrastructure. The city's approach is based on the idea that benefiting properties should be assessed construction costs. In other words, residents who receive the benefit pay the cost. The city mentioned that the plan was created while considering its efficiency, adequacy, and feasibility.

Stillwater

While it varies from year to year, special assessments are the largest portion of Stillwater's road infrastructure projects, attributing for 70%. The remaining funding towards these efforts come in the form of municipal state aid, government bonds, and general taxes. This funding model has existed for 25 years and the approach has met the city's goals of funding these particular needs by offering equity, feasibility, and adequacy. Additionally, over the past 25 years there has been no public engagement in either measuring the popularity of the current road funding model or gaging the public in alternative methods that may provide more efficiency. Stillwater has looked into street improvement districts as an innovative approach to funding road maintenance for their municipality.

Stillwater has used special assessments for 25 years for road funding needs, while also tapping into state aid, taxes, and bonds. In addition to the length of time for special assessments, Stillwater has done no public outreach to gage whether they public needs or even wants a new funding mechanism. While it did mention they were keeping an eye on street improvement districts as an innovative approach to road funding, Stillwater shows no sign in changing their funding method as the current model continues to meet their needs.

SYNTHESIS OF FUNDING

From the interview and survey results of eight cities in the seven-county metro area we were able to present a balanced depiction of how comparable cities to the City of Ramsey are funding their roads (Table 2 and 3). Overall, the cities involved in this study seemed to be satisfied with their current funding structures with a number of the cities having updated their road funding policies in the past decade. Each of the cities used the funding techniques at their disposal in unique ways and summarized in the below tables. While general funds, supported by property tax levies and special assessments, seemed to be the most common funding techniques in our sample, aligning with our background research findings, franchise fees seem to be increasing in importance and popularity as cities search for new ways to raise dedicated road improvement funds.

We found that all cities except Coon Rapids and White Bear Lake fund their roads with general fund and property taxes. All cities have used them in the past or currently use special assessments, though Brooklyn Park no longer uses them, Elk River plans to eliminate their use in the future, and New Hope only uses them for tax-exempt properties. Capital bonds were used in five out of the eight cities. Franchise fees, an increasingly popular option, were used in four of the eight cities. Brooklyn Park uses other mechanisms such as national and international grants and Inver Grove

Heights collects a special revenue from their landfill agreement. All cities use state MSAS funds where possible.

Table 2: Funding Matrix

	Property Taxes	Special Assessments	Capital Bonds	Franchise Fees	Other Mechanisms
Coon Rapids		X	X		
Brooklyn Park	X		X	X	X
Inver Grove Heights	X	X	X	X	X
Elk River	X			X	
White Bear Lake		X	X		
New Hope	X	X		X	
Eagan	X	X			
Stillwater	X	X	X		

Table 3: Funding Technique Usage Discussion:

Technique	Usage Summary
Franchise Fees	Multiple cities reported that franchise fees are used to address local road funding needs. Some cities used franchise fees as a supplement to other funding sources, while some use them as the primary source of funding. Most of the cities that have franchise fees enacted them in the last decade. Flat fee franchise fees are the most common. Cities' rationale for this funding mechanism was due to the way to disperse low burden equally among residents. The use of the flat fee also insured predictable costs for residents.
Special Assessments	Assessments were a common way for cities in our sample to allocate a portion of total costs of road funding to the properties that directly benefit from the improvements. The majority of cities in our sample are limiting the extent to which they use special assessments, so as not to overly burden property owners. On the other hand, two cities (Cities 7 and 8) use special assessments more aggressively and have comparatively high assessment rates. Cities rationale for special assessments was typically based on the benefits received principle. Another reason is that Minnesota state statute requires cities to assess at least 20% of the cost of a project when using public bonds.

Property Tax	Property taxes are a common way for cities to raise general revenue. Most cities within our sample use property tax revenue as a way to fund their road projects. Property taxes are a reliable source of revenue however largely inadequate to cover total road funding costs, dependent on short term priorities, and politically unpopular.
Bonds	Bonds are a popular method to fund road infrastructure projects in our city pool. Most cities used bonds as a supplemental, not primary, income source. The interest incurred by bonds often places future burden on property tax funds, which are used to pay the interest.
Other sources	The most common other source that cities in our sample used were MSAS funds. All of the cities in our sample were eligible to designate up to 20% of their roads for MSAS funds. Other funding sources also included national grants, international funding, the Local Road Improvement Fund, and Host Community Funds (fees for using a city's landfill).

Given our findings, the City of Ramsey is well situated in their current reliance on special assessments for approximately 25% of projects and we would not recommend increasing this, as cities have expressed overall interest in keeping these rates at this level. Multiple cities have appreciated the diversification, stability, and flexibility offered by franchise fees. Though we did not hear of any cities having trouble with introducing the fee politically, we did hear from numerous sources that there is a high level of importance placed on public engagement efforts. Additionally, our interview with the League of Minnesota Cities representative mentioned concern of growing political unpopularity of franchise fees. Partnership with League of Minnesota Cities and other cities that have successfully passed the franchise fee would be a useful tool as the City of Ramsey considers the political feasibility of passing franchise fees.

Innovative funding techniques

Interviewees also discussed several innovative funding techniques that they are interested in seeing added to Minnesota municipalities road funding toolbox. The policies - street improvement districts and a city wheelage tax - would help to expand the ability of cities to raise dedicated road maintenance revenue. Street improvement districts would grant cities the authority to collect fees from property owners within established districts to fund road maintenance projects, similar to the State's storm sewer improvement districts. Legislation for the funding tool passed the Minnesota House in February 2020 (HF 1095) but its companion has not yet been scheduled for a hearing in the Minnesota Senate (SF 1271) (League of Minnesota Cities, 2020). The wheel tax policy would allow Minnesota city to receive wheelage tax revenue. Currently, the wheelage tax authority lies with Minnesota Counties, but the proposed legislation would enable a \$10 surcharge on license tab and title transfers to be applied back to cities. The legislation has been introduced in both the Minnesota House and Senate however to this date no further actions have been taken.

Importance of public opinion

Many of the cities that were interviewed and surveyed discussed the particular methods they use to engage the public and secure support for road improvement funding mechanisms. Considering the previous unsuccessful attempt to pass franchise fees in Ramsey in 2019, the city may find

public engagement techniques used in other cities to be particularly useful in gaining public support for new revenue generating tools. For example, one city created an online forum to provide a space for the city to answer the public's questions while also allowing citizens to engage with each other regarding the different alternatives. Another city used a combination of public meetings, written correspondence, website information, and a mailed newsletter. And, while it is difficult to determine how successful the outreach efforts have been, the city mentioned that the mailed newsletter has been rated as the resident's favorite source of road improvement information. A third city found success in implementing franchise fees through a series of structured meetings designed to collect community feedback and provide small group presentations to the community making the case for franchise fees (Narvaez, 2017). This city targeted its messaging towards property owners who had upcoming assessment bills based on street improvement plans, and who may have been more receptive to road funding alternatives that helped them avoid large assessments. Finally, one city mentioned that they distribute several publications and public announcements that highlight its street infrastructure levy and how it compares to other communities.

Varying definitions of equity

Our conversations with cities highlighted three distinct definitions of equity that factored into evaluating road funding criteria. These equity definitions could be described as: 1. Ability to pay principle, 2. Benefits received principle, and 3. Equal payment principle. Cities that utilized the ability to pay principle talked about raising revenues in ways that would correspond with how much residents are able to afford it. This came up in conversation with the League of Minnesota Cities, when discussing that franchise fees were somewhat regressive; however, there weren't many other options available. Another definition of equity is based on the benefits received principle. Some cities referenced this principle in regard to special assessments, while others referred to this in the ability to charge tax exempt residents (such as through franchise fees). The last, and most commonly utilized definition of equity can be considered the equal payment principle. Cities that referenced equity in this manner spoke about how each resident is responsible for paying equal parts of local roads and not face a significant burden.

CONCLUSION

This study had the following two key objectives.

- 1) Survey and interview city managers and engineers to document the range and nature of sustainable road funding mechanisms in suburban cities in the Twin-Cities Metro Region.
- 2) Understand why cities fund the way they do to better assess how various options may fit into the context of Ramsey.

Based on the interviews and surveys collected from eight cities in the seven-county metro region the research team was able to document road funding techniques used in each municipality as well as the rationale for their current funding structures. Overall the cities involved in this study seemed to be satisfied with their current funding structures with a number of the cities having updated their road funding policies in the past decade. Key criteria such as equity, defined in numerous ways, led city leaders to make these road financing decisions. While general funds, supported by property

tax levies and special assessments, seemed to be the most common funding techniques in our sample, franchise fees seem to be increasing in importance and popularity as cities search for new ways to raise dedicated road improvement funds. As the City of Ramsey is concerned with the future of their road financing, franchise fees could be a good resource that allows the city to collect a reliable stream of revenue from a broad base at a rate that is reasonable and predictable for residents.

Given the COVID-19 crisis and the impact it had on collecting comprehensive data, we recommend the City of Ramsey continue to survey cities throughout the state and continue compiling ideas and best practices. Should the City of Ramsey decide to move forward with the implementation of franchise fees, we recommend the following courses of action in order to meet their future road construction needs:

1. **Increased community engagement** - We heard from numerous cities that community engagement was critical for the political feasibility and success of implementing a new funding program. Given the pandemic, we would recommend a focus on online engagement opportunities. This could include Facebook posts, Zoom meetings, and other virtual engagement. We would suggest reaching out to Inver Grove Heights to discuss success with virtual engagement. Additionally, when social distancing rules are relaxed, we suggest contacting Brooklyn Park to discuss their success with strategically focused and curated community meetings. Establishing a robust and purposeful community engagement plan can help grow public support for new road funding programs and help residents understand the current state of the city's road funding situation.
2. **Establish a new road funding structure:** Given the inadequacy of the current road funding program in Ramsey, we recommend that the city adds another funding tool to its toolbox. Currently franchise fees seem to be the best available alternative, equally distributing the cost of road improvements across the entire community and allowing residents to plan for a consistent monthly bill (as opposed to large, unplanned bills from assessments). We also recommend that the city track the legislative process of other road funding tools that the Minnesota Legislature is considering such as the wheelage tax and street improvement districts. These alternatives would provide the city with more tools to generate dedicated road funding revenue.
3. **Work in a coalition** - Whether it be through partnership with League of Minnesota Cities or more informal relationships, we recommend the City of Ramsey collaborates with comparable cities to share best practices and advocate to the Minnesota State Legislature. Sharing information will help cities to better understand their available options and how unique combinations of road funding tools fare in other city contexts. Additionally, many other Minnesota cities are also dealing with inadequate road funding budgets. Working together can help elevate the issue to the state and present a strong rationale for the passage of additional road funding tools for local governments.

Our research highlights that the State of Minnesota, specifically the Minnesota State Highway Investment Plan (MnSHIP), is concerned of costs being too high and funding levels being too low for future road infrastructure over the next 20 years. Through our results and recommendations, we may jump-start cooperation and coalitions from other municipal actors in the state to work together in addressing this ongoing issue and create decisive outcomes to mitigate it.

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Appendix A: Current and Potential Road Funding Mechanisms for the City of Ramsey

* Indicates the City of Ramsey is currently using this funding mechanism

Mechanism	Description
Special Assessments*	City imposed levies on property owners as a percentage of a public project cost that benefits the charged properties. In Ramsey adjacent properties are assessed 25% of total project costs.
Property Tax Levy*	The city tax authority sets a percentage rate for additional tax to cover road costs, which is then calculated against the assessed value of each homeowner’s property.
MSAS	Eligible cities (population of greater than 5,000) are able to access assistance from the Municipal State-Aid Street System funded by the State’s transportation related taxes.
Franchise Fee	The city taxes local utilities for the utilities' use of public roads to ply their services. The tax is either a flat rate per customer, a percentage of the utility's gross revenue, or a percentage rate of each customer's utility usage. Utilities pass the cost of the tax onto consumers, raising everyone's utility bill.
Sales Tax	The city applies a local sales tax to local business transactions
Capital Improvement Bonds*	Cities can raise money to pay for capital improvements by selling bonds, which guarantee full repayment plus interest to the lender.

Source: Zhao, Z.J., Das, K.V., & Becker, C.E. (2010). Funding Surface Transportation in Minnesota: Past, Present, and Prospects.; City of Ramsey and WSB. (2019). Pavement Management One-Pager.; City of Ramsey. (2013) Joint Meeting on Long-term Options for Street Maintenance.; City of Ramsey and WSB. (2019). Ramsey Pavement Management Funding Commission Meeting Presentation.

Appendix B: Road Lifecycle Maintenance Types and Costs

Type of Maintenance	Purpose	Frequency	Cost
Bituminous Road Construction	Create new roads from ground surface of raw land	Once, at the beginning of the life cycle	None given
Purchase Updated Asset Management System	Track road condition and previous maintenance to prioritize road projects	Every 5 years	None given
Sealant	Seal cracks in road, which naturally occur from freeze/thaw cycle	Annually	Together with Top Coating - \$500,000 for 13-23 miles of roads
Top Coating	Seals entire road surface to help prevent cracking from freeze/thaw cycle	Every 7 years	Together with Sealant - \$500,000 for 13-23 miles of roads
Overlay	Removal and replacement of the top three inches of the road surface	Every 20 years; at road age 20 and road age 40	None given
Reconstruction	Completely rebuild road; involves complete removal of previous road, regrading, subsurface replacement, and pavement replacement	Every 60 years	None given

Table Sources: City of Ramsey and WSB. (March 2019). Pavement Management Funding Presentation and City of Ramsey and WSB. (January 2019). Pavement Management Funding Presentation.

Appendix C: Interview Guide

Qualitative Review of Minnesota's Local Road Funding Strategies

The City of Ramsey and The Resilient Communities Project

Humphrey Team: Molly Sir, Sean Crawford, Steven Kutz, and David Ambuel

Final Interview Protocol

Objective: Survey quantitatively and qualitatively the range and nature (e.g. franchise fees, property taxes, general revenue, special revenues, political feasibility, and community engagement efforts) of sustainable road funding mechanisms in suburban cities in the Twin-Cities Metro Region.

- 1) (Main Question) What is your city's perspective on long term planning for road maintenance and reconstruction?
 - a) (Probe) Is there political bias within the city as it relates to road infrastructure? (e.g. conservative voter base, pro or against tax increases)
 - b) (Probe) Are there other political actors at play outside of city administrators influencing this perspective in any particular direction? (e.g. City Council, Charter Commission, State Representatives, etc.)

- 2) (Main Question) What funding mechanisms does the city use to fund road maintenance and reconstruction activities?
 - a) (Follow Up Question) What portion of the city's road maintenance and reconstruction budget comes from general revenues?
 - i) (Probe) Do the general revenues consist of more than just a property tax?
 - ii) (Probe) What are general revenue tax rates?
 - b) (Follow Up Question) What portion of the city's road maintenance and reconstruction budget comes from special revenues?
 - i) (Probe) What are the special revenue mechanisms that you use?
 - ii) (Probe) What are the special revenue rates that you use?
 - c) (Follow Up Question) What portion of the city's road and maintenance and reconstruction budget comes from special assessments?
 - i) (Probe) What is the nature of these special assessments?
 - ii) (Probe) What is the special assessment rate that you use?
 - d) (Follow Up Question) What portion of the city's road and maintenance and reconstruction budget comes from capital improvement bonds?
 - i) (Probe) What percent of funding comes from capital improvement bonds?

- e) (Follow Up Question) What other fees or charges do you use to fund local road maintenance and reconstruction?
 - i) (Probe) What is the nature of these fees?
 - ii) (Probe) What is the rate of the fee and does it differ with zoning or something else
 - iii) (Probe) Is it earmarked?
 - iv) (Probe) Is there a sunset provision with your fees?
 - v) (Probe) Is there a cap on how much is collected (individually and aggregate)?

- 3) (Main Question) Are there any innovative funding models for local road maintenance and reconstruction that your city is considering?
 - a) (Follow Up Question based on Yes or No response to Main Question) If yes, where did you reach out to learn of these methods.
 - i) (Probe) Do you see these innovative methods being implemented in the near future?
 - b) (Follow Up Question based on Yes or No response to Main Question) If no, why have you not looked into new methods to help your road infrastructure's future?
 - i) (Probe) Do you intend to look for new methods in the near future?

Objective: Understand why cities fund the way they do to better assess how various options may fit into the context of Ramsey.

- 4) (Main Question) How long has your current funding structure for local road maintenance and reconstruction existed and can you describe the decision-making process?
 - a) (Follow Up Question) What was the city's rationale for enacting the current funding structure?
 - b) (Follow Up Question) What criteria did the city consider when implementing their current local road funding plan?
 - i) (Probe) When the city developed its local road funding plan, did it consider how the plan would affect the equity of its citizens? What was the nature of this consideration?
 - ii) (Probe) Was efficiency considered?
 - iii) (Probe) Was adequacy considered?
 - iv) (Probe) Was feasibility considered?

- 5) (Main Question) Tell me about the political makeup of your district and how that plays out in the feasibility of passing local tax increases?
 - a) (Follow Up if answer is Yes) What do attribute to that funding mechanism being unfavorable?

6) (Main Question) What public engagement, if any, has your city conducted in order to increase public understanding and support of certain funding mechanisms?

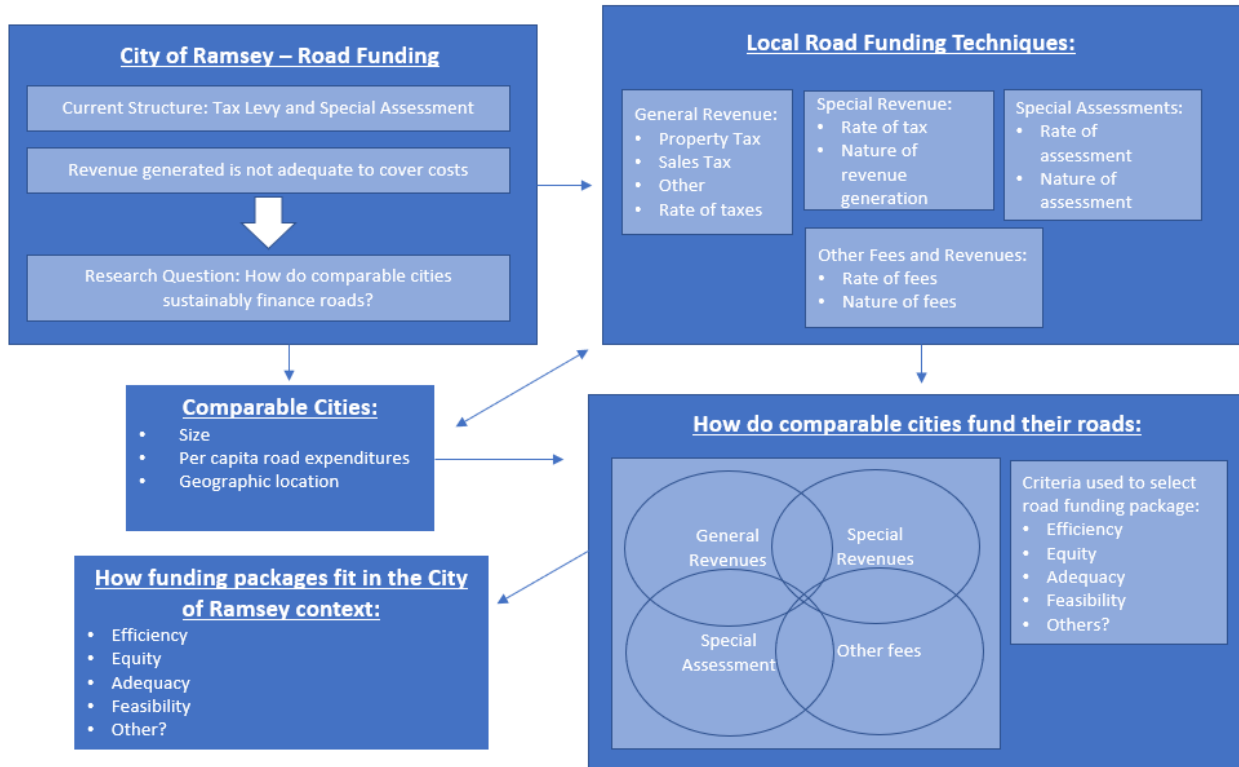
a) (Follow Up Question based on Yes or No response to Main Question) If yes, what types of public engagements were conducted and how would you rate its success?

b) (Follow Up Question based on Yes or No response to Main Question) If no, why did you forfeit the opportunity to use public engagement methods?

Objective: Demographic/Close-out Questions

7) (Main Question) Tell me your current position and in which city you currently serve as it relates to road infrastructure.

Appendix D: Conceptual framework



Appendix E: Survey Questions

1. What city do you work for and what is your current position title?
2. What road funding mechanisms does your city use to fund road maintenance and reconstruction activities? (ex. general/special revenues, special assessments, capital improvement bonds, other fees/charges?) And, how are the rates structured? What portion of the costs does each mechanism cover?
3. How long has your current funding structure for local road maintenance and reconstruction existed and can you describe the decision-making process?
4. What criteria has your city considered when coming up with funding structure?

Appendix F: Funding Technique Pros and Cons

Technique	Pros	Cons
Franchise Fees	Everyone, including tax exempt organizations, pay for the roads	Considered regressive because everyone pays the same amount, regardless of income
	Stable and sustainable revenue source	Political feasibility can be difficult given the political makeup of the council and community
	Because of the large tax base (renters, homeowners, nonprofits, schools, etc.), the franchise fee is often adequate to cover road costs	
	The fee is predictable and can be kept low for residents	
Special Assessment	Benefitting properties pay for larger share of road costs	Hard change to the special assessment formula from one year to the next because people feel like it is not fair
		Expensive for those assessed
		Incurs interest debt
		Burden placed on the city to prove that the benefits of the project outweigh the costs; leads to a costly legal process for cities
Property Tax	Reliable, major revenue source	Tax amount bears little to no correlation to road usage
	Taxes can be levied at people's ability to pay, creating an equitable tax (equity defined as those with higher income pay more and vice versa)	Property tax flows to general fund and general fund used to pay for roads; if property tax is inadequate, other general fund money is needed
		Property tax rate can shift dramatically over a short period, making it unreliable
Bonds	Secure investments, easy to sell	Lower rate of return as there is less risk involved in the bond defaulting
	Money earmarked for specific projects	Bonds must be paid back with interest
	Most government bonds are tax exempt, saving you a good portion of money on the project you are trying to accomplish	Periods of recession could cause defaulting of bonds due to slumping tax revenues
Other Sources	MSAS funds allows cities to access funds from the state gasoline tax to supplement local funding streams	Other than MSAS, substantial funds generated from other sources are rare and unreliable

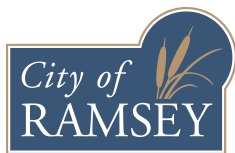
Road Funding Mechanisms for Small Suburban Cities in the Twin Cities Metro Area



Prepared by
David Ambuel, Sean Crawford, Steven Kutz, Molly Sir

Students in PA 5041: Qualitative Methods
Instructor: Dr. Greta Friedemann-Sánchez
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Prepared in Collaboration with Kurt Ulrich
City Administrator, City of Ramsey





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The contents of this report represent the views of the authors, and do not necessarily reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Ramsey.



Resilient Communities Project

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Road Funding Mechanisms

RAMS GROUP

DAVID AMBUEL, MOLLY SIR, SEAN
CRAWFORD, AND STEVEN KUTZ

Research Question:

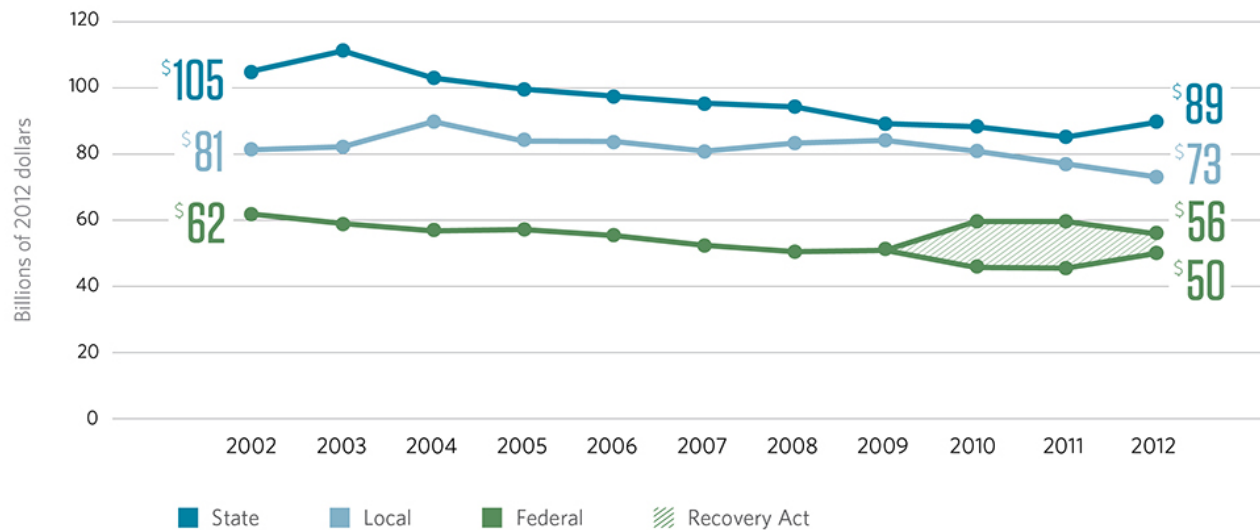
What are the best road maintenance funding mechanisms for small suburban cities in the Seven-County Metro area?

CLIENT: CITY OF RAMSEY

National Road Funding Outlook:

Surface Transportation Investment Is Declining

Highway and transit spending by level of government, adjusted for inflation, 2002-12



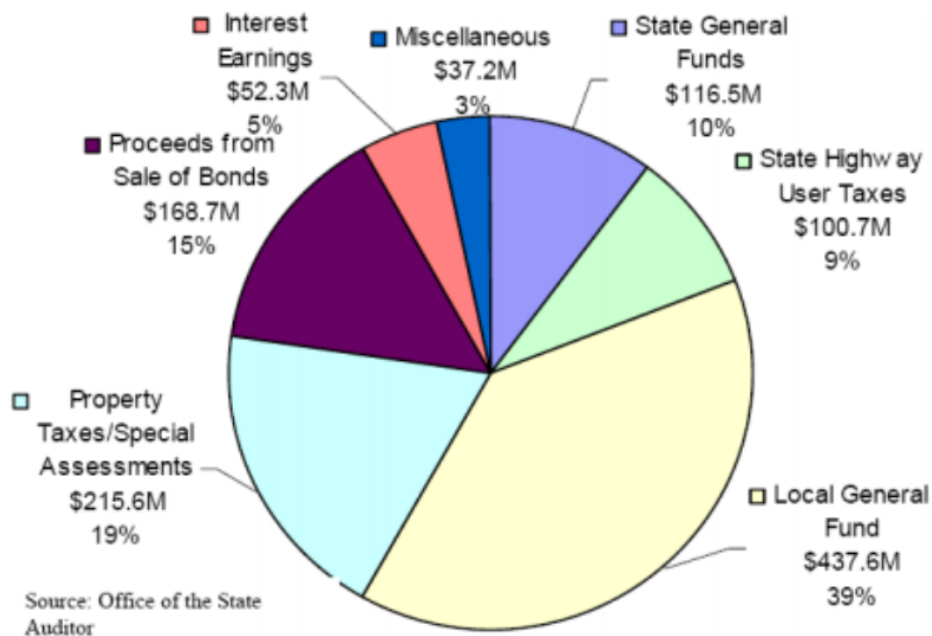
Notes: Inflation-adjusted using Bureau of Economic Analysis' price index for state and local government investment in structures (Table 3.9.4, Line 36). Years are in state fiscal years. Excludes federal spending directly on projects.

Sources: Pew's analysis of U.S. Census Bureau's Annual Survey of State and Local Government Finances, 2002-12; Recovery.gov agency-reported data, 2009-12

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State Road Funding:

Funding for local roads (MN)



Only 19% of local road funding is from the state

Local Funding Mechanisms:

General Fund

- City pays for road through property tax, sales tax, and other general revenue.

Special Assessments

- City assesses all or part of road costs to benefiting property owners.

Franchise Fees

- A fee on utility companies for use of city infrastructure; cost passed to customers.

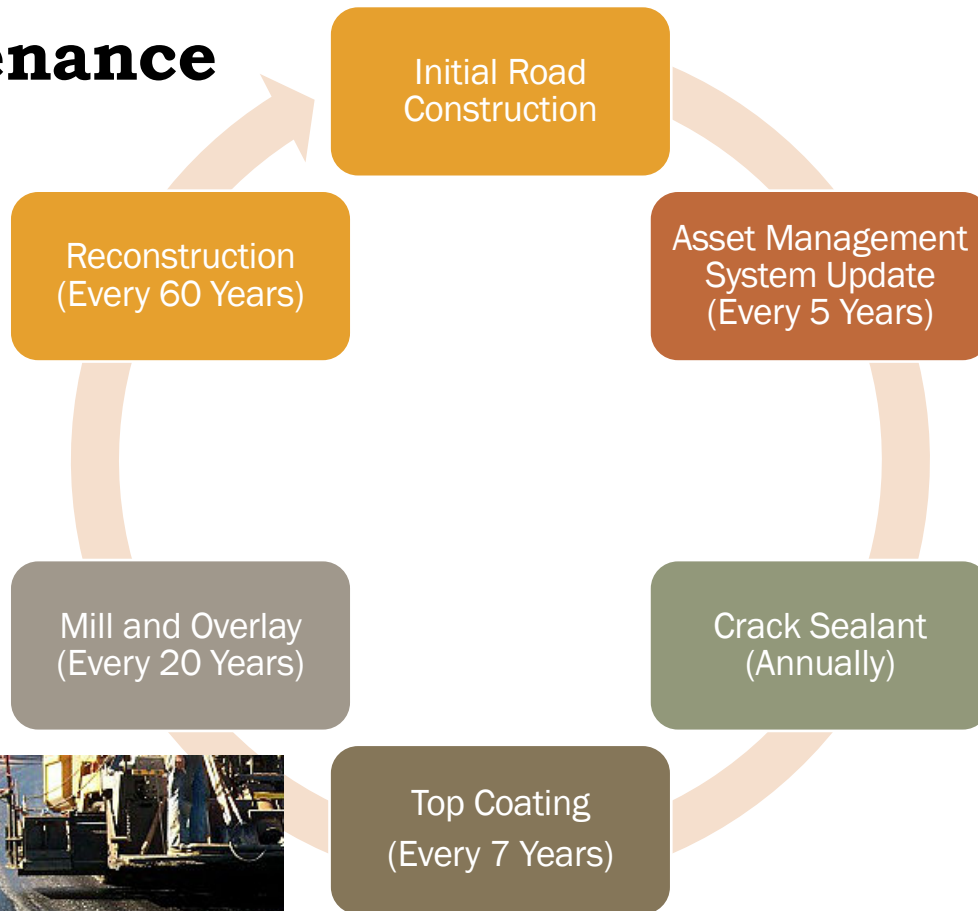
Capital Bond

- City can issue bonds to raise capital. Bond require repayment with interest.

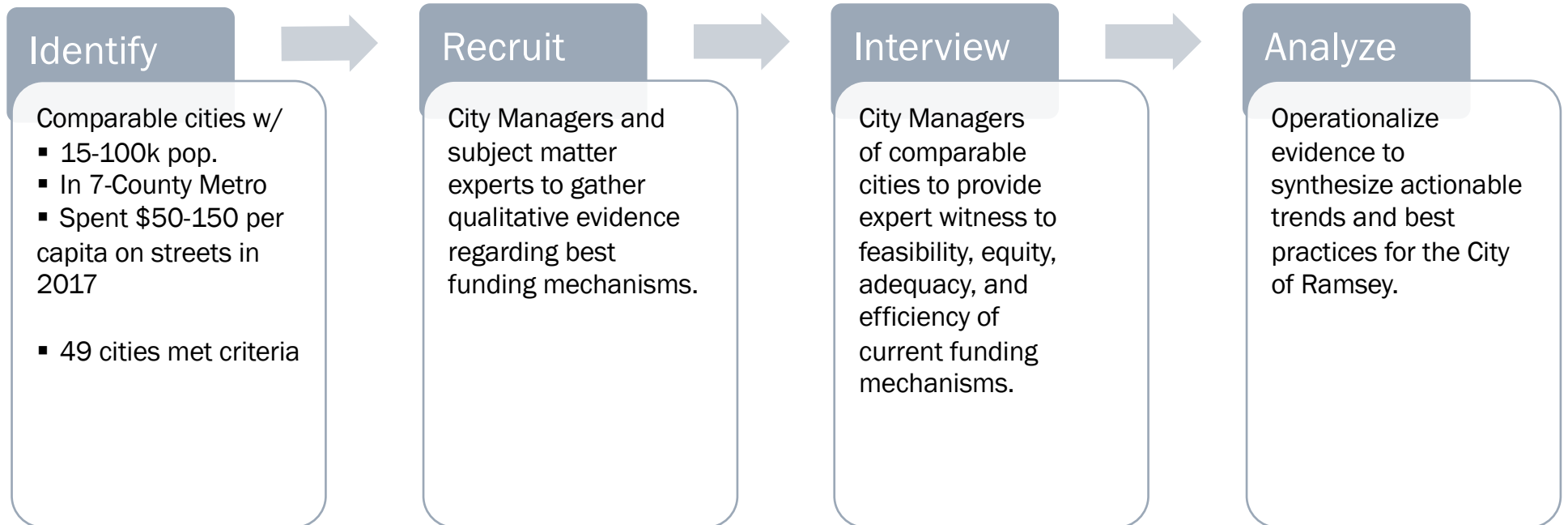
Other Sources

- State funding, federal grants, landfill host community fee, and novel approaches

Road Maintenance Definition:



Research Design:



Research Skills:

Challenges

Solutions

Scope

- Group decision: empirical, verifiable criteria

Recruitment

- Ramsey City Manager (CM) sent invites to 13 CMs; one interview
- Google Forms survey created; modeled off interview guide
- Second set of personal invites sent to 14 CMs w/ survey option; one interviews conducted and four surveys completed
- Four cold calls; one interview
- Two SME interviews; snowballed into one more CM interview

Interview

- Flexibility: interview platform and date/time
- Triangulation: everyone coded everything in Atlas

Research Analysis:

General Fund

- Common. To be adequate, effective, and efficient, property tax rate must be high, which impacts feasibility; generally equitable

Special Assessments

- Common. Expensive. To be adequate, assessments must be very high, which impacts equity, effectiveness, efficiency, and feasibility.

Capital Bond

- Common. Expensive, inadequate. inequitable and inefficient in long-term. Inconclusive effectiveness and feasibility.

Other Sources

- Rare to be able to fund roads primarily from “other sources.” When possible, it is due to unique position (e.g. landfill, majority state roads)

Franchise Fees

- Increasingly common. At correct level, are adequate, effective, and efficiency.
- Feasibility impacted by political will and public opinion.
- Equity impact is inconclusive.

Extension:

Explore Novel Funding Types:

- Street improvement districts
- Street utility fees
- City wheelage fees

Apply Lessons to Ramsey Context:

- Explore political support franchise fee
- Explore public engagement plan

Questions?



\$1,943,758 per year additional for roads \$14mo Franchise Fee vs Property Taxes \$1,893,758 (+500k already allocated from property tax: \$200,000 crackseal & \$300,000 to overlays/recon

Value		**2020 Levy amount	**2020 levy amount + additional \$1,893,750 road levy	Additional amount if Property Tax	Additional amount if "Franchise Fee"	difference between property tax vs franchise fee	franchise fee is this percentage of property tax to cover \$1,893,758 million additional income	add'l property tax for roads instead of ff as percentage of 2020 levy	franchise fee as percentage of 2020 levy	
RESIDENTIAL VALUES:										
Res -\$150,000		\$ 1,192.07	\$ 1,265.39	\$ 73.32	\$ 168.00	\$ 94.68	229.13%	Breakeven point For a \$14/month franchise fee vs property tax is at a home value of \$300,000	6.15%	14.09%
Res -\$175,000		\$ 1,448.79	\$ 1,537.90	\$ 89.11	\$ 168.00	\$ 78.89	188.53%		6.15%	11.60%
Res - \$200,000		\$ 1,706.46	\$ 1,811.42	\$ 104.96	\$ 168.00	\$ 63.04	160.06%		6.15%	9.84%
Res -\$224,000	Breakeven \$5 Franchise fee	\$ 1,952.80	\$ 2,072.91	\$ 120.11	\$ 120.00	\$ (0.11)	99.91%		6.15%	6.15%
Res -\$228,000	Median Value	\$ 1,994.33	\$ 2,116.99	\$ 122.66	\$ 168.00	\$ 45.34	136.96%		6.15%	8.42%
Res -\$238,500	Average Value	\$ 2,101.93	\$ 2,231.21	\$ 129.28	\$ 168.00	\$ 38.72	129.95%		6.15%	7.99%
Res -\$250,000		\$ 2,220.86	\$ 2,357.45	\$ 136.59	\$ 168.00	\$ 31.41	123.00%		6.15%	7.56%
Res -\$262,000	Breakeven \$6 Franchise fee	\$ 2,343.55	\$ 2,487.69	\$ 144.14	\$ 144.00	\$ (0.14)	99.90%		6.15%	6.14%
Res -\$275,000		\$ 2,477.58	\$ 2,629.96	\$ 152.38	\$ 168.00	\$ 15.62	110.25%		6.15%	6.78%
Res - \$300,000	Breakeven \$7 Franchise fee	\$ 2,735.25	\$ 2,903.48	\$ 168.23	\$ 168.00	\$ (0.23)	99.86%		6.15%	6.14%
Res -\$325,000		\$ 2,991.97	\$ 3,175.99	\$ 184.02	\$ 168.00	\$ (16.02)	91.29%		6.15%	5.62%
Res -\$350,000		\$ 3,249.64	\$ 3,449.51	\$ 199.87	\$ 168.00	\$ (31.87)	84.05%		6.15%	5.17%
Res -\$375,000		\$ 3,506.37	\$ 3,722.02	\$ 215.65	\$ 168.00	\$ (47.65)	77.90%		6.15%	4.79%
Res - \$400,000		\$ 3,764.03	\$ 3,995.54	\$ 231.51	\$ 168.00	\$ (63.51)	72.57%		6.15%	4.46%
Res - \$450,000		\$ 4,247.28	\$ 4,508.51	\$ 261.23	\$ 168.00	\$ (93.23)	64.31%		6.15%	3.96%
Res - \$500,000		\$ 4,719.20	\$ 5,009.45	\$ 290.25	\$ 168.00	\$ (122.25)	57.88%		6.15%	3.56%
Res - \$550,000		\$ 5,309.10	\$ 5,635.63	\$ 326.53	\$ 168.00	\$ (158.53)	51.45%		6.15%	3.16%
Res - \$600,000		\$ 5,899.00	\$ 6,261.81	\$ 362.81	\$ 168.00	\$ (194.81)	46.31%		6.15%	2.85%
Res - \$650,000		\$ 6,488.90	\$ 6,887.99	\$ 399.09	\$ 168.00	\$ (231.09)	42.10%		6.15%	2.59%
Res - \$700,000		\$ 7,078.80	\$ 7,514.18	\$ 435.38	\$ 168.00	\$ (267.38)	38.59%		6.15%	2.37%
Res - \$800,000		\$ 8,258.60	\$ 8,766.54	\$ 507.94	\$ 168.00	\$ (339.94)	33.07%	6.15%	2.03%	
Res - \$900,000		\$ 9,438.40	\$ 10,018.90	\$ 580.50	\$ 168.00	\$ (412.50)	28.94%	6.15%	1.78%	
Res - \$1M		\$ 10,618.20	\$ 11,271.26	\$ 653.06	\$ 168.00	\$ (485.06)	25.73%	6.15%	1.58%	
Res - \$1.4M		\$ 15,160.90	\$ 16,093.36	\$ 932.46	\$ 168.00	\$ (764.46)	18.02%	6.15%	1.11%	

Tax levy amounts are based on 2020 certified tax levy and residential properties homesteaded Anoka Hennepin School District

From Anoka County: Value	Residential	Commercial/Ind/Apt	Exempt	Public Utility	Total	Additional Income from Franchise Fee-Residential Only	Residential Only Add'l Income from Prop. Tax
100,000 - 150,000	200	0	2	0	202	\$ 168.00	\$ 33,600.00
150,001 - 175,000	311	9	0	0	320	\$ 168.00	\$ 52,248.00
175,0001-200,000	555	8	1	0	564	\$ 168.00	\$ 93,240.00
200,001-224,000	792	2	1	0	795	\$ 168.00	\$ 133,056.00
224,001-228,000	222	2	1	0	225	\$ 168.00	\$ 37,296.00
228,001-238,500	731	1	1	0	733	\$ 168.00	\$ 122,808.00
238,501-250,000	909	14	11	0	934	\$ 168.00	\$ 152,712.00
250,001-262,000	707	14	11	0	732	\$ 168.00	\$ 118,776.00
262,001-275,000	647	14	11	0	672	\$ 168.00	\$ 108,696.00
275,001-300,000	1051	14	11	0	1076	\$ 168.00	\$ 176,568.00
300,001-325,000	831	14	11	0	856	\$ 168.00	\$ 139,608.00
325,001-350,000	591	14	11	0	616	\$ 168.00	\$ 99,288.00
350,001-375000	430	24	0	0	454	\$ 168.00	\$ 72,240.00
375,001-400,000	322	24	0	0	346	\$ 168.00	\$ 54,096.00
400,001-450,000	323	24	0	0	347	\$ 168.00	\$ 54,264.00
450,001-500,000	134	24	0	0	158	\$ 168.00	\$ 22,512.00
500,001-550,000	62	23	4	0	89	\$ 168.00	\$ 10,416.00
550,001-600,000	52	75	11	0	138	\$ 168.00	\$ 8,736.00
600,001-650,000	18	75	11	0	104	\$ 168.00	\$ 3,024.00
650,001-700,000	18	75	11	0	104	\$ 168.00	\$ 3,024.00
700,001-800,000	10	91	9	0	110	\$ 168.00	\$ 1,680.00
800,000-900,000	8	75	11	0	94	\$ 168.00	\$ 1,344.00
900,000-1M	6	75	11	0	92	\$ 168.00	\$ 1,008.00
1.375M-1.385M	2	75	11	0	88	\$ 168.00	\$ 336.00
5,000,000+ (Non-Residential)	0	13	5	0	18	\$ 168.00	\$ -
Total	8932	779	156	0	9867	\$ 1,500,576.00	\$ 1,450,186.63

Add'l Taxes to Commercial Based on \$1,893,758 road levy

Property Values		Residential Units/Parcels	% of Total Households	Total Franchise Fees	% of Residential FF Collected	Total Property Tax	% of \$1,893,758 million total
\$100,000-\$300,000	Breakeven with \$7 FF	6125	68.57%	\$ 1,029,000.00	68.5660%	\$ 818,958.21	43.25%
\$100,000-\$262,000	Breakeven with \$6 FF	4427	49.56%	\$ 743,736.00	49.5578%	\$ 543,558.62	28.70%
\$100,000-\$224,000	Breakeven with \$5 FF	1858	20.80%	\$ 312,144.00	20.7993%	\$ 195,757.13	10.34%

2019 Average Market Value: \$223,100 / 2020: \$238,500

2019 Median Market Value: \$213,500 2020: \$228,000

Proposed Property Taxes - Tax Capacity Based Only
 (Holds County & Anoka Henn School Levies constant with 2019 levels)

9/10/2019

2020 Proposed Levy of \$12,541,709 -6.00% Increase - ALL NEW POSITIONS IN PIR Funds 50% of Road debt - \$241,263

2019 House Market Value	2019 House Tax Value After Mkt Value Excl	2019 Taxes 40.36% (Tax Capacity Based Only)	2020 City Portion of Taxes (B)	2020 House Market Value	2020 House Tax Value After Mkt Value Excl	2020 39.56% (Tax Capacity Based Only)	2020 City Portion of Taxes (B)	City Portion Increase Over 2019	% Increase City Portion Only
\$ 137,300	\$ 112,417	\$ 1,081	\$ 454	\$ 150,900	\$ 127,241	\$ 1,214	\$ 503	\$ 50	10.95%
\$ 169,000	\$ 146,970	\$ 1,414	\$ 593	\$ 183,500	\$ 162,775	\$ 1,553	\$ 644	\$ 51	8.57%
\$ 179,300	\$ 146,970	\$ 1,522	\$ 638	\$ 192,000	\$ 172,040	\$ 1,641	\$ 680	\$ 42	6.59%
\$ 208,600 *	\$ 190,134	\$ 1,829	\$ 767	\$ 215,900	\$ 198,091	\$ 1,890	\$ 784	\$ 17	2.16%
\$ 211,500 **	\$ 193,295	\$ 1,860	\$ 780	\$ 234,100	\$ 217,929	\$ 2,079	\$ 862	\$ 82	10.51%
\$ 221,800	\$ 204,522	\$ 1,968	\$ 825	\$ 236,500	\$ 220,545	\$ 2,104	\$ 872	\$ 47	5.71%
\$ 228,900	\$ 212,261	\$ 2,043	\$ 857	\$ 247,800	\$ 232,862	\$ 2,222	\$ 921	\$ 65	7.55%
\$ 258,100	\$ 212,261	\$ 2,349	\$ 985	\$ 269,300	\$ 256,297	\$ 2,446	\$ 1,014	\$ 29	2.94%
\$ 279,300	\$ 267,197	\$ 2,571	\$ 1,078	\$ 283,200	\$ 271,448	\$ 2,590	\$ 1,074	\$ (5)	-0.42%
\$ 300,900	\$ 290,740	\$ 2,797	\$ 1,173	\$ 320,300	\$ 311,887	\$ 2,976	\$ 1,234	\$ 61	5.19%
\$ 300,800	\$ 290,632	\$ 2,796	\$ 1,173	\$ 317,100	\$ 308,399	\$ 2,943	\$ 1,220	\$ 47	4.04%
\$ 337,200	\$ 330,308	\$ 3,178	\$ 1,333	\$ 354,300	\$ 348,947	\$ 3,329	\$ 1,380	\$ 47	3.56%
\$ 407,700	\$ 407,153	\$ 3,918	\$ 1,643	\$ 395,000	\$ 393,310	\$ 3,753	\$ 1,556	\$ (87)	-5.31%
\$ 439,000	\$ 439,000	\$ 4,224	\$ 1,772	\$ 450,600	\$ 450,600	\$ 4,300	\$ 1,783	\$ 11	0.63%
\$ 502,500	\$ 502,500	\$ 4,840	\$ 2,030	\$ 561,500	\$ 561,500	\$ 5,505	\$ 2,282	\$ 252	12.42%

House Market Value	Total Tax	House Value Increase	Total Tax % Increase
		9.91%	12.24%
		8.58%	9.84%
		7.08%	7.83%
		3.50%	3.35%
		10.69%	11.80%
		6.63%	6.94%
		8.26%	8.80%
		4.34%	4.13%
		1.40%	0.74%
		6.45%	6.41%
		5.42%	5.25%
		5.07%	4.76%
		-3.12%	-4.21%
		2.64%	1.80%
		11.74%	13.73%

	0.0095418	0.41462	0.003956
127,241.00	1214	503	503
162,775.00	1553	644	644
172,040.00	1642	681	681
198,091.00	1890	784	784
217,929.00	2079	862	862
220,545.00	2104	873	872
232,862.00	2222	921	921
256,297.00	2446	1014	1014
271,448.00	2590	1074	1074
311,887.00	2976	1234	1234
308,399.00	2943	1220	1220
348,947.00	3330	1381	1380
393,310.00	3753	1556	1556
450,600.00	4300	1783	1783
561,500.00	5358	2221	2221

House Values Noted in black are from actual tax statements

(A) City Portion of taxes for 2019 calculates to 41.944%

(B) City Portion of taxes for 2020 calculates to 41.462%

* Median Value home was \$211,000 for pay 2019 and \$228,000 for pay 2020

** Average Value home was \$214,300 for pay 2019 and \$238,500 for pay 2020

Billing Conversion Code	TAX_YEAR	VALUE_TYPE	MODIFIED_VALU E	2020 Property Tax @ L6%	Original Property Tax + Franchise Fee of 168.00	2020 Property Tax increase to equal Franchise Fee+Property Tax	Difference between Franchise Fee + Property Tax and all Property Tax	Total levy from 9168 x L6, minus Tax Exempt	9168 x 168.00	Increased Tax levy needed to replace Planned Tax levy-Franchise Fee
Residential Improved	2020	MKTTL	2,900.00	11.48	179.48	13.10	166.39	10,951,125.82	1,540,224.00	12,491,349.82
Commercial Industrial Improved	2020	MKTTL	6,500.00	25.73	193.73	29.35	164.38			
Agricultural Vacant	2020	MKTTL	9,700.00	38.40	206.40	43.81	162.60			
Residential Improved	2020	MKTTL	10,300.00	40.78	208.78	46.51	162.26	2020 Property Tax	Property Tax % needed to reach N2 and replace Franchise Fees	
Residential Improved	2020	MKTTL	11,300.00	44.74	212.74	51.03	161.71	% from Diana		0.004516
Residential Improved	2020	MKTTL	12,200.00	48.30	216.30	55.10	161.21	0.0039592	difference	118.21
Residential Improved	2020	MKTTL	17,500.00	69.29	237.29	79.03	158.26			
Residential Improved	2020	MKTTL	18,700.00	74.04	242.04	84.45	157.59			
Residential Improved	2020	MKTTL	19,300.00	76.41	244.41	87.16	157.25	0.003956		0.0045129
Residential Improved	2020	MKTTL	19,600.00	77.60	245.60	88.51	157.09	0.0039592		0.004516
Residential Improved	2020	MKTTL	19,900.00	78.79	246.79	89.87	156.92			
Residential Improved	2020	MKTTL	20,600.00	81.56	249.56	93.03	156.53			
Residential Improved	2020	MKTTL	21,400.00	84.73	252.73	96.64	156.08		0.003956	Where does this come from?
Residential Improved	2020	MKTTL	22,100.00	87.50	255.50	99.80	155.69	127,241.00	503.37	1,214.00
Residential Improved	2020	MKTTL	22,700.00	89.87	257.87	102.51	155.36	220,545.00	872.48	2,104.00
Residential Improved	2020	MKTTL	22,900.00	90.67	258.67	103.42	155.25	256,297.00	1,013.91	2,446.00
Residential Improved	2020	MKTTL	26,400.00	104.52	272.52	119.22	153.30			1,014.16
Tax Exempt	2020	MKTTL	28,900.00	0.00	168.00	0.00	168.00			0.00
Residential Improved	2020	MKTTL	39,400.00	155.99	323.99	177.93	146.06			0.00
Residential Improved	2020	MKTTL	39,600.00	156.78	324.78	178.83	145.95			0.00
Residential Improved	2020	MKTTL	47,900.00	189.65	357.65	216.32	141.33			0.00
Residential Improved	2020	MKTTL	50,600.00	200.34	368.34	228.51	139.83			0.00
Residential Improved	2020	MKTTL	51,000.00	201.92	369.92	230.32	139.60	308,399.00	1,220.03	2,943.00
Residential Improved	2020	MKTTL	51,300.00	203.11	371.11	231.67	139.44	393,310.00	1,555.93	3,753.00
Residential Improved	2020	MKTTL	51,600.00	204.29	372.29	233.03	139.27			1,556.07
Agricultural Improved	2020	MKTTL	52,900.00	209.44	377.44	238.90	138.55		0.00	0.00
Residential Improved	2020	MKTTL	52,900.00	209.44	377.44	238.90	138.55			0.00
Residential Improved	2020	MKTTL	53,000.00	209.84	377.84	239.35	138.49			0.00
Tax Exempt	2020	MKTTL	54,100.00	0.00	168.00	0.00	168.00			0.00
Residential Improved	2020	MKTTL	56,100.00	222.11	390.11	253.35	136.76			0.00
Residential Improved	2020	MKTTL	56,100.00	222.11	390.11	253.35	136.76			0.00
Residential Improved	2020	MKTTL	56,300.00	222.90	390.90	254.25	136.65			0.00
Residential Improved	2020	MKTTL	56,400.00	223.30	391.30	254.70	136.60			0.00
Residential Improved	2020	MKTTL	56,400.00	223.30	391.30	254.70	136.60			0.00
Residential Improved	2020	MKTTL	56,700.00	224.49	392.49	256.06	136.43			0.00
Residential Improved	2020	MKTTL	58,500.00	231.61	399.61	264.19	135.43			0.00
Tax Exempt	2020	MKTTL	58,700.00	0.00	168.00	0.00	168.00			0.00
Residential Improved	2020	MKTTL	63,800.00	252.60	420.60	288.12	132.48			0.00
Residential Improved	2020	MKTTL	65,600.00	259.72	427.72	296.25	131.47			0.00
Residential Improved	2020	MKTTL	68,600.00	271.60	439.60	309.80	129.80			0.00
Agricultural Vacant	2020	MKTTL	70,600.00	279.52	447.52	318.83	128.69			0.00
Residential Vacant	2020	MKTTL	71,900.00	284.67	452.67	324.70	127.97			0.00
Residential Improved	2020	MKTTL	72,000.00	285.06	453.06	325.15	127.91			0.00
Commercial Industrial Improved	2020	MKTTL	72,200.00	285.85	453.85	326.06	127.80			0.00
Residential Improved	2020	MKTTL	76,800.00	304.07	472.07	346.83	125.24			0.00
Residential Improved	2020	MKTTL	81,800.00	323.86	491.86	369.41	122.45			0.00
Residential Improved	2020	MKTTL	85,500.00	338.51	506.51	386.12	120.39			0.00
Residential Improved	2020	MKTTL	88,000.00	348.41	516.41	397.41	119.00			0.00
Residential Improved	2020	MKTTL	89,600.00	354.74	522.74	404.63	118.11			0.00
Residential Improved	2020	MKTTL	94,000.00	372.16	540.16	424.50	115.66			0.00
Commercial Industrial Improved	2020	MKTTL	94,200.00	372.96	540.96	425.41	115.55			0.00
Commercial Industrial Improved	2020	MKTTL	95,400.00	377.71	545.71	430.83	114.88			0.00
Residential Improved	2020	MKTTL	96,300.00	381.27	549.27	434.89	114.38			0.00
Utility	2020	MKTTL	97,300.00	385.23	553.23	439.41	113.82			0.00
Tax Exempt	2020	MKTTL	97,500.00	0.00	168.00	0.00	168.00			0.00
Tax Exempt	2020	MKTTL	101,600.00	0.00	168.00	0.00	168.00			0.00
Residential Improved	2020	MKTTL	102,400.00	405.42	573.42	462.44	110.98			0.00
Residential Improved	2020	MKTTL	102,400.00	405.42	573.42	462.44	110.98			0.00
Residential Vacant	2020	MKTTL	106,400.00	421.26	589.26	480.50	108.76			0.00
Residential Improved	2020	MKTTL	107,800.00	426.80	594.80	486.82	107.98			0.00
Residential Improved	2020	MKTTL	110,700.00	438.28	606.28	499.92	106.36			0.00
Residential Improved	2020	MKTTL	111,500.00	441.45	609.45	503.53	105.92			0.00
Commercial Industrial Improved	2020	MKTTL	112,000.00	443.43	611.43	505.79	105.64			0.00
Residential Improved	2020	MKTTL	112,000.00	443.43	611.43	505.79	105.64			0.00
Residential Improved	2020	MKTTL	114,900.00	454.91	622.91	518.89	104.02			0.00
Residential Improved	2020	MKTTL	117,300.00	464.41	632.41	529.73	102.69			0.00
Tax Exempt	2020	MKTTL	117,800.00	0.00	168.00	0.00	168.00			0.00
Residential Improved	2020	MKTTL	123,900.00	490.54	658.54	559.53	99.01			0.00
Residential Vacant	2020	MKTTL	129,600.00	513.11	681.11	585.27	95.84			0.00

Residential Improved	2020	MKTTL	357,700.00	1,416.21	1,584.21	1,615.37	(31.17)
Residential Improved	2020	MKTTL	357,700.00	1,416.21	1,584.21	1,615.37	(31.17)
Residential Improved	2020	MKTTL	357,800.00	1,416.60	1,584.60	1,615.82	(31.22)
Residential Improved	2020	MKTTL	357,900.00	1,417.00	1,585.00	1,616.28	(31.28)
Residential Improved	2020	MKTTL	357,900.00	1,417.00	1,585.00	1,616.28	(31.28)
Residential Improved	2020	MKTTL	357,900.00	1,417.00	1,585.00	1,616.28	(31.28)
Residential Improved	2020	MKTTL	358,000.00	1,417.39	1,585.39	1,616.73	(31.33)
Residential Improved	2020	MKTTL	358,000.00	1,417.39	1,585.39	1,616.73	(31.33)
Residential Improved	2020	MKTTL	358,000.00	1,417.39	1,585.39	1,616.73	(31.33)
Residential Improved	2020	MKTTL	358,100.00	1,417.79	1,585.79	1,617.18	(31.39)
Residential Improved	2020	MKTTL	358,300.00	1,418.58	1,586.58	1,618.08	(31.50)
Residential Improved	2020	MKTTL	358,400.00	1,418.98	1,586.98	1,618.53	(31.56)
Residential Improved	2020	MKTTL	358,500.00	1,419.37	1,587.37	1,618.99	(31.61)
Residential Improved	2020	MKTTL	358,500.00	1,419.37	1,587.37	1,618.99	(31.61)
Residential Improved	2020	MKTTL	358,500.00	1,419.37	1,587.37	1,618.99	(31.61)
Residential Improved	2020	MKTTL	358,700.00	1,420.17	1,588.17	1,619.89	(31.72)
Residential Improved	2020	MKTTL	358,800.00	1,420.56	1,588.56	1,620.34	(31.78)
Residential Improved	2020	MKTTL	358,900.00	1,420.96	1,588.96	1,620.79	(31.84)
Residential Improved	2020	MKTTL	359,000.00	1,421.35	1,589.35	1,621.24	(31.89)
Residential Improved	2020	MKTTL	359,400.00	1,422.94	1,590.94	1,623.05	(32.11)
Residential Improved	2020	MKTTL	359,500.00	1,423.33	1,591.33	1,623.50	(32.17)
Residential Improved	2020	MKTTL	359,600.00	1,423.73	1,591.73	1,623.95	(32.23)
Residential Improved	2020	MKTTL	359,600.00	1,423.73	1,591.73	1,623.95	(32.23)
Residential Improved	2020	MKTTL	359,800.00	1,424.52	1,592.52	1,624.86	(32.34)
Residential Improved	2020	MKTTL	359,800.00	1,424.52	1,592.52	1,624.86	(32.34)
Residential Improved	2020	MKTTL	359,800.00	1,424.52	1,592.52	1,624.86	(32.34)
Residential Improved	2020	MKTTL	359,800.00	1,424.52	1,592.52	1,624.86	(32.34)
Residential Improved	2020	MKTTL	359,900.00	1,424.92	1,592.92	1,625.31	(32.39)
Residential Improved	2020	MKTTL	360,000.00	1,425.31	1,593.31	1,625.76	(32.45)
Residential Improved	2020	MKTTL	360,000.00	1,425.31	1,593.31	1,625.76	(32.45)
Residential Improved	2020	MKTTL	360,100.00	1,425.71	1,593.71	1,626.21	(32.50)
Residential Improved	2020	MKTTL	360,100.00	1,425.71	1,593.71	1,626.21	(32.50)
Residential Improved	2020	MKTTL	360,200.00	1,426.10	1,594.10	1,626.66	(32.56)
Residential Improved	2020	MKTTL	360,300.00	1,426.50	1,594.50	1,627.11	(32.62)
Residential Improved	2020	MKTTL	360,300.00	1,426.50	1,594.50	1,627.11	(32.62)
Residential Improved	2020	MKTTL	360,400.00	1,426.90	1,594.90	1,627.57	(32.67)
Residential Improved	2020	MKTTL	360,400.00	1,426.90	1,594.90	1,627.57	(32.67)
Residential Improved	2020	MKTTL	360,500.00	1,427.29	1,595.29	1,628.02	(32.73)
Residential Improved	2020	MKTTL	360,500.00	1,427.29	1,595.29	1,628.02	(32.73)
Residential Improved	2020	MKTTL	360,600.00	1,427.69	1,595.69	1,628.47	(32.78)
Residential Improved	2020	MKTTL	360,600.00	1,427.69	1,595.69	1,628.47	(32.78)
Residential Improved	2020	MKTTL	360,600.00	1,427.69	1,595.69	1,628.47	(32.78)
Residential Improved	2020	MKTTL	360,700.00	1,428.08	1,596.08	1,628.92	(32.84)
Residential Improved	2020	MKTTL	360,800.00	1,428.48	1,596.48	1,629.37	(32.89)
Residential Improved	2020	MKTTL	360,800.00	1,428.48	1,596.48	1,629.37	(32.89)
Residential Improved	2020	MKTTL	360,800.00	1,428.48	1,596.48	1,629.37	(32.89)
Residential Improved	2020	MKTTL	360,900.00	1,428.88	1,596.88	1,629.82	(32.95)
Residential Improved	2020	MKTTL	361,000.00	1,429.27	1,597.27	1,630.28	(33.00)
Residential Improved	2020	MKTTL	361,000.00	1,429.27	1,597.27	1,630.28	(33.00)
Residential Improved	2020	MKTTL	361,100.00	1,429.67	1,597.67	1,630.73	(33.06)
Tax Exempt	2020	MKTTL	361,100.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	361,500.00	1,431.25	1,599.25	1,632.53	(33.28)
Residential Improved	2020	MKTTL	361,600.00	1,431.65	1,599.65	1,632.99	(33.34)
Residential Improved	2020	MKTTL	361,800.00	1,432.44	1,600.44	1,633.89	(33.45)
Residential Improved	2020	MKTTL	361,900.00	1,432.83	1,600.83	1,634.34	(33.51)
Residential Improved	2020	MKTTL	361,900.00	1,432.83	1,600.83	1,634.34	(33.51)
Residential Improved	2020	MKTTL	362,000.00	1,433.23	1,601.23	1,634.79	(33.56)
Residential Improved	2020	MKTTL	362,100.00	1,433.63	1,601.63	1,635.24	(33.62)
Residential Improved	2020	MKTTL	362,100.00	1,433.63	1,601.63	1,635.24	(33.62)
Residential Improved	2020	MKTTL	362,200.00	1,434.02	1,602.02	1,635.70	(33.67)
Residential Improved	2020	MKTTL	362,300.00	1,434.42	1,602.42	1,636.15	(33.73)
Residential Improved	2020	MKTTL	362,500.00	1,435.21	1,603.21	1,637.05	(33.84)
Residential Improved	2020	MKTTL	362,500.00	1,435.21	1,603.21	1,637.05	(33.84)
Residential Improved	2020	MKTTL	362,600.00	1,435.61	1,603.61	1,637.50	(33.90)
Residential Improved	2020	MKTTL	362,700.00	1,436.00	1,604.00	1,637.95	(33.95)
Residential Improved	2020	MKTTL	362,700.00	1,436.00	1,604.00	1,637.95	(33.95)
Residential Improved	2020	MKTTL	362,700.00	1,436.00	1,604.00	1,637.95	(33.95)
Residential Improved	2020	MKTTL	362,800.00	1,436.40	1,604.40	1,638.40	(34.01)
Residential Improved	2020	MKTTL	362,800.00	1,436.40	1,604.40	1,638.40	(34.01)
Residential Improved	2020	MKTTL	362,800.00	1,436.40	1,604.40	1,638.40	(34.01)
Residential Improved	2020	MKTTL	362,800.00	1,436.40	1,604.40	1,638.40	(34.01)
Residential Improved	2020	MKTTL	362,900.00	1,436.79	1,604.79	1,638.86	(34.06)
Residential Improved	2020	MKTTL	363,000.00	1,437.19	1,605.19	1,639.31	(34.12)
Residential Improved	2020	MKTTL	363,100.00	1,437.59	1,605.59	1,639.76	(34.17)
Residential Improved	2020	MKTTL	363,300.00	1,438.38	1,606.38	1,640.66	(34.29)
Residential Improved	2020	MKTTL	363,400.00	1,438.77	1,606.77	1,641.11	(34.34)
Residential Improved	2020	MKTTL	363,500.00	1,439.17	1,607.17	1,641.57	(34.40)
Residential Improved	2020	MKTTL	363,500.00	1,439.17	1,607.17	1,641.57	(34.40)

Residential Improved	2020	MKTTL	363,600.00	1,439.57	1,607.57	1,642.02	(34.45)
Residential Improved	2020	MKTTL	363,600.00	1,439.57	1,607.57	1,642.02	(34.45)
Residential Improved	2020	MKTTL	363,700.00	1,439.96	1,607.96	1,642.47	(34.51)
Residential Improved	2020	MKTTL	363,800.00	1,440.36	1,608.36	1,642.92	(34.56)
Residential Improved	2020	MKTTL	363,800.00	1,440.36	1,608.36	1,642.92	(34.56)
Residential Improved	2020	MKTTL	363,800.00	1,440.36	1,608.36	1,642.92	(34.56)
Residential Improved	2020	MKTTL	363,800.00	1,440.36	1,608.36	1,642.92	(34.56)
Residential Improved	2020	MKTTL	363,800.00	1,440.36	1,608.36	1,642.92	(34.56)
Residential Improved	2020	MKTTL	363,900.00	1,440.75	1,608.75	1,643.37	(34.62)
Residential Improved	2020	MKTTL	364,000.00	1,441.15	1,609.15	1,643.82	(34.68)
Residential Improved	2020	MKTTL	364,300.00	1,442.34	1,610.34	1,645.18	(34.84)
Residential Improved	2020	MKTTL	364,400.00	1,442.73	1,610.73	1,645.63	(34.90)
Residential Improved	2020	MKTTL	364,500.00	1,443.13	1,611.13	1,646.08	(34.95)
Residential Improved	2020	MKTTL	364,600.00	1,443.52	1,611.52	1,646.53	(35.01)
Residential Improved	2020	MKTTL	364,700.00	1,443.92	1,611.92	1,646.99	(35.06)
Commercial Industrial Improved	2020	MKTTL	364,800.00	1,444.32	1,612.32	1,647.44	(35.12)
Residential Improved	2020	MKTTL	364,800.00	1,444.32	1,612.32	1,647.44	(35.12)
Residential Improved	2020	MKTTL	364,800.00	1,444.32	1,612.32	1,647.44	(35.12)
Residential Improved	2020	MKTTL	364,900.00	1,444.71	1,612.71	1,647.89	(35.18)
Residential Improved	2020	MKTTL	364,900.00	1,444.71	1,612.71	1,647.89	(35.18)
Residential Improved	2020	MKTTL	364,900.00	1,444.71	1,612.71	1,647.89	(35.18)
Residential Improved	2020	MKTTL	365,100.00	1,445.50	1,613.50	1,648.79	(35.29)
Residential Improved	2020	MKTTL	365,100.00	1,445.50	1,613.50	1,648.79	(35.29)
Residential Improved	2020	MKTTL	365,100.00	1,445.50	1,613.50	1,648.79	(35.29)
Residential Improved	2020	MKTTL	365,200.00	1,445.90	1,613.90	1,649.24	(35.34)
Residential Improved	2020	MKTTL	365,300.00	1,446.30	1,614.30	1,649.69	(35.40)
Residential Improved	2020	MKTTL	365,400.00	1,446.69	1,614.69	1,650.15	(35.45)
Residential Improved	2020	MKTTL	365,400.00	1,446.69	1,614.69	1,650.15	(35.45)
Residential Improved	2020	MKTTL	365,500.00	1,447.09	1,615.09	1,650.60	(35.51)
Residential Improved	2020	MKTTL	365,500.00	1,447.09	1,615.09	1,650.60	(35.51)
Residential Improved	2020	MKTTL	365,600.00	1,447.48	1,615.48	1,651.05	(35.57)
Residential Improved	2020	MKTTL	365,700.00	1,447.88	1,615.88	1,651.50	(35.62)
Residential Improved	2020	MKTTL	365,800.00	1,448.28	1,616.28	1,651.95	(35.68)
Residential Improved	2020	MKTTL	365,800.00	1,448.28	1,616.28	1,651.95	(35.68)
Residential Improved	2020	MKTTL	365,800.00	1,448.28	1,616.28	1,651.95	(35.68)
Residential Improved	2020	MKTTL	365,900.00	1,448.67	1,616.67	1,652.40	(35.73)
Residential Improved	2020	MKTTL	366,000.00	1,449.07	1,617.07	1,652.86	(35.79)
Residential Improved	2020	MKTTL	366,000.00	1,449.07	1,617.07	1,652.86	(35.79)
Residential Improved	2020	MKTTL	366,100.00	1,449.46	1,617.46	1,653.31	(35.84)
Residential Improved	2020	MKTTL	366,100.00	1,449.46	1,617.46	1,653.31	(35.84)
Commercial Industrial Improved	2020	MKTTL	366,200.00	1,449.86	1,617.86	1,653.76	(35.90)
Residential Improved	2020	MKTTL	366,200.00	1,449.86	1,617.86	1,653.76	(35.90)
Residential Improved	2020	MKTTL	366,500.00	1,451.05	1,619.05	1,655.11	(36.07)
Residential Improved	2020	MKTTL	366,700.00	1,451.84	1,619.84	1,656.02	(36.18)
Residential Improved	2020	MKTTL	366,700.00	1,451.84	1,619.84	1,656.02	(36.18)
Residential Improved	2020	MKTTL	366,700.00	1,451.84	1,619.84	1,656.02	(36.18)
Residential Improved	2020	MKTTL	366,800.00	1,452.23	1,620.23	1,656.47	(36.23)
Residential Improved	2020	MKTTL	366,800.00	1,452.23	1,620.23	1,656.47	(36.23)
Residential Improved	2020	MKTTL	366,900.00	1,452.63	1,620.63	1,656.92	(36.29)
Residential Improved	2020	MKTTL	366,900.00	1,452.63	1,620.63	1,656.92	(36.29)
Residential Improved	2020	MKTTL	367,000.00	1,453.03	1,621.03	1,657.37	(36.35)
Residential Improved	2020	MKTTL	367,000.00	1,453.03	1,621.03	1,657.37	(36.35)
Residential Improved	2020	MKTTL	367,300.00	1,454.21	1,622.21	1,658.73	(36.51)
Residential Improved	2020	MKTTL	367,700.00	1,455.80	1,623.80	1,660.53	(36.74)
Residential Improved	2020	MKTTL	367,800.00	1,456.19	1,624.19	1,660.98	(36.79)
Residential Improved	2020	MKTTL	367,900.00	1,456.59	1,624.59	1,661.44	(36.85)
Residential Improved	2020	MKTTL	367,900.00	1,456.59	1,624.59	1,661.44	(36.85)
Residential Improved	2020	MKTTL	368,000.00	1,456.99	1,624.99	1,661.89	(36.90)
Residential Improved	2020	MKTTL	368,000.00	1,456.99	1,624.99	1,661.89	(36.90)
Residential Improved	2020	MKTTL	368,100.00	1,457.38	1,625.38	1,662.34	(36.96)
Residential Improved	2020	MKTTL	368,100.00	1,457.38	1,625.38	1,662.34	(36.96)
Residential Improved	2020	MKTTL	368,200.00	1,457.78	1,625.78	1,662.79	(37.01)
Residential Improved	2020	MKTTL	368,200.00	1,457.78	1,625.78	1,662.79	(37.01)
Residential Improved	2020	MKTTL	368,300.00	1,458.17	1,626.17	1,663.24	(37.07)
Residential Improved	2020	MKTTL	368,300.00	1,458.17	1,626.17	1,663.24	(37.07)
Residential Improved	2020	MKTTL	368,300.00	1,458.17	1,626.17	1,663.24	(37.07)
Residential Improved	2020	MKTTL	368,400.00	1,458.57	1,626.57	1,663.69	(37.13)
Residential Improved	2020	MKTTL	368,500.00	1,458.97	1,626.97	1,664.15	(37.18)
Residential Improved	2020	MKTTL	368,600.00	1,459.36	1,627.36	1,664.60	(37.24)
Residential Improved	2020	MKTTL	368,600.00	1,459.36	1,627.36	1,664.60	(37.24)
Residential Improved	2020	MKTTL	368,600.00	1,459.36	1,627.36	1,664.60	(37.24)
Residential Improved	2020	MKTTL	368,700.00	1,459.76	1,627.76	1,665.05	(37.29)
Residential Improved	2020	MKTTL	368,700.00	1,459.76	1,627.76	1,665.05	(37.29)
Residential Improved	2020	MKTTL	368,800.00	1,460.15	1,628.15	1,665.50	(37.35)
Residential Improved	2020	MKTTL	368,800.00	1,460.15	1,628.15	1,665.50	(37.35)
Residential Improved	2020	MKTTL	369,000.00	1,460.94	1,628.94	1,666.40	(37.46)

Residential Improved	2020	MKTTL	369,000.00	1,460.94	1,628.94	1,666.40	(37.46)
Residential Improved	2020	MKTTL	369,000.00	1,460.94	1,628.94	1,666.40	(37.46)
Residential Improved	2020	MKTTL	369,300.00	1,462.13	1,630.13	1,667.76	(37.63)
Residential Improved	2020	MKTTL	369,400.00	1,462.53	1,630.53	1,668.21	(37.68)
Residential Improved	2020	MKTTL	369,400.00	1,462.53	1,630.53	1,668.21	(37.68)
Residential Improved	2020	MKTTL	369,500.00	1,462.92	1,630.92	1,668.66	(37.74)
Residential Improved	2020	MKTTL	369,600.00	1,463.32	1,631.32	1,669.11	(37.79)
Residential Improved	2020	MKTTL	369,700.00	1,463.72	1,631.72	1,669.57	(37.85)
Residential Improved	2020	MKTTL	369,900.00	1,464.51	1,632.51	1,670.47	(37.96)
Residential Improved	2020	MKTTL	369,900.00	1,464.51	1,632.51	1,670.47	(37.96)
Residential Improved	2020	MKTTL	370,000.00	1,464.90	1,632.90	1,670.92	(38.02)
Residential Improved	2020	MKTTL	370,100.00	1,465.30	1,633.30	1,671.37	(38.07)
Residential Improved	2020	MKTTL	370,100.00	1,465.30	1,633.30	1,671.37	(38.07)
Residential Improved	2020	MKTTL	370,200.00	1,465.70	1,633.70	1,671.82	(38.13)
Residential Improved	2020	MKTTL	370,300.00	1,466.09	1,634.09	1,672.27	(38.18)
Residential Improved	2020	MKTTL	370,300.00	1,466.09	1,634.09	1,672.27	(38.18)
Residential Improved	2020	MKTTL	370,400.00	1,466.49	1,634.49	1,672.73	(38.24)
Residential Improved	2020	MKTTL	370,400.00	1,466.49	1,634.49	1,672.73	(38.24)
Residential Improved	2020	MKTTL	370,500.00	1,466.88	1,634.88	1,673.18	(38.29)
Residential Improved	2020	MKTTL	370,500.00	1,466.88	1,634.88	1,673.18	(38.29)
Residential Improved	2020	MKTTL	370,600.00	1,467.28	1,635.28	1,673.63	(38.35)
Residential Improved	2020	MKTTL	370,600.00	1,467.28	1,635.28	1,673.63	(38.35)
Residential Improved	2020	MKTTL	370,600.00	1,467.28	1,635.28	1,673.63	(38.35)
Residential Improved	2020	MKTTL	370,700.00	1,467.68	1,635.68	1,674.08	(38.41)
Residential Improved	2020	MKTTL	370,700.00	1,467.68	1,635.68	1,674.08	(38.41)
Residential Improved	2020	MKTTL	370,700.00	1,467.68	1,635.68	1,674.08	(38.41)
Residential Improved	2020	MKTTL	370,900.00	1,468.47	1,636.47	1,674.98	(38.52)
Residential Improved	2020	MKTTL	370,900.00	1,468.47	1,636.47	1,674.98	(38.52)
Residential Improved	2020	MKTTL	370,900.00	1,468.47	1,636.47	1,674.98	(38.52)
Residential Improved	2020	MKTTL	371,000.00	1,468.86	1,636.86	1,675.44	(38.57)
Residential Improved	2020	MKTTL	371,400.00	1,470.45	1,638.45	1,677.24	(38.80)
Agricultural Improved	2020	MKTTL	371,500.00	1,470.84	1,638.84	1,677.69	(38.85)
Residential Improved	2020	MKTTL	371,500.00	1,470.84	1,638.84	1,677.69	(38.85)
Residential Improved	2020	MKTTL	371,600.00	1,471.24	1,639.24	1,678.15	(38.91)
Residential Improved	2020	MKTTL	371,600.00	1,471.24	1,639.24	1,678.15	(38.91)
Residential Improved	2020	MKTTL	371,700.00	1,471.63	1,639.63	1,678.60	(38.96)
Residential Improved	2020	MKTTL	371,700.00	1,471.63	1,639.63	1,678.60	(38.96)
Residential Improved	2020	MKTTL	371,800.00	1,472.03	1,640.03	1,679.05	(39.02)
Residential Improved	2020	MKTTL	371,800.00	1,472.03	1,640.03	1,679.05	(39.02)
Commercial Industrial Improved	2020	MKTTL	372,000.00	1,472.82	1,640.82	1,679.95	(39.13)
Residential Improved	2020	MKTTL	372,000.00	1,472.82	1,640.82	1,679.95	(39.13)
Residential Improved	2020	MKTTL	372,000.00	1,472.82	1,640.82	1,679.95	(39.13)
Residential Improved	2020	MKTTL	372,100.00	1,473.22	1,641.22	1,680.40	(39.19)
Residential Improved	2020	MKTTL	372,400.00	1,474.41	1,642.41	1,681.76	(39.35)
Residential Improved	2020	MKTTL	372,500.00	1,474.80	1,642.80	1,682.21	(39.41)
Residential Improved	2020	MKTTL	372,500.00	1,474.80	1,642.80	1,682.21	(39.41)
Residential Improved	2020	MKTTL	372,500.00	1,474.80	1,642.80	1,682.21	(39.41)
Residential Improved	2020	MKTTL	372,600.00	1,475.20	1,643.20	1,682.66	(39.46)
Residential Improved	2020	MKTTL	372,700.00	1,475.59	1,643.59	1,683.11	(39.52)
Residential Improved	2020	MKTTL	372,700.00	1,475.59	1,643.59	1,683.11	(39.52)
Residential Improved	2020	MKTTL	372,800.00	1,475.99	1,643.99	1,683.56	(39.58)
Residential Improved	2020	MKTTL	372,800.00	1,475.99	1,643.99	1,683.56	(39.58)
Residential Improved	2020	MKTTL	372,900.00	1,476.39	1,644.39	1,684.02	(39.63)
Residential Improved	2020	MKTTL	373,000.00	1,476.78	1,644.78	1,684.47	(39.69)
Residential Improved	2020	MKTTL	373,100.00	1,477.18	1,645.18	1,684.92	(39.74)
Residential Improved	2020	MKTTL	373,300.00	1,477.97	1,645.97	1,685.82	(39.85)
Residential Improved	2020	MKTTL	373,400.00	1,478.37	1,646.37	1,686.27	(39.91)
Residential Improved	2020	MKTTL	373,400.00	1,478.37	1,646.37	1,686.27	(39.91)
Residential Improved	2020	MKTTL	373,500.00	1,478.76	1,646.76	1,686.73	(39.96)
Residential Improved	2020	MKTTL	373,500.00	1,478.76	1,646.76	1,686.73	(39.96)
Residential Improved	2020	MKTTL	373,500.00	1,478.76	1,646.76	1,686.73	(39.96)
Residential Improved	2020	MKTTL	373,600.00	1,479.16	1,647.16	1,687.18	(40.02)
Residential Improved	2020	MKTTL	373,600.00	1,479.16	1,647.16	1,687.18	(40.02)
Residential Improved	2020	MKTTL	373,700.00	1,479.55	1,647.55	1,687.63	(40.08)
Residential Improved	2020	MKTTL	373,700.00	1,479.55	1,647.55	1,687.63	(40.08)
Residential Improved	2020	MKTTL	373,800.00	1,479.95	1,647.95	1,688.08	(40.13)
Residential Improved	2020	MKTTL	373,800.00	1,479.95	1,647.95	1,688.08	(40.13)
Residential Improved	2020	MKTTL	373,900.00	1,480.34	1,648.34	1,688.53	(40.19)
Commercial Industrial Improved	2020	MKTTL	374,000.00	1,480.74	1,648.74	1,688.98	(40.24)
Residential Improved	2020	MKTTL	374,100.00	1,481.14	1,649.14	1,689.44	(40.30)
Residential Improved	2020	MKTTL	374,100.00	1,481.14	1,649.14	1,689.44	(40.30)
Residential Improved	2020	MKTTL	374,100.00	1,481.14	1,649.14	1,689.44	(40.30)
Residential Improved	2020	MKTTL	374,300.00	1,481.93	1,649.93	1,690.34	(40.41)
Residential Improved	2020	MKTTL	374,400.00	1,482.32	1,650.32	1,690.79	(40.47)
Residential Improved	2020	MKTTL	374,700.00	1,483.51	1,651.51	1,692.15	(40.63)
Residential Improved	2020	MKTTL	374,700.00	1,483.51	1,651.51	1,692.15	(40.63)
Residential Improved	2020	MKTTL	374,700.00	1,483.51	1,651.51	1,692.15	(40.63)
Residential Improved	2020	MKTTL	374,800.00	1,483.91	1,651.91	1,692.60	(40.69)
Residential Improved	2020	MKTTL	374,800.00	1,483.91	1,651.91	1,692.60	(40.69)

Residential Improved	2020	MKTTL	374,800.00	1,483.91	1,651.91	1,692.60	(46.69)
Residential Improved	2020	MKTTL	374,900.00	1,484.30	1,652.30	1,693.05	(46.74)
Residential Improved	2020	MKTTL	374,900.00	1,484.30	1,652.30	1,693.05	(46.74)
Residential Improved	2020	MKTTL	374,900.00	1,484.30	1,652.30	1,693.05	(46.74)
Residential Improved	2020	MKTTL	375,000.00	1,484.70	1,652.70	1,693.50	(46.80)
Residential Improved	2020	MKTTL	375,000.00	1,484.70	1,652.70	1,693.50	(46.80)
Residential Improved	2020	MKTTL	375,300.00	1,485.89	1,653.89	1,694.85	(46.97)
Residential Improved	2020	MKTTL	375,400.00	1,486.28	1,654.28	1,695.31	(41.02)
Residential Improved	2020	MKTTL	376,100.00	1,489.06	1,657.06	1,698.47	(41.41)
Residential Improved	2020	MKTTL	376,200.00	1,489.45	1,657.45	1,698.92	(41.47)
Residential Improved	2020	MKTTL	376,200.00	1,489.45	1,657.45	1,698.92	(41.47)
Residential Improved	2020	MKTTL	376,300.00	1,489.85	1,657.85	1,699.37	(41.52)
Residential Improved	2020	MKTTL	376,300.00	1,489.85	1,657.85	1,699.37	(41.52)
Residential Improved	2020	MKTTL	376,500.00	1,490.64	1,658.64	1,700.27	(41.64)
Residential Improved	2020	MKTTL	376,500.00	1,490.64	1,658.64	1,700.27	(41.64)
Residential Improved	2020	MKTTL	376,600.00	1,491.03	1,659.03	1,700.73	(41.69)
Residential Improved	2020	MKTTL	376,600.00	1,491.03	1,659.03	1,700.73	(41.69)
Residential Improved	2020	MKTTL	376,600.00	1,491.03	1,659.03	1,700.73	(41.69)
Residential Improved	2020	MKTTL	376,800.00	1,491.83	1,659.83	1,701.63	(41.80)
Residential Improved	2020	MKTTL	376,800.00	1,491.83	1,659.83	1,701.63	(41.80)
Residential Improved	2020	MKTTL	376,900.00	1,492.22	1,660.22	1,702.08	(41.86)
Residential Improved	2020	MKTTL	377,000.00	1,492.62	1,660.62	1,702.53	(41.91)
Residential Improved	2020	MKTTL	377,000.00	1,492.62	1,660.62	1,702.53	(41.91)
Residential Improved	2020	MKTTL	377,000.00	1,492.62	1,660.62	1,702.53	(41.91)
Residential Improved	2020	MKTTL	377,100.00	1,493.01	1,661.01	1,702.98	(41.97)
Residential Improved	2020	MKTTL	377,200.00	1,493.41	1,661.41	1,703.44	(42.02)
Residential Improved	2020	MKTTL	377,200.00	1,493.41	1,661.41	1,703.44	(42.02)
Residential Improved	2020	MKTTL	377,300.00	1,493.81	1,661.81	1,703.89	(42.08)
Residential Improved	2020	MKTTL	377,400.00	1,494.20	1,662.20	1,704.34	(42.14)
Residential Improved	2020	MKTTL	377,800.00	1,495.79	1,663.79	1,706.14	(42.36)
Residential Improved	2020	MKTTL	377,800.00	1,495.79	1,663.79	1,706.14	(42.36)
Residential Improved	2020	MKTTL	377,800.00	1,495.79	1,663.79	1,706.14	(42.36)
Residential Improved	2020	MKTTL	377,900.00	1,496.18	1,664.18	1,706.60	(42.41)
Residential Improved	2020	MKTTL	377,900.00	1,496.18	1,664.18	1,706.60	(42.41)
Residential Improved	2020	MKTTL	378,000.00	1,496.58	1,664.58	1,707.05	(42.47)
Residential Improved	2020	MKTTL	378,100.00	1,496.97	1,664.97	1,707.50	(42.53)
Residential Improved	2020	MKTTL	378,100.00	1,496.97	1,664.97	1,707.50	(42.53)
Residential Improved	2020	MKTTL	378,200.00	1,497.37	1,665.37	1,707.95	(42.58)
Residential Improved	2020	MKTTL	378,300.00	1,497.77	1,665.77	1,708.40	(42.64)
Commercial Industrial Improved	2020	MKTTL	378,400.00	1,498.16	1,666.16	1,708.85	(42.69)
Residential Improved	2020	MKTTL	378,500.00	1,498.56	1,666.56	1,709.31	(42.75)
Residential Improved	2020	MKTTL	378,500.00	1,498.56	1,666.56	1,709.31	(42.75)
Residential Improved	2020	MKTTL	378,600.00	1,498.95	1,666.95	1,709.76	(42.80)
Residential Improved	2020	MKTTL	378,700.00	1,499.35	1,667.35	1,710.21	(42.86)
Residential Improved	2020	MKTTL	378,800.00	1,499.74	1,667.74	1,710.66	(42.92)
Residential Improved	2020	MKTTL	378,800.00	1,499.74	1,667.74	1,710.66	(42.92)
Residential Improved	2020	MKTTL	378,900.00	1,500.14	1,668.14	1,711.11	(42.97)
Residential Improved	2020	MKTTL	378,900.00	1,500.14	1,668.14	1,711.11	(42.97)
Residential Improved	2020	MKTTL	379,000.00	1,500.54	1,668.54	1,711.56	(43.03)
Residential Improved	2020	MKTTL	379,300.00	1,501.72	1,669.72	1,712.92	(43.19)
Residential Improved	2020	MKTTL	379,400.00	1,502.12	1,670.12	1,713.37	(43.25)
Residential Improved	2020	MKTTL	379,400.00	1,502.12	1,670.12	1,713.37	(43.25)
Residential Improved	2020	MKTTL	379,400.00	1,502.12	1,670.12	1,713.37	(43.25)
Residential Improved	2020	MKTTL	379,500.00	1,502.52	1,670.52	1,713.82	(43.31)
Residential Improved	2020	MKTTL	379,500.00	1,502.52	1,670.52	1,713.82	(43.31)
Residential Improved	2020	MKTTL	379,600.00	1,502.91	1,670.91	1,714.27	(43.36)
Commercial Industrial Improved	2020	MKTTL	379,800.00	1,503.70	1,671.70	1,715.18	(43.47)
Commercial Industrial Improved	2020	MKTTL	379,800.00	1,503.70	1,671.70	1,715.18	(43.47)
Residential Improved	2020	MKTTL	379,800.00	1,503.70	1,671.70	1,715.18	(43.47)
Residential Improved	2020	MKTTL	379,800.00	1,503.70	1,671.70	1,715.18	(43.47)
Residential Improved	2020	MKTTL	379,900.00	1,504.10	1,672.10	1,715.63	(43.53)
Residential Improved	2020	MKTTL	379,900.00	1,504.10	1,672.10	1,715.63	(43.53)
Residential Improved	2020	MKTTL	380,000.00	1,504.50	1,672.50	1,716.08	(43.58)
Residential Improved	2020	MKTTL	380,100.00	1,504.89	1,672.89	1,716.53	(43.64)
Residential Improved	2020	MKTTL	380,200.00	1,505.29	1,673.29	1,716.98	(43.70)
Residential Improved	2020	MKTTL	380,300.00	1,505.68	1,673.68	1,717.43	(43.75)
Residential Improved	2020	MKTTL	380,400.00	1,506.08	1,674.08	1,717.89	(43.81)
Residential Improved	2020	MKTTL	380,400.00	1,506.08	1,674.08	1,717.89	(43.81)
Residential Improved	2020	MKTTL	380,400.00	1,506.08	1,674.08	1,717.89	(43.81)
Residential Improved	2020	MKTTL	380,400.00	1,506.08	1,674.08	1,717.89	(43.81)
Residential Improved	2020	MKTTL	380,500.00	1,506.48	1,674.48	1,718.34	(43.86)
Residential Improved	2020	MKTTL	380,500.00	1,506.48	1,674.48	1,718.34	(43.86)
Residential Improved	2020	MKTTL	380,500.00	1,506.48	1,674.48	1,718.34	(43.86)
Residential Improved	2020	MKTTL	380,600.00	1,506.87	1,674.87	1,718.79	(43.92)
Residential Improved	2020	MKTTL	380,700.00	1,507.27	1,675.27	1,719.24	(43.97)
Residential Improved	2020	MKTTL	380,800.00	1,507.66	1,675.66	1,719.69	(44.03)

Residential Improved	2020	MKTTL	380,900.00	1,508.06	1,676.06	1,720.14	(44.09)
Residential Improved	2020	MKTTL	380,900.00	1,508.06	1,676.06	1,720.14	(44.09)
Residential Improved	2020	MKTTL	381,000.00	1,508.46	1,676.46	1,720.60	(44.14)
Residential Improved	2020	MKTTL	381,000.00	1,508.46	1,676.46	1,720.60	(44.14)
Residential Improved	2020	MKTTL	381,100.00	1,508.85	1,676.85	1,721.05	(44.20)
Residential Improved	2020	MKTTL	381,100.00	1,508.85	1,676.85	1,721.05	(44.20)
Residential Improved	2020	MKTTL	381,200.00	1,509.25	1,677.25	1,721.50	(44.25)
Residential Improved	2020	MKTTL	381,200.00	1,509.25	1,677.25	1,721.50	(44.25)
Residential Improved	2020	MKTTL	381,400.00	1,510.04	1,678.04	1,722.40	(44.36)
Residential Improved	2020	MKTTL	381,500.00	1,510.43	1,678.43	1,722.85	(44.42)
Residential Improved	2020	MKTTL	381,800.00	1,511.62	1,679.62	1,724.21	(44.59)
Residential Improved	2020	MKTTL	382,000.00	1,512.02	1,680.02	1,724.66	(44.64)
Residential Improved	2020	MKTTL	382,100.00	1,512.81	1,680.81	1,725.11	(44.70)
Residential Improved	2020	MKTTL	382,100.00	1,512.81	1,680.81	1,725.56	(44.75)
Residential Improved	2020	MKTTL	382,100.00	1,512.81	1,680.81	1,725.56	(44.75)
Residential Improved	2020	MKTTL	382,300.00	1,513.60	1,681.60	1,726.47	(44.86)
Residential Improved	2020	MKTTL	382,300.00	1,513.60	1,681.60	1,726.47	(44.86)
Residential Improved	2020	MKTTL	382,400.00	1,514.00	1,682.00	1,726.92	(44.92)
Residential Improved	2020	MKTTL	382,500.00	1,514.39	1,682.39	1,727.37	(44.98)
Residential Improved	2020	MKTTL	382,500.00	1,514.39	1,682.39	1,727.37	(44.98)
Residential Improved	2020	MKTTL	382,500.00	1,514.39	1,682.39	1,727.37	(44.98)
Residential Improved	2020	MKTTL	382,700.00	1,515.19	1,683.19	1,728.27	(45.09)
Residential Improved	2020	MKTTL	382,800.00	1,515.58	1,683.58	1,728.72	(45.14)
Residential Improved	2020	MKTTL	382,800.00	1,515.58	1,683.58	1,728.72	(45.14)
Residential Improved	2020	MKTTL	383,100.00	1,516.77	1,684.77	1,730.08	(45.31)
Residential Improved	2020	MKTTL	383,200.00	1,517.17	1,685.17	1,730.53	(45.37)
Residential Improved	2020	MKTTL	383,300.00	1,517.56	1,685.56	1,730.98	(45.42)
Residential Improved	2020	MKTTL	383,400.00	1,517.96	1,685.96	1,731.43	(45.48)
Residential Improved	2020	MKTTL	383,400.00	1,517.96	1,685.96	1,731.43	(45.48)
Residential Improved	2020	MKTTL	383,700.00	1,519.15	1,687.15	1,732.79	(45.64)
Residential Improved	2020	MKTTL	383,700.00	1,519.15	1,687.15	1,732.79	(45.64)
Residential Improved	2020	MKTTL	383,800.00	1,519.54	1,687.54	1,733.24	(45.70)
Residential Improved	2020	MKTTL	384,000.00	1,520.33	1,688.33	1,734.14	(45.81)
Residential Improved	2020	MKTTL	384,100.00	1,520.73	1,688.73	1,734.60	(45.87)
Residential Improved	2020	MKTTL	384,200.00	1,521.12	1,689.12	1,735.05	(45.92)
Residential Improved	2020	MKTTL	384,200.00	1,521.12	1,689.12	1,735.05	(45.92)
Residential Improved	2020	MKTTL	384,300.00	1,521.52	1,689.52	1,735.50	(45.98)
Residential Improved	2020	MKTTL	384,300.00	1,521.52	1,689.52	1,735.50	(45.98)
Residential Improved	2020	MKTTL	384,400.00	1,521.92	1,689.92	1,735.95	(46.03)
Residential Improved	2020	MKTTL	384,500.00	1,522.31	1,690.31	1,736.40	(46.09)
Residential Improved	2020	MKTTL	384,500.00	1,522.31	1,690.31	1,736.40	(46.09)
Residential Improved	2020	MKTTL	384,500.00	1,522.31	1,690.31	1,736.40	(46.09)
Residential Improved	2020	MKTTL	384,600.00	1,522.71	1,690.71	1,736.85	(46.15)
Residential Improved	2020	MKTTL	384,700.00	1,523.10	1,691.10	1,737.31	(46.20)
Residential Improved	2020	MKTTL	384,800.00	1,523.50	1,691.50	1,737.76	(46.26)
Residential Improved	2020	MKTTL	384,800.00	1,523.50	1,691.50	1,737.76	(46.26)
Residential Improved	2020	MKTTL	385,000.00	1,524.29	1,692.29	1,738.66	(46.37)
Residential Improved	2020	MKTTL	385,100.00	1,524.69	1,692.69	1,739.11	(46.42)
Residential Improved	2020	MKTTL	385,100.00	1,524.69	1,692.69	1,739.11	(46.42)
Residential Improved	2020	MKTTL	385,100.00	1,524.69	1,692.69	1,739.11	(46.42)
Residential Improved	2020	MKTTL	385,200.00	1,525.08	1,693.08	1,739.56	(46.48)
Residential Improved	2020	MKTTL	385,300.00	1,525.48	1,693.48	1,740.01	(46.54)
Residential Improved	2020	MKTTL	385,300.00	1,525.48	1,693.48	1,740.01	(46.54)
Residential Improved	2020	MKTTL	385,300.00	1,525.48	1,693.48	1,740.01	(46.54)
Residential Improved	2020	MKTTL	385,400.00	1,525.88	1,693.88	1,740.47	(46.59)
Residential Improved	2020	MKTTL	385,500.00	1,526.27	1,694.27	1,740.92	(46.65)
Residential Improved	2020	MKTTL	385,600.00	1,526.67	1,694.67	1,741.37	(46.70)
Residential Improved	2020	MKTTL	385,700.00	1,527.06	1,695.06	1,741.82	(46.76)
Residential Improved	2020	MKTTL	385,700.00	1,527.06	1,695.06	1,741.82	(46.76)
Commercial Industrial Improved	2020	MKTTL	385,800.00	1,527.46	1,695.46	1,742.27	(46.81)
Residential Improved	2020	MKTTL	385,800.00	1,527.46	1,695.46	1,742.27	(46.81)
Residential Improved	2020	MKTTL	385,800.00	1,527.46	1,695.46	1,742.27	(46.81)
Residential Improved	2020	MKTTL	386,000.00	1,528.25	1,696.25	1,743.18	(46.92)
Residential Improved	2020	MKTTL	386,000.00	1,528.25	1,696.25	1,743.18	(46.92)
Residential Improved	2020	MKTTL	386,200.00	1,529.04	1,697.04	1,744.08	(47.04)
Commercial Industrial Improved	2020	MKTTL	386,300.00	1,529.44	1,697.44	1,744.53	(47.09)
Commercial Industrial Improved	2020	MKTTL	386,300.00	1,529.44	1,697.44	1,744.53	(47.09)
Residential Improved	2020	MKTTL	386,300.00	1,529.44	1,697.44	1,744.53	(47.09)
Residential Improved	2020	MKTTL	386,400.00	1,529.83	1,697.83	1,744.98	(47.15)
Residential Improved	2020	MKTTL	386,500.00	1,530.23	1,698.23	1,745.43	(47.20)
Residential Improved	2020	MKTTL	386,600.00	1,530.63	1,698.63	1,745.89	(47.26)
Residential Improved	2020	MKTTL	386,700.00	1,531.02	1,699.02	1,746.34	(47.31)
Residential Improved	2020	MKTTL	386,700.00	1,531.02	1,699.02	1,746.34	(47.31)

Residential Improved	2020	MKTTL	386,700.00	1,531.02	1,699.02	1,746.34	(47.31)
Residential Improved	2020	MKTTL	386,800.00	1,531.42	1,699.42	1,746.79	(47.37)
Residential Improved	2020	MKTTL	386,900.00	1,531.81	1,699.81	1,747.24	(47.43)
Residential Improved	2020	MKTTL	387,000.00	1,532.21	1,700.21	1,747.69	(47.48)
Residential Improved	2020	MKTTL	387,200.00	1,533.00	1,701.00	1,748.60	(47.59)
Residential Improved	2020	MKTTL	387,200.00	1,533.00	1,701.00	1,748.60	(47.59)
Residential Improved	2020	MKTTL	387,400.00	1,533.79	1,701.79	1,749.50	(47.70)
Residential Improved	2020	MKTTL	387,500.00	1,534.19	1,702.19	1,749.95	(47.76)
Residential Improved	2020	MKTTL	387,500.00	1,534.19	1,702.19	1,749.95	(47.76)
Residential Improved	2020	MKTTL	387,700.00	1,534.98	1,702.98	1,750.85	(47.87)
Residential Improved	2020	MKTTL	387,900.00	1,535.77	1,703.77	1,751.76	(47.98)
Residential Improved	2020	MKTTL	387,900.00	1,535.77	1,703.77	1,751.76	(47.98)
Residential Improved	2020	MKTTL	388,200.00	1,536.96	1,704.96	1,753.11	(48.15)
Residential Improved	2020	MKTTL	388,200.00	1,536.96	1,704.96	1,753.11	(48.15)
Residential Improved	2020	MKTTL	388,400.00	1,537.75	1,705.75	1,754.01	(48.26)
Residential Improved	2020	MKTTL	388,500.00	1,538.15	1,706.15	1,754.47	(48.32)
Residential Improved	2020	MKTTL	388,500.00	1,538.15	1,706.15	1,754.47	(48.32)
Residential Improved	2020	MKTTL	388,600.00	1,538.55	1,706.55	1,754.92	(48.37)
Residential Improved	2020	MKTTL	388,900.00	1,539.73	1,707.73	1,756.27	(48.54)
Residential Improved	2020	MKTTL	388,900.00	1,539.73	1,707.73	1,756.27	(48.54)
Residential Improved	2020	MKTTL	389,000.00	1,540.13	1,708.13	1,756.72	(48.60)
Residential Improved	2020	MKTTL	389,100.00	1,540.52	1,708.52	1,757.18	(48.65)
Residential Improved	2020	MKTTL	389,400.00	1,541.71	1,709.71	1,758.53	(48.82)
Residential Improved	2020	MKTTL	389,400.00	1,541.71	1,709.71	1,758.53	(48.82)
Residential Improved	2020	MKTTL	389,400.00	1,541.71	1,709.71	1,758.53	(48.82)
Residential Improved	2020	MKTTL	389,500.00	1,542.11	1,710.11	1,758.98	(48.87)
Residential Improved	2020	MKTTL	389,500.00	1,542.11	1,710.11	1,758.98	(48.87)
Residential Improved	2020	MKTTL	389,500.00	1,542.11	1,710.11	1,758.98	(48.87)
Residential Improved	2020	MKTTL	389,500.00	1,542.11	1,710.11	1,758.98	(48.87)
Residential Improved	2020	MKTTL	389,600.00	1,542.50	1,710.50	1,759.43	(48.93)
Residential Improved	2020	MKTTL	389,600.00	1,542.50	1,710.50	1,759.43	(48.93)
Residential Improved	2020	MKTTL	389,600.00	1,542.50	1,710.50	1,759.43	(48.93)
Residential Improved	2020	MKTTL	389,700.00	1,542.90	1,710.90	1,759.89	(48.98)
Residential Improved	2020	MKTTL	389,800.00	1,543.30	1,711.30	1,760.34	(49.04)
Residential Improved	2020	MKTTL	389,900.00	1,543.69	1,711.69	1,760.79	(49.10)
Residential Improved	2020	MKTTL	390,200.00	1,544.88	1,712.88	1,762.14	(49.26)
Residential Improved	2020	MKTTL	390,300.00	1,545.28	1,713.28	1,762.59	(49.32)
Residential Improved	2020	MKTTL	390,300.00	1,545.28	1,713.28	1,762.59	(49.32)
Residential Improved	2020	MKTTL	390,500.00	1,546.07	1,714.07	1,763.50	(49.43)
Residential Improved	2020	MKTTL	390,500.00	1,546.07	1,714.07	1,763.50	(49.43)
Residential Improved	2020	MKTTL	390,500.00	1,546.07	1,714.07	1,763.50	(49.43)
Residential Improved	2020	MKTTL	390,600.00	1,546.46	1,714.46	1,763.95	(49.49)
Residential Improved	2020	MKTTL	390,700.00	1,546.86	1,714.86	1,764.40	(49.54)
Residential Improved	2020	MKTTL	390,900.00	1,547.65	1,715.65	1,765.30	(49.65)
Residential Improved	2020	MKTTL	390,900.00	1,547.65	1,715.65	1,765.30	(49.65)
Residential Improved	2020	MKTTL	391,100.00	1,548.44	1,716.44	1,766.21	(49.76)
Residential Improved	2020	MKTTL	391,200.00	1,548.84	1,716.84	1,766.66	(49.82)
Residential Improved	2020	MKTTL	391,500.00	1,550.03	1,718.03	1,768.01	(49.99)
Agricultural Improved	2020	MKTTL	391,600.00	1,550.42	1,718.42	1,768.47	(50.04)
Residential Improved	2020	MKTTL	391,700.00	1,550.82	1,718.82	1,768.92	(50.10)
Residential Improved	2020	MKTTL	391,700.00	1,550.82	1,718.82	1,768.92	(50.10)
Residential Improved	2020	MKTTL	391,700.00	1,550.82	1,718.82	1,768.92	(50.10)
Residential Improved	2020	MKTTL	391,800.00	1,551.21	1,719.21	1,769.37	(50.15)
Residential Improved	2020	MKTTL	391,800.00	1,551.21	1,719.21	1,769.37	(50.15)
Residential Improved	2020	MKTTL	391,900.00	1,551.61	1,719.61	1,769.82	(50.21)
Residential Improved	2020	MKTTL	391,900.00	1,551.61	1,719.61	1,769.82	(50.21)
Residential Improved	2020	MKTTL	391,900.00	1,551.61	1,719.61	1,769.82	(50.21)
Residential Improved	2020	MKTTL	392,000.00	1,552.01	1,720.01	1,770.27	(50.27)
Residential Improved	2020	MKTTL	392,100.00	1,552.40	1,720.40	1,770.72	(50.32)
Residential Improved	2020	MKTTL	392,100.00	1,552.40	1,720.40	1,770.72	(50.32)
Residential Improved	2020	MKTTL	392,300.00	1,553.19	1,721.19	1,771.63	(50.43)
Residential Improved	2020	MKTTL	392,300.00	1,553.19	1,721.19	1,771.63	(50.43)
Residential Improved	2020	MKTTL	392,400.00	1,553.59	1,721.59	1,772.08	(50.49)
Residential Improved	2020	MKTTL	392,500.00	1,553.99	1,721.99	1,772.53	(50.54)
Residential Improved	2020	MKTTL	392,700.00	1,554.78	1,722.78	1,773.43	(50.66)
Residential Improved	2020	MKTTL	392,800.00	1,555.17	1,723.17	1,773.88	(50.71)
Residential Improved	2020	MKTTL	392,900.00	1,555.57	1,723.57	1,774.34	(50.77)
Residential Improved	2020	MKTTL	392,900.00	1,555.57	1,723.57	1,774.34	(50.77)
Residential Improved	2020	MKTTL	392,900.00	1,555.57	1,723.57	1,774.34	(50.77)
Residential Improved	2020	MKTTL	393,000.00	1,555.97	1,723.97	1,774.79	(50.82)
Residential Improved	2020	MKTTL	393,200.00	1,556.76	1,724.76	1,775.69	(50.93)
Residential Improved	2020	MKTTL	393,300.00	1,557.15	1,725.15	1,776.14	(50.99)
Residential Improved	2020	MKTTL	393,400.00	1,557.55	1,725.55	1,776.59	(51.05)
Residential Improved	2020	MKTTL	393,600.00	1,558.34	1,726.34	1,777.50	(51.16)
Residential Improved	2020	MKTTL	393,700.00	1,558.74	1,726.74	1,777.95	(51.21)
Residential Improved	2020	MKTTL	393,800.00	1,559.13	1,727.13	1,778.40	(51.27)
Residential Improved	2020	MKTTL	393,900.00	1,559.53	1,727.53	1,778.85	(51.32)
Residential Improved	2020	MKTTL	394,100.00	1,560.32	1,728.32	1,779.76	(51.43)
Residential Improved	2020	MKTTL	394,300.00	1,561.11	1,729.11	1,780.66	(51.55)

Residential Improved	2020	MKTTL	394,300.00	1,561.11	1,729.11	1,780.66	(51.55)
Residential Improved	2020	MKTTL	394,400.00	1,561.51	1,729.51	1,781.11	(51.60)
Residential Improved	2020	MKTTL	394,500.00	1,561.90	1,729.90	1,781.56	(51.66)
Agricultural Improved	2020	MKTTL	394,900.00	1,563.49	1,731.49	1,783.37	(51.88)
Residential Improved	2020	MKTTL	394,900.00	1,563.49	1,731.49	1,783.37	(51.88)
Residential Improved	2020	MKTTL	394,900.00	1,563.49	1,731.49	1,783.37	(51.88)
Tax Exempt	2020	MKTTL	394,900.00	0.00		168.00	
Residential Improved	2020	MKTTL	395,000.00	1,563.88	1,731.88	1,783.82	(51.94)
Residential Improved	2020	MKTTL	395,000.00	1,563.88	1,731.88	1,783.82	(51.94)
Residential Improved	2020	MKTTL	395,000.00	1,563.88	1,731.88	1,783.82	(51.94)
Residential Improved	2020	MKTTL	395,000.00	1,563.88	1,731.88	1,783.82	(51.94)
Residential Improved	2020	MKTTL	395,100.00	1,564.28	1,732.28	1,784.27	(51.99)
Residential Improved	2020	MKTTL	395,100.00	1,564.28	1,732.28	1,784.27	(51.99)
Residential Improved	2020	MKTTL	395,200.00	1,564.68	1,732.68	1,784.72	(52.05)
Residential Improved	2020	MKTTL	395,200.00	1,564.68	1,732.68	1,784.72	(52.05)
Residential Improved	2020	MKTTL	395,400.00	1,565.47	1,733.47	1,785.63	(52.16)
Residential Improved	2020	MKTTL	395,500.00	1,565.86	1,733.86	1,786.08	(52.21)
Residential Improved	2020	MKTTL	395,600.00	1,566.26	1,734.26	1,786.53	(52.27)
Residential Improved	2020	MKTTL	395,700.00	1,566.66	1,734.66	1,786.98	(52.33)
Residential Improved	2020	MKTTL	395,700.00	1,566.66	1,734.66	1,786.98	(52.33)
Residential Improved	2020	MKTTL	395,700.00	1,566.66	1,734.66	1,786.98	(52.33)
Residential Improved	2020	MKTTL	395,800.00	1,567.05	1,735.05	1,787.43	(52.38)
Residential Improved	2020	MKTTL	395,900.00	1,567.45	1,735.45	1,787.88	(52.44)
Residential Improved	2020	MKTTL	396,000.00	1,567.84	1,735.84	1,788.34	(52.49)
Residential Improved	2020	MKTTL	396,200.00	1,568.64	1,736.64	1,789.24	(52.60)
Commercial Industrial Improved	2020	MKTTL	396,600.00	1,570.22	1,738.22	1,791.05	(52.83)
Residential Improved	2020	MKTTL	396,600.00	1,570.22	1,738.22	1,791.05	(52.83)
Residential Improved	2020	MKTTL	396,700.00	1,570.61	1,738.61	1,791.50	(52.88)
Residential Improved	2020	MKTTL	396,900.00	1,571.41	1,739.41	1,792.40	(52.99)
Residential Improved	2020	MKTTL	397,100.00	1,572.20	1,740.20	1,793.30	(53.11)
Residential Improved	2020	MKTTL	397,200.00	1,572.59	1,740.59	1,793.76	(53.16)
Residential Improved	2020	MKTTL	397,400.00	1,573.39	1,741.39	1,794.66	(53.27)
Residential Improved	2020	MKTTL	397,500.00	1,573.78	1,741.78	1,795.11	(53.33)
Residential Improved	2020	MKTTL	397,500.00	1,573.78	1,741.78	1,795.11	(53.33)
Residential Improved	2020	MKTTL	397,700.00	1,574.57	1,742.57	1,796.01	(53.44)
Residential Improved	2020	MKTTL	397,700.00	1,574.57	1,742.57	1,796.01	(53.44)
Residential Improved	2020	MKTTL	397,700.00	1,574.57	1,742.57	1,796.01	(53.44)
Residential Improved	2020	MKTTL	397,800.00	1,574.97	1,742.97	1,796.46	(53.50)
Residential Improved	2020	MKTTL	397,800.00	1,574.97	1,742.97	1,796.46	(53.50)
Residential Improved	2020	MKTTL	397,900.00	1,575.37	1,743.37	1,796.92	(53.55)
Residential Improved	2020	MKTTL	398,200.00	1,576.55	1,744.55	1,798.27	(53.72)
Residential Improved	2020	MKTTL	398,400.00	1,577.35	1,745.35	1,799.17	(53.83)
Residential Improved	2020	MKTTL	398,500.00	1,577.74	1,745.74	1,799.63	(53.88)
Residential Improved	2020	MKTTL	398,600.00	1,578.14	1,746.14	1,800.08	(53.94)
Residential Improved	2020	MKTTL	398,600.00	1,578.14	1,746.14	1,800.08	(53.94)
Residential Improved	2020	MKTTL	398,900.00	1,579.32	1,747.32	1,801.43	(54.11)
Residential Improved	2020	MKTTL	399,000.00	1,579.72	1,747.72	1,801.88	(54.16)
Residential Improved	2020	MKTTL	399,500.00	1,581.70	1,749.70	1,804.14	(54.44)
Residential Improved	2020	MKTTL	399,600.00	1,582.10	1,750.10	1,804.59	(54.50)
Residential Improved	2020	MKTTL	399,800.00	1,582.89	1,750.89	1,805.50	(54.61)
Residential Improved	2020	MKTTL	400,100.00	1,584.08	1,752.08	1,806.85	(54.78)
Residential Improved	2020	MKTTL	400,200.00	1,584.47	1,752.47	1,807.30	(54.83)
Residential Improved	2020	MKTTL	400,200.00	1,584.47	1,752.47	1,807.30	(54.83)
Residential Improved	2020	MKTTL	400,300.00	1,584.87	1,752.87	1,807.75	(54.89)
Residential Improved	2020	MKTTL	400,400.00	1,585.26	1,753.26	1,808.21	(54.94)
Residential Improved	2020	MKTTL	400,400.00	1,585.26	1,753.26	1,808.21	(54.94)
Residential Improved	2020	MKTTL	400,400.00	1,585.26	1,753.26	1,808.21	(54.94)
Residential Improved	2020	MKTTL	400,700.00	1,586.45	1,754.45	1,809.56	(55.11)
Residential Improved	2020	MKTTL	400,700.00	1,586.45	1,754.45	1,809.56	(55.11)
Residential Improved	2020	MKTTL	400,900.00	1,587.24	1,755.24	1,810.46	(55.22)
Residential Improved	2020	MKTTL	401,100.00	1,588.04	1,756.04	1,811.37	(55.33)
Residential Improved	2020	MKTTL	401,100.00	1,588.04	1,756.04	1,811.37	(55.33)
Residential Improved	2020	MKTTL	401,200.00	1,588.43	1,756.43	1,811.82	(55.39)
Residential Improved	2020	MKTTL	401,200.00	1,588.43	1,756.43	1,811.82	(55.39)
Residential Improved	2020	MKTTL	401,200.00	1,588.43	1,756.43	1,811.82	(55.39)
Residential Improved	2020	MKTTL	401,600.00	1,590.01	1,758.01	1,813.63	(55.61)
Residential Improved	2020	MKTTL	401,800.00	1,590.81	1,758.81	1,814.53	(55.72)
Residential Improved	2020	MKTTL	401,900.00	1,591.20	1,759.20	1,814.98	(55.78)
Residential Improved	2020	MKTTL	402,000.00	1,591.60	1,759.60	1,815.43	(55.83)
Residential Improved	2020	MKTTL	402,000.00	1,591.60	1,759.60	1,815.43	(55.83)
Residential Improved	2020	MKTTL	402,200.00	1,592.39	1,760.39	1,816.34	(55.94)
Residential Improved	2020	MKTTL	402,400.00	1,593.18	1,761.18	1,817.24	(56.06)
Residential Improved	2020	MKTTL	402,500.00	1,593.58	1,761.58	1,817.69	(56.11)
Residential Improved	2020	MKTTL	402,700.00	1,594.37	1,762.37	1,818.59	(56.22)
Residential Improved	2020	MKTTL	402,700.00	1,594.37	1,762.37	1,818.59	(56.22)
Residential Improved	2020	MKTTL	402,900.00	1,595.16	1,763.16	1,819.50	(56.33)
Residential Improved	2020	MKTTL	403,500.00	1,597.54	1,765.54	1,822.21	(56.67)

Residential Improved	2020	MKTTL	403,600.00	1,597.93	1,765.93	1,822.66	(56.72)
Residential Improved	2020	MKTTL	403,700.00	1,598.33	1,766.33	1,823.11	(56.78)
Residential Improved	2020	MKTTL	403,800.00	1,598.72	1,766.72	1,823.56	(56.84)
Residential Improved	2020	MKTTL	403,800.00	1,598.72	1,766.72	1,823.56	(56.84)
Residential Improved	2020	MKTTL	403,900.00	1,599.12	1,767.12	1,824.01	(56.89)
Residential Improved	2020	MKTTL	403,900.00	1,599.12	1,767.12	1,824.01	(56.89)
Residential Improved	2020	MKTTL	404,000.00	1,599.52	1,767.52	1,824.46	(56.95)
Residential Improved	2020	MKTTL	404,000.00	1,599.52	1,767.52	1,824.46	(56.95)
Residential Improved	2020	MKTTL	404,100.00	1,600.70	1,768.70	1,825.82	(57.11)
Residential Improved	2020	MKTTL	404,100.00	1,601.89	1,769.89	1,827.17	(57.28)
Residential Improved	2020	MKTTL	405,000.00	1,603.48	1,771.48	1,828.98	(57.50)
Residential Improved	2020	MKTTL	405,100.00	1,603.87	1,771.87	1,829.43	(57.56)
Residential Improved	2020	MKTTL	405,200.00	1,604.27	1,772.27	1,829.88	(57.62)
Utility	2020	MKTTL	405,200.00	1,604.27	1,772.27	1,829.88	(57.62)
Residential Improved	2020	MKTTL	405,300.00	1,604.66	1,772.66	1,830.33	(57.67)
Residential Improved	2020	MKTTL	405,300.00	1,604.66	1,772.66	1,830.33	(57.67)
Residential Improved	2020	MKTTL	405,400.00	1,605.06	1,773.06	1,830.79	(57.73)
Residential Improved	2020	MKTTL	405,400.00	1,605.06	1,773.06	1,830.79	(57.73)
Residential Improved	2020	MKTTL	405,500.00	1,605.46	1,773.46	1,831.24	(57.78)
Residential Improved	2020	MKTTL	405,500.00	1,605.46	1,773.46	1,831.24	(57.78)
Residential Improved	2020	MKTTL	405,700.00	1,606.25	1,774.25	1,832.14	(57.89)
Residential Improved	2020	MKTTL	405,900.00	1,607.04	1,775.04	1,833.04	(58.01)
Residential Improved	2020	MKTTL	406,100.00	1,607.83	1,775.83	1,833.95	(58.12)
Residential Improved	2020	MKTTL	406,400.00	1,609.02	1,777.02	1,835.30	(58.28)
Residential Improved	2020	MKTTL	406,400.00	1,609.02	1,777.02	1,835.30	(58.28)
Residential Improved	2020	MKTTL	406,400.00	1,609.02	1,777.02	1,835.30	(58.28)
Residential Improved	2020	MKTTL	406,700.00	1,610.21	1,778.21	1,836.66	(58.45)
Residential Improved	2020	MKTTL	406,700.00	1,610.21	1,778.21	1,836.66	(58.45)
Residential Improved	2020	MKTTL	407,000.00	1,611.39	1,779.39	1,838.01	(58.62)
Residential Improved	2020	MKTTL	407,200.00	1,612.19	1,780.19	1,838.92	(58.73)
Residential Improved	2020	MKTTL	407,300.00	1,612.58	1,780.58	1,839.37	(58.78)
Residential Improved	2020	MKTTL	407,400.00	1,612.98	1,780.98	1,839.82	(58.84)
Residential Improved	2020	MKTTL	407,500.00	1,613.37	1,781.37	1,840.27	(58.90)
Residential Improved	2020	MKTTL	407,800.00	1,614.56	1,782.56	1,841.62	(59.06)
Residential Improved	2020	MKTTL	408,400.00	1,616.94	1,784.94	1,844.33	(59.40)
Residential Improved	2020	MKTTL	408,600.00	1,617.73	1,785.73	1,845.24	(59.51)
Residential Improved	2020	MKTTL	408,700.00	1,618.13	1,786.13	1,845.69	(59.56)
Residential Improved	2020	MKTTL	408,900.00	1,618.92	1,786.92	1,846.59	(59.68)
Residential Improved	2020	MKTTL	409,000.00	1,619.31	1,787.31	1,847.04	(59.73)
Residential Improved	2020	MKTTL	409,100.00	1,619.71	1,787.71	1,847.50	(59.79)
Residential Improved	2020	MKTTL	409,100.00	1,619.71	1,787.71	1,847.50	(59.79)
Residential Improved	2020	MKTTL	409,100.00	1,619.71	1,787.71	1,847.50	(59.79)
Residential Improved	2020	MKTTL	409,200.00	1,620.10	1,788.10	1,847.95	(59.84)
Residential Improved	2020	MKTTL	409,300.00	1,620.50	1,788.50	1,848.40	(59.90)
Residential Improved	2020	MKTTL	409,500.00	1,621.29	1,789.29	1,849.30	(60.01)
Residential Improved	2020	MKTTL	409,600.00	1,621.69	1,789.69	1,849.75	(60.07)
Residential Improved	2020	MKTTL	409,700.00	1,622.08	1,790.08	1,850.21	(60.12)
Residential Improved	2020	MKTTL	409,900.00	1,622.88	1,790.88	1,851.11	(60.23)
Residential Improved	2020	MKTTL	409,900.00	1,622.88	1,790.88	1,851.11	(60.23)
Residential Improved	2020	MKTTL	409,900.00	1,622.88	1,790.88	1,851.11	(60.23)
Residential Improved	2020	MKTTL	410,000.00	1,623.27	1,791.27	1,851.56	(60.29)
Residential Improved	2020	MKTTL	410,000.00	1,623.27	1,791.27	1,851.56	(60.29)
Residential Improved	2020	MKTTL	410,100.00	1,623.67	1,791.67	1,852.01	(60.34)
Residential Improved	2020	MKTTL	410,300.00	1,624.46	1,792.46	1,852.91	(60.46)
Residential Improved	2020	MKTTL	410,400.00	1,624.86	1,792.86	1,853.37	(60.51)
Residential Improved	2020	MKTTL	410,400.00	1,624.86	1,792.86	1,853.37	(60.51)
Residential Improved	2020	MKTTL	410,500.00	1,625.25	1,793.25	1,853.82	(60.57)
Residential Improved	2020	MKTTL	410,600.00	1,625.65	1,793.65	1,854.27	(60.62)
Residential Improved	2020	MKTTL	410,700.00	1,626.04	1,794.04	1,854.72	(60.68)
Residential Improved	2020	MKTTL	410,900.00	1,626.84	1,794.84	1,855.62	(60.79)
Residential Improved	2020	MKTTL	411,000.00	1,627.23	1,795.23	1,856.08	(60.84)
Tax Exempt	2020	MKTTL	411,000.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	411,200.00	1,628.02	1,796.02	1,856.98	(60.96)
Residential Improved	2020	MKTTL	411,200.00	1,628.02	1,796.02	1,856.98	(60.96)
Residential Improved	2020	MKTTL	411,500.00	1,629.21	1,797.21	1,858.33	(61.12)
Commercial Industrial Improved	2020	MKTTL	411,600.00	1,629.61	1,797.61	1,858.79	(61.18)
Residential Improved	2020	MKTTL	411,600.00	1,629.61	1,797.61	1,858.79	(61.18)
Residential Improved	2020	MKTTL	411,700.00	1,630.00	1,798.00	1,859.24	(61.23)
Residential Improved	2020	MKTTL	411,800.00	1,630.40	1,798.40	1,859.69	(61.29)
Residential Improved	2020	MKTTL	412,000.00	1,631.19	1,799.19	1,860.59	(61.40)
Residential Improved	2020	MKTTL	412,000.00	1,631.19	1,799.19	1,860.59	(61.40)
Residential Improved	2020	MKTTL	412,200.00	1,631.98	1,799.98	1,861.50	(61.51)
Commercial Industrial Improved	2020	MKTTL	412,600.00	1,633.57	1,801.57	1,863.30	(61.74)
Residential Improved	2020	MKTTL	412,600.00	1,633.57	1,801.57	1,863.30	(61.74)
Residential Improved	2020	MKTTL	412,600.00	1,633.57	1,801.57	1,863.30	(61.74)
Residential Improved	2020	MKTTL	412,700.00	1,633.96	1,801.96	1,863.75	(61.79)
Residential Improved	2020	MKTTL	412,700.00	1,633.96	1,801.96	1,863.75	(61.79)
Residential Improved	2020	MKTTL	412,700.00	1,633.96	1,801.96	1,863.75	(61.79)
Residential Improved	2020	MKTTL	412,700.00	1,633.96	1,801.96	1,863.75	(61.79)
Residential Improved	2020	MKTTL	413,000.00	1,635.15	1,803.15	1,865.11	(61.96)

Residential Improved	2020	MKTTL	413,000.00	1,635.15	1,803.15	1,865.11	(61.96)
Residential Improved	2020	MKTTL	413,300.00	1,636.34	1,804.34	1,866.46	(62.13)
Residential Improved	2020	MKTTL	413,700.00	1,637.92	1,805.92	1,868.27	(62.35)
Residential Improved	2020	MKTTL	413,800.00	1,638.32	1,806.32	1,868.72	(62.40)
Residential Improved	2020	MKTTL	413,800.00	1,638.32	1,806.32	1,868.72	(62.40)
Residential Improved	2020	MKTTL	414,000.00	1,639.11	1,807.11	1,869.62	(62.52)
Residential Improved	2020	MKTTL	414,300.00	1,640.30	1,808.30	1,870.98	(62.68)
Residential Improved	2020	MKTTL	414,300.00	1,640.30	1,808.30	1,870.98	(62.68)
Residential Improved	2020	MKTTL	414,800.00	1,642.28	1,810.28	1,873.24	(62.96)
Residential Improved	2020	MKTTL	415,200.00	1,643.86	1,811.86	1,875.04	(63.18)
Residential Improved	2020	MKTTL	415,300.00	1,644.26	1,812.26	1,875.49	(63.24)
Residential Improved	2020	MKTTL	415,800.00	1,646.24	1,814.24	1,877.75	(63.52)
Residential Improved	2020	MKTTL	415,900.00	1,646.63	1,814.63	1,878.20	(63.57)
Residential Improved	2020	MKTTL	416,200.00	1,647.82	1,815.82	1,879.56	(63.74)
Commercial Industrial Improved	2020	MKTTL	416,300.00	1,648.21	1,816.21	1,880.01	(63.80)
Residential Improved	2020	MKTTL	416,500.00	1,649.01	1,817.01	1,880.91	(63.91)
Agricultural Improved	2020	MKTTL	416,700.00	1,649.80	1,817.80	1,881.82	(64.02)
Residential Improved	2020	MKTTL	416,700.00	1,649.80	1,817.80	1,881.82	(64.02)
Residential Improved	2020	MKTTL	417,200.00	1,651.78	1,819.78	1,884.08	(64.30)
Residential Improved	2020	MKTTL	417,400.00	1,652.57	1,820.57	1,884.98	(64.41)
Residential Improved	2020	MKTTL	417,900.00	1,654.55	1,822.55	1,887.24	(64.69)
Residential Improved	2020	MKTTL	418,800.00	1,658.11	1,826.11	1,891.30	(65.19)
Residential Improved	2020	MKTTL	419,100.00	1,659.30	1,827.30	1,892.66	(65.35)
Residential Improved	2020	MKTTL	419,100.00	1,659.30	1,827.30	1,892.66	(65.35)
Residential Improved	2020	MKTTL	419,200.00	1,659.70	1,827.70	1,893.11	(65.41)
Residential Improved	2020	MKTTL	419,400.00	1,660.49	1,828.49	1,894.01	(65.52)
Agricultural Improved	2020	MKTTL	419,500.00	1,660.88	1,828.88	1,894.46	(65.58)
Commercial Industrial Improved	2020	MKTTL	419,500.00	1,660.88	1,828.88	1,894.46	(65.58)
Residential Improved	2020	MKTTL	419,500.00	1,660.88	1,828.88	1,894.46	(65.58)
Residential Improved	2020	MKTTL	420,000.00	1,662.86	1,830.86	1,896.72	(65.86)
Residential Improved	2020	MKTTL	420,100.00	1,663.26	1,831.26	1,897.17	(65.91)
Residential Improved	2020	MKTTL	420,300.00	1,664.05	1,832.05	1,898.07	(66.02)
Residential Improved	2020	MKTTL	420,300.00	1,664.05	1,832.05	1,898.07	(66.02)
Residential Improved	2020	MKTTL	420,500.00	1,664.84	1,832.84	1,898.98	(66.13)
Residential Improved	2020	MKTTL	420,600.00	1,665.24	1,833.24	1,899.43	(66.19)
Residential Improved	2020	MKTTL	420,700.00	1,665.64	1,833.64	1,899.88	(66.25)
Residential Improved	2020	MKTTL	420,800.00	1,666.03	1,834.03	1,900.33	(66.30)
Residential Improved	2020	MKTTL	421,200.00	1,667.62	1,835.62	1,902.14	(66.52)
Residential Improved	2020	MKTTL	421,300.00	1,668.01	1,836.01	1,902.59	(66.58)
Agricultural Improved	2020	MKTTL	421,500.00	1,668.80	1,836.80	1,903.49	(66.69)
Residential Improved	2020	MKTTL	421,500.00	1,668.80	1,836.80	1,903.49	(66.69)
Residential Improved	2020	MKTTL	421,600.00	1,669.20	1,837.20	1,903.95	(66.75)
Residential Improved	2020	MKTTL	422,400.00	1,672.37	1,840.37	1,907.56	(67.19)
Residential Improved	2020	MKTTL	422,700.00	1,673.55	1,841.55	1,908.91	(67.36)
Residential Improved	2020	MKTTL	422,800.00	1,673.95	1,841.95	1,909.36	(67.42)
Residential Improved	2020	MKTTL	422,900.00	1,674.35	1,842.35	1,909.82	(67.47)
Commercial Industrial Improved	2020	MKTTL	423,100.00	1,675.14	1,843.14	1,910.72	(67.58)
Residential Improved	2020	MKTTL	423,100.00	1,675.14	1,843.14	1,910.72	(67.58)
Residential Improved	2020	MKTTL	423,300.00	1,675.93	1,843.93	1,911.62	(67.69)
Residential Improved	2020	MKTTL	423,900.00	1,678.30	1,846.30	1,914.33	(68.03)
Residential Improved	2020	MKTTL	423,900.00	1,678.30	1,846.30	1,914.33	(68.03)
Residential Improved	2020	MKTTL	424,600.00	1,681.08	1,849.08	1,917.49	(68.42)
Residential Improved	2020	MKTTL	424,600.00	1,681.08	1,849.08	1,917.49	(68.42)
Tax Exempt	2020	MKTTL	424,700.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	425,300.00	1,683.85	1,851.85	1,920.65	(68.81)
Residential Improved	2020	MKTTL	425,500.00	1,684.64	1,852.64	1,921.56	(68.92)
Residential Improved	2020	MKTTL	425,600.00	1,685.04	1,853.04	1,922.01	(68.97)
Residential Improved	2020	MKTTL	425,700.00	1,685.43	1,853.43	1,922.46	(69.03)
Commercial Industrial Improved	2020	MKTTL	425,800.00	1,685.83	1,853.83	1,922.91	(69.09)
Residential Improved	2020	MKTTL	426,400.00	1,688.20	1,856.20	1,925.62	(69.42)
Commercial Industrial Improved	2020	MKTTL	426,500.00	1,688.60	1,856.60	1,926.07	(69.48)
Residential Improved	2020	MKTTL	426,600.00	1,688.99	1,856.99	1,926.53	(69.53)
Residential Improved	2020	MKTTL	426,700.00	1,689.39	1,857.39	1,926.98	(69.59)
Residential Improved	2020	MKTTL	427,100.00	1,690.97	1,858.97	1,928.78	(69.81)
Residential Improved	2020	MKTTL	427,500.00	1,692.56	1,860.56	1,930.59	(70.03)
Residential Improved	2020	MKTTL	427,500.00	1,692.56	1,860.56	1,930.59	(70.03)
Residential Improved	2020	MKTTL	427,700.00	1,693.35	1,861.35	1,931.49	(70.14)
Residential Improved	2020	MKTTL	427,800.00	1,693.75	1,861.75	1,931.94	(70.20)
Residential Improved	2020	MKTTL	428,000.00	1,694.54	1,862.54	1,932.85	(70.31)
Residential Improved	2020	MKTTL	428,000.00	1,694.54	1,862.54	1,932.85	(70.31)
Residential Improved	2020	MKTTL	428,100.00	1,694.93	1,862.93	1,933.30	(70.37)
Residential Improved	2020	MKTTL	428,600.00	1,696.91	1,864.91	1,935.56	(70.64)
Residential Improved	2020	MKTTL	428,700.00	1,697.31	1,865.31	1,936.01	(70.70)
Residential Improved	2020	MKTTL	428,800.00	1,697.70	1,865.70	1,936.46	(70.76)
Residential Improved	2020	MKTTL	428,900.00	1,698.10	1,866.10	1,936.91	(70.81)

Residential Improved	2020	MKTTL	429,000.00	1,698.50	1,866.50	1,937.36	(70.87)
Residential Improved	2020	MKTTL	429,200.00	1,699.29	1,867.29	1,938.27	(70.98)
Residential Improved	2020	MKTTL	429,500.00	1,700.48	1,868.48	1,939.62	(71.15)
Residential Improved	2020	MKTTL	429,600.00	1,700.87	1,868.87	1,940.07	(71.20)
Residential Improved	2020	MKTTL	430,100.00	1,702.85	1,870.85	1,942.33	(71.48)
Residential Improved	2020	MKTTL	430,100.00	1,702.85	1,870.85	1,942.33	(71.48)
Residential Improved	2020	MKTTL	430,200.00	1,703.25	1,871.25	1,942.78	(71.54)
Residential Improved	2020	MKTTL	430,200.00	1,703.25	1,871.25	1,942.78	(71.54)
Residential Improved	2020	MKTTL	430,300.00	1,703.64	1,871.64	1,943.23	(71.59)
Residential Improved	2020	MKTTL	430,700.00	1,705.23	1,873.23	1,945.04	(71.81)
Residential Improved	2020	MKTTL	431,000.00	1,706.42	1,874.42	1,946.40	(71.98)
Residential Improved	2020	MKTTL	431,100.00	1,706.81	1,874.81	1,946.85	(72.04)
Residential Improved	2020	MKTTL	431,200.00	1,707.21	1,875.21	1,947.30	(72.09)
Residential Improved	2020	MKTTL	431,400.00	1,708.00	1,876.00	1,948.20	(72.20)
Residential Improved	2020	MKTTL	431,500.00	1,708.39	1,876.39	1,948.65	(72.26)
Residential Improved	2020	MKTTL	431,500.00	1,708.39	1,876.39	1,948.65	(72.26)
Residential Improved	2020	MKTTL	431,700.00	1,709.19	1,877.19	1,949.56	(72.37)
Residential Improved	2020	MKTTL	431,800.00	1,709.58	1,877.58	1,950.01	(72.43)
Residential Improved	2020	MKTTL	432,200.00	1,711.17	1,879.17	1,951.82	(72.65)
Residential Improved	2020	MKTTL	432,400.00	1,711.96	1,879.96	1,952.72	(72.76)
Residential Improved	2020	MKTTL	433,000.00	1,714.33	1,882.33	1,955.43	(73.09)
Residential Improved	2020	MKTTL	433,200.00	1,715.13	1,883.13	1,956.33	(73.21)
Residential Improved	2020	MKTTL	433,200.00	1,715.13	1,883.13	1,956.33	(73.21)
Residential Improved	2020	MKTTL	433,300.00	1,715.52	1,883.52	1,956.78	(73.26)
Residential Improved	2020	MKTTL	433,300.00	1,715.52	1,883.52	1,956.78	(73.26)
Residential Improved	2020	MKTTL	433,500.00	1,716.31	1,884.31	1,957.69	(73.37)
Residential Improved	2020	MKTTL	433,700.00	1,717.11	1,885.11	1,958.59	(73.48)
Residential Improved	2020	MKTTL	433,800.00	1,717.50	1,885.50	1,959.04	(73.54)
Residential Improved	2020	MKTTL	433,800.00	1,717.50	1,885.50	1,959.04	(73.54)
Residential Improved	2020	MKTTL	433,900.00	1,717.90	1,885.90	1,959.49	(73.60)
Residential Improved	2020	MKTTL	434,000.00	1,718.29	1,886.29	1,959.94	(73.65)
Residential Improved	2020	MKTTL	435,000.00	1,722.25	1,890.25	1,964.46	(74.21)
Residential Improved	2020	MKTTL	435,100.00	1,722.65	1,890.65	1,964.91	(74.26)
Residential Improved	2020	MKTTL	435,200.00	1,723.04	1,891.04	1,965.36	(74.32)
Residential Improved	2020	MKTTL	435,300.00	1,723.44	1,891.44	1,965.81	(74.38)
Residential Improved	2020	MKTTL	435,400.00	1,723.84	1,891.84	1,966.27	(74.43)
Commercial Industrial Improved	2020	MKTTL	435,700.00	1,725.02	1,893.02	1,967.62	(74.60)
Residential Improved	2020	MKTTL	435,700.00	1,725.02	1,893.02	1,967.62	(74.60)
Residential Improved	2020	MKTTL	435,800.00	1,725.42	1,893.42	1,968.07	(74.65)
Residential Improved	2020	MKTTL	435,900.00	1,725.82	1,893.82	1,968.52	(74.71)
Residential Improved	2020	MKTTL	436,000.00	1,726.21	1,894.21	1,968.98	(74.76)
Residential Improved	2020	MKTTL	436,500.00	1,728.19	1,896.19	1,971.23	(75.04)
Residential Improved	2020	MKTTL	436,800.00	1,729.38	1,897.38	1,972.59	(75.21)
Residential Improved	2020	MKTTL	437,400.00	1,731.75	1,899.75	1,975.30	(75.54)
Residential Improved	2020	MKTTL	437,500.00	1,732.15	1,900.15	1,975.75	(75.60)
Residential Improved	2020	MKTTL	437,900.00	1,733.73	1,901.73	1,977.56	(75.82)
Commercial Industrial Improved	2020	MKTTL	438,200.00	1,734.92	1,902.92	1,978.91	(75.99)
Residential Improved	2020	MKTTL	438,700.00	1,736.90	1,904.90	1,981.17	(76.27)
Residential Improved	2020	MKTTL	438,800.00	1,737.30	1,905.30	1,981.62	(76.32)
Residential Improved	2020	MKTTL	439,000.00	1,738.09	1,906.09	1,982.52	(76.44)
Agricultural Improved	2020	MKTTL	439,100.00	1,738.48	1,906.48	1,982.98	(76.49)
Residential Improved	2020	MKTTL	439,200.00	1,738.88	1,906.88	1,983.43	(76.55)
Residential Improved	2020	MKTTL	439,400.00	1,739.67	1,907.67	1,984.33	(76.66)
Residential Improved	2020	MKTTL	439,800.00	1,741.26	1,909.26	1,986.14	(76.88)
Residential Improved	2020	MKTTL	440,000.00	1,742.05	1,910.05	1,987.04	(76.99)
Residential Improved	2020	MKTTL	440,000.00	1,742.05	1,910.05	1,987.04	(76.99)
Residential Improved	2020	MKTTL	440,100.00	1,742.44	1,910.44	1,987.49	(77.05)
Commercial Industrial Improved	2020	MKTTL	440,400.00	1,743.63	1,911.63	1,988.85	(77.21)
Residential Improved	2020	MKTTL	440,600.00	1,744.42	1,912.42	1,989.75	(77.33)
Commercial Industrial Improved	2020	MKTTL	441,000.00	1,746.01	1,914.01	1,991.56	(77.55)
Residential Improved	2020	MKTTL	441,000.00	1,746.01	1,914.01	1,991.56	(77.55)
Residential Improved	2020	MKTTL	441,200.00	1,746.80	1,914.80	1,992.46	(77.66)
Residential Improved	2020	MKTTL	441,300.00	1,747.19	1,915.19	1,992.91	(77.72)
Residential Improved	2020	MKTTL	441,600.00	1,748.38	1,916.38	1,994.27	(77.88)
Residential Improved	2020	MKTTL	441,800.00	1,749.17	1,917.17	1,995.17	(77.99)
Residential Improved	2020	MKTTL	442,900.00	1,753.53	1,921.53	2,000.14	(78.61)
Residential Improved	2020	MKTTL	443,500.00	1,755.91	1,923.91	2,002.85	(78.94)
Residential Improved	2020	MKTTL	443,700.00	1,756.70	1,924.70	2,003.75	(79.05)
Residential Improved	2020	MKTTL	443,800.00	1,757.09	1,925.09	2,004.20	(79.11)
Residential Improved	2020	MKTTL	444,100.00	1,758.28	1,926.28	2,005.56	(79.27)
Residential Improved	2020	MKTTL	444,100.00	1,758.28	1,926.28	2,005.56	(79.27)
Commercial Industrial Improved	2020	MKTTL	444,600.00	1,760.26	1,928.26	2,007.81	(79.55)
Residential Improved	2020	MKTTL	444,700.00	1,760.66	1,928.66	2,008.27	(79.61)
Residential Improved	2020	MKTTL	446,200.00	1,766.60	1,934.60	2,015.04	(80.44)

Residential Improved	2020	MKTTL	446,600.00	1,768.18	1,936.18	2,016.85	(80.67)
Agricultural Improved	2020	MKTTL	446,900.00	1,769.37	1,937.37	2,018.20	(80.83)
Residential Improved	2020	MKTTL	447,500.00	1,771.74	1,939.74	2,020.91	(81.17)
Residential Improved	2020	MKTTL	448,300.00	1,774.91	1,942.91	2,024.52	(81.61)
Residential Improved	2020	MKTTL	449,600.00	1,780.06	1,948.06	2,030.39	(82.34)
Residential Improved	2020	MKTTL	449,600.00	1,780.06	1,948.06	2,030.39	(82.34)
Residential Improved	2020	MKTTL	450,300.00	1,782.83	1,950.83	2,033.55	(82.73)
Residential Improved	2020	MKTTL	450,300.00	1,782.83	1,950.83	2,033.55	(82.73)
Residential Improved	2020	MKTTL	450,400.00	1,783.22	1,951.22	2,034.01	(82.78)
Residential Improved	2020	MKTTL	450,600.00	1,784.02	1,952.02	2,034.91	(82.89)
Residential Improved	2020	MKTTL	450,700.00	1,784.41	1,952.41	2,035.36	(82.95)
Residential Improved	2020	MKTTL	451,200.00	1,786.39	1,954.39	2,037.62	(83.23)
Residential Improved	2020	MKTTL	451,400.00	1,787.18	1,955.18	2,038.52	(83.34)
Residential Improved	2020	MKTTL	451,700.00	1,788.37	1,956.37	2,039.88	(83.51)
Residential Improved	2020	MKTTL	452,200.00	1,790.35	1,958.35	2,042.14	(83.78)
Residential Improved	2020	MKTTL	452,300.00	1,790.75	1,958.75	2,042.59	(83.84)
Residential Improved	2020	MKTTL	452,400.00	1,791.14	1,959.14	2,043.04	(83.90)
Tax Exempt	2020	MKTTL	452,500.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	452,900.00	1,793.12	1,961.12	2,045.30	(84.17)
Residential Improved	2020	MKTTL	453,300.00	1,794.71	1,962.71	2,047.10	(84.40)
Residential Improved	2020	MKTTL	454,100.00	1,797.87	1,965.87	2,050.72	(84.84)
Residential Improved	2020	MKTTL	454,300.00	1,798.66	1,966.66	2,051.62	(84.95)
Residential Improved	2020	MKTTL	454,400.00	1,799.06	1,967.06	2,052.07	(85.01)
Residential Improved	2020	MKTTL	454,400.00	1,799.06	1,967.06	2,052.07	(85.01)
Commercial Industrial Improved	2020	MKTTL	454,900.00	1,801.04	1,969.04	2,054.33	(85.29)
Residential Improved	2020	MKTTL	455,600.00	1,803.81	1,971.81	2,057.49	(85.68)
Residential Improved	2020	MKTTL	455,700.00	1,804.21	1,972.21	2,057.94	(85.73)
Commercial Industrial Improved	2020	MKTTL	455,800.00	1,804.60	1,972.60	2,058.39	(85.79)
Residential Improved	2020	MKTTL	455,800.00	1,804.60	1,972.60	2,058.39	(85.79)
Residential Improved	2020	MKTTL	456,800.00	1,808.56	1,976.56	2,062.91	(86.35)
Residential Improved	2020	MKTTL	457,000.00	1,809.35	1,977.35	2,063.81	(86.46)
Commercial Industrial Improved	2020	MKTTL	457,100.00	1,809.75	1,977.75	2,064.26	(86.51)
Residential Improved	2020	MKTTL	457,100.00	1,809.75	1,977.75	2,064.26	(86.51)
Residential Improved	2020	MKTTL	457,300.00	1,810.54	1,978.54	2,065.17	(86.62)
Residential Improved	2020	MKTTL	457,500.00	1,811.33	1,979.33	2,066.07	(86.74)
Residential Improved	2020	MKTTL	458,000.00	1,813.31	1,981.31	2,068.33	(87.01)
Residential Improved	2020	MKTTL	458,100.00	1,813.71	1,981.71	2,068.78	(87.07)
Residential Improved	2020	MKTTL	458,400.00	1,814.90	1,982.90	2,070.13	(87.24)
Residential Improved	2020	MKTTL	458,500.00	1,815.29	1,983.29	2,070.59	(87.29)
Residential Improved	2020	MKTTL	458,600.00	1,815.69	1,983.69	2,071.04	(87.35)
Residential Improved	2020	MKTTL	459,200.00	1,818.06	1,986.06	2,073.75	(87.68)
Residential Improved	2020	MKTTL	459,400.00	1,818.86	1,986.86	2,074.65	(87.79)
Residential Improved	2020	MKTTL	460,000.00	1,821.23	1,989.23	2,077.36	(88.13)
Residential Improved	2020	MKTTL	460,600.00	1,823.61	1,991.61	2,080.07	(88.46)
Residential Improved	2020	MKTTL	461,500.00	1,827.17	1,995.17	2,084.13	(88.96)
Residential Improved	2020	MKTTL	461,700.00	1,827.96	1,995.96	2,085.04	(89.07)
Residential Improved	2020	MKTTL	462,100.00	1,829.55	1,997.55	2,086.84	(89.30)
Residential Improved	2020	MKTTL	462,200.00	1,829.94	1,997.94	2,087.30	(89.35)
Residential Improved	2020	MKTTL	462,900.00	1,832.71	2,000.71	2,090.46	(89.74)
Residential Improved	2020	MKTTL	463,000.00	1,833.11	2,001.11	2,090.91	(89.80)
Residential Improved	2020	MKTTL	463,300.00	1,834.30	2,002.30	2,092.26	(89.97)
Residential Improved	2020	MKTTL	463,800.00	1,836.28	2,004.28	2,094.52	(90.24)
Residential Improved	2020	MKTTL	464,300.00	1,838.26	2,006.26	2,096.78	(90.52)
Residential Improved	2020	MKTTL	464,300.00	1,838.26	2,006.26	2,096.78	(90.52)
Residential Improved	2020	MKTTL	465,100.00	1,841.42	2,009.42	2,100.39	(90.97)
Residential Improved	2020	MKTTL	465,100.00	1,841.42	2,009.42	2,100.39	(90.97)
Residential Improved	2020	MKTTL	465,700.00	1,843.80	2,011.80	2,103.10	(91.30)
Residential Improved	2020	MKTTL	465,900.00	1,844.59	2,012.59	2,104.00	(91.41)
Residential Improved	2020	MKTTL	466,500.00	1,846.97	2,014.97	2,106.71	(91.75)
Residential Improved	2020	MKTTL	467,000.00	1,848.95	2,016.95	2,108.97	(92.03)
Residential Improved	2020	MKTTL	467,000.00	1,848.95	2,016.95	2,108.97	(92.03)
Commercial Industrial Improved	2020	MKTTL	468,600.00	1,855.28	2,023.28	2,116.20	(92.92)
Residential Improved	2020	MKTTL	468,800.00	1,856.07	2,024.07	2,117.10	(93.03)
Tax Exempt	2020	MKTTL	468,900.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	469,300.00	1,858.05	2,026.05	2,119.36	(93.31)
Commercial Industrial Improved	2020	MKTTL	469,400.00	1,858.45	2,026.45	2,119.81	(93.36)
Residential Improved	2020	MKTTL	470,100.00	1,861.22	2,029.22	2,122.97	(93.75)
Residential Improved	2020	MKTTL	470,400.00	1,862.41	2,030.41	2,124.33	(93.92)
Residential Improved	2020	MKTTL	471,000.00	1,864.78	2,032.78	2,127.04	(94.25)
Residential Improved	2020	MKTTL	471,500.00	1,866.76	2,034.76	2,129.29	(94.53)
Residential Improved	2020	MKTTL	471,800.00	1,867.95	2,035.95	2,130.65	(94.70)
Residential Improved	2020	MKTTL	471,800.00	1,867.95	2,035.95	2,130.65	(94.70)
Residential Improved	2020	MKTTL	472,900.00	1,872.31	2,040.31	2,135.62	(95.31)
Residential Improved	2020	MKTTL	473,100.00	1,873.10	2,041.10	2,136.52	(95.42)
Residential Improved	2020	MKTTL	473,400.00	1,874.29	2,042.29	2,137.87	(95.59)

Residential Improved	2020	MKTTL	474,300.00	1,877.85	2,045.85	2,141.94	(96.09)
Residential Improved	2020	MKTTL	474,900.00	1,880.22	2,048.22	2,144.65	(96.42)
Residential Improved	2020	MKTTL	474,900.00	1,880.22	2,048.22	2,144.65	(96.42)
Residential Improved	2020	MKTTL	475,000.00	1,880.62	2,048.62	2,145.10	(96.48)
Residential Improved	2020	MKTTL	475,200.00	1,881.41	2,049.41	2,146.00	(96.59)
Residential Improved	2020	MKTTL	475,400.00	1,882.20	2,050.20	2,146.91	(96.70)
Residential Improved	2020	MKTTL	476,300.00	1,885.77	2,053.77	2,150.97	(97.20)
Residential Improved	2020	MKTTL	476,900.00	1,888.14	2,056.14	2,153.68	(97.54)
Residential Improved	2020	MKTTL	477,200.00	1,889.33	2,057.33	2,155.04	(97.70)
Residential Improved	2020	MKTTL	477,500.00	1,890.52	2,058.52	2,156.39	(97.87)
Residential Improved	2020	MKTTL	477,800.00	1,891.71	2,059.71	2,157.74	(98.04)
Residential Improved	2020	MKTTL	478,000.00	1,892.50	2,060.50	2,158.65	(98.15)
Residential Improved	2020	MKTTL	478,800.00	1,895.66	2,063.66	2,162.26	(98.60)
Residential Improved	2020	MKTTL	478,800.00	1,895.66	2,063.66	2,162.26	(98.60)
Residential Improved	2020	MKTTL	479,200.00	1,897.25	2,065.25	2,164.07	(98.82)
Residential Improved	2020	MKTTL	479,700.00	1,899.23	2,067.23	2,166.33	(99.10)
Residential Improved	2020	MKTTL	479,700.00	1,899.23	2,067.23	2,166.33	(99.10)
Residential Improved	2020	MKTTL	480,000.00	1,900.42	2,068.42	2,167.68	(99.26)
Residential Improved	2020	MKTTL	480,000.00	1,900.42	2,068.42	2,167.68	(99.26)
Residential Improved	2020	MKTTL	480,400.00	1,902.00	2,070.00	2,169.49	(99.49)
Residential Improved	2020	MKTTL	481,100.00	1,904.77	2,072.77	2,172.65	(99.88)
Residential Improved	2020	MKTTL	481,200.00	1,905.17	2,073.17	2,173.10	(99.93)
Tax Exempt	2020	MKTTL	481,300.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	481,400.00	1,905.96	2,073.96	2,174.00	(100.04)
Residential Improved	2020	MKTTL	481,400.00	1,905.96	2,073.96	2,174.00	(100.04)
Residential Improved	2020	MKTTL	483,100.00	1,912.69	2,080.69	2,181.68	(100.99)
Residential Improved	2020	MKTTL	483,100.00	1,912.69	2,080.69	2,181.68	(100.99)
Residential Improved	2020	MKTTL	483,200.00	1,913.09	2,081.09	2,182.13	(101.05)
Residential Improved	2020	MKTTL	483,200.00	1,913.09	2,081.09	2,182.13	(101.05)
Residential Improved	2020	MKTTL	483,300.00	1,913.48	2,081.48	2,182.58	(101.10)
Residential Improved	2020	MKTTL	483,400.00	1,913.88	2,081.88	2,183.03	(101.16)
Residential Improved	2020	MKTTL	483,400.00	1,913.88	2,081.88	2,183.03	(101.16)
Residential Improved	2020	MKTTL	484,200.00	1,917.04	2,085.04	2,186.65	(101.60)
Residential Improved	2020	MKTTL	484,600.00	1,918.63	2,086.63	2,188.45	(101.83)
Residential Improved	2020	MKTTL	485,400.00	1,921.80	2,089.80	2,192.07	(102.27)
Residential Improved	2020	MKTTL	485,600.00	1,922.59	2,090.59	2,192.97	(102.38)
Residential Improved	2020	MKTTL	485,800.00	1,923.38	2,091.38	2,193.87	(102.49)
Residential Improved	2020	MKTTL	485,900.00	1,923.78	2,091.78	2,194.32	(102.55)
Residential Improved	2020	MKTTL	486,200.00	1,924.96	2,092.96	2,195.68	(102.72)
Residential Improved	2020	MKTTL	487,100.00	1,928.53	2,096.53	2,199.74	(103.22)
Residential Improved	2020	MKTTL	487,200.00	1,928.92	2,096.92	2,200.20	(103.27)
Residential Improved	2020	MKTTL	487,600.00	1,930.51	2,098.51	2,202.00	(103.50)
Residential Improved	2020	MKTTL	488,000.00	1,932.09	2,100.09	2,203.81	(103.72)
Residential Improved	2020	MKTTL	488,000.00	1,932.09	2,100.09	2,203.81	(103.72)
Residential Improved	2020	MKTTL	488,600.00	1,934.47	2,102.47	2,206.52	(104.05)
Residential Improved	2020	MKTTL	489,600.00	1,938.42	2,106.42	2,211.03	(104.61)
Commercial Industrial Improved	2020	MKTTL	489,900.00	1,939.61	2,107.61	2,212.39	(104.78)
Residential Improved	2020	MKTTL	490,300.00	1,941.20	2,109.20	2,214.19	(105.00)
Commercial Industrial Improved	2020	MKTTL	490,600.00	1,942.38	2,110.38	2,215.55	(105.17)
Residential Improved	2020	MKTTL	491,000.00	1,943.97	2,111.97	2,217.36	(105.39)
Commercial Industrial Improved	2020	MKTTL	491,400.00	1,945.55	2,113.55	2,219.16	(105.61)
Residential Improved	2020	MKTTL	491,400.00	1,945.55	2,113.55	2,219.16	(105.61)
Residential Improved	2020	MKTTL	492,900.00	1,951.49	2,119.49	2,225.94	(106.45)
Residential Improved	2020	MKTTL	493,300.00	1,953.07	2,121.07	2,227.74	(106.67)
Residential Improved	2020	MKTTL	493,400.00	1,953.47	2,121.47	2,228.19	(106.73)
Residential Improved	2020	MKTTL	493,400.00	1,953.47	2,121.47	2,228.19	(106.73)
Residential Improved	2020	MKTTL	493,600.00	1,954.26	2,122.26	2,229.10	(106.84)
Residential Improved	2020	MKTTL	494,700.00	1,958.62	2,126.62	2,234.07	(107.45)
Residential Improved	2020	MKTTL	495,300.00	1,960.99	2,128.99	2,236.77	(107.78)
Commercial Industrial Vacant	2020	MKTTL	495,400.00	1,961.39	2,129.39	2,237.23	(107.84)
Residential Improved	2020	MKTTL	495,500.00	1,961.78	2,129.78	2,237.68	(107.89)
Residential Improved	2020	MKTTL	495,900.00	1,963.37	2,131.37	2,239.48	(108.12)
Residential Improved	2020	MKTTL	496,000.00	1,963.76	2,131.76	2,239.94	(108.17)
Residential Improved	2020	MKTTL	496,000.00	1,963.76	2,131.76	2,239.94	(108.17)
Commercial Industrial Improved	2020	MKTTL	496,200.00	1,964.56	2,132.56	2,240.84	(108.28)
Residential Improved	2020	MKTTL	497,100.00	1,968.12	2,136.12	2,244.90	(108.79)
Residential Improved	2020	MKTTL	497,700.00	1,970.49	2,138.49	2,247.61	(109.12)
Residential Improved	2020	MKTTL	497,800.00	1,970.89	2,138.89	2,248.06	(109.18)
Residential Improved	2020	MKTTL	498,500.00	1,973.66	2,141.66	2,251.23	(109.56)
Residential Improved	2020	MKTTL	498,800.00	1,974.85	2,142.85	2,252.58	(109.73)
Residential Improved	2020	MKTTL	499,500.00	1,977.62	2,145.62	2,255.74	(110.12)
Commercial Industrial Improved	2020	MKTTL	499,800.00	1,978.81	2,146.81	2,257.10	(110.29)
Residential Improved	2020	MKTTL	500,100.00	1,980.00	2,148.00	2,258.45	(110.46)
Residential Improved	2020	MKTTL	500,400.00	1,981.18	2,149.18	2,259.81	(110.62)
Residential Improved	2020	MKTTL	500,800.00	1,982.77	2,150.77	2,261.61	(110.85)

Residential Improved	2020	MKTTL	501,100.00	1,983.96	2,151.96	2,262.97	(111.01)
Commercial Industrial Improved	2020	MKTTL	501,300.00	1,984.75	2,152.75	2,263.87	(111.12)
Residential Improved	2020	MKTTL	501,600.00	1,985.93	2,153.93	2,265.23	(111.29)
Residential Improved	2020	MKTTL	502,700.00	1,990.29	2,158.29	2,270.19	(111.90)
Residential Improved	2020	MKTTL	503,400.00	1,993.06	2,161.06	2,273.35	(112.29)
Residential Improved	2020	MKTTL	504,100.00	1,995.83	2,163.83	2,276.52	(112.68)
Residential Improved	2020	MKTTL	505,600.00	2,001.77	2,169.77	2,283.29	(113.52)
Residential Improved	2020	MKTTL	505,600.00	2,001.77	2,169.77	2,283.29	(113.52)
Residential Improved	2020	MKTTL	506,400.00	2,004.94	2,172.94	2,286.90	(113.96)
Residential Improved	2020	MKTTL	507,200.00	2,008.11	2,176.11	2,290.52	(114.41)
Residential Improved	2020	MKTTL	508,200.00	2,012.07	2,180.07	2,295.03	(114.97)
Residential Improved	2020	MKTTL	509,000.00	2,015.23	2,183.23	2,298.64	(115.41)
Residential Improved	2020	MKTTL	509,100.00	2,015.63	2,183.63	2,299.10	(115.47)
Residential Improved	2020	MKTTL	509,200.00	2,016.02	2,184.02	2,299.55	(115.52)
Residential Improved	2020	MKTTL	509,900.00	2,018.80	2,186.80	2,302.71	(115.91)
Residential Improved	2020	MKTTL	510,600.00	2,021.57	2,189.57	2,305.87	(116.30)
Residential Improved	2020	MKTTL	510,700.00	2,021.96	2,189.96	2,306.32	(116.36)
Commercial Industrial Improved	2020	MKTTL	512,000.00	2,027.11	2,195.11	2,312.19	(117.08)
Residential Improved	2020	MKTTL	512,000.00	2,027.11	2,195.11	2,312.19	(117.08)
Residential Improved	2020	MKTTL	512,700.00	2,029.88	2,197.88	2,315.35	(117.47)
Residential Improved	2020	MKTTL	514,800.00	2,038.20	2,206.20	2,324.84	(118.64)
Residential Improved	2020	MKTTL	515,100.00	2,039.38	2,207.38	2,326.19	(118.81)
Residential Improved	2020	MKTTL	515,800.00	2,042.16	2,210.16	2,329.35	(119.20)
Residential Improved	2020	MKTTL	515,900.00	2,042.55	2,210.55	2,329.80	(119.25)
Residential Improved	2020	MKTTL	516,800.00	2,046.11	2,214.11	2,333.87	(119.75)
Tax Exempt	2020	MKTTL	516,800.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	516,900.00	2,046.51	2,214.51	2,334.32	(119.81)
Residential Improved	2020	MKTTL	517,500.00	2,048.89	2,216.89	2,337.03	(120.14)
Residential Improved	2020	MKTTL	518,200.00	2,051.66	2,219.66	2,340.19	(120.53)
Residential Improved	2020	MKTTL	518,200.00	2,051.66	2,219.66	2,340.19	(120.53)
Residential Improved	2020	MKTTL	518,600.00	2,053.24	2,221.24	2,342.00	(120.76)
Residential Improved	2020	MKTTL	520,800.00	2,061.95	2,229.95	2,351.93	(121.98)
Commercial Industrial Improved	2020	MKTTL	521,400.00	2,064.33	2,232.33	2,354.64	(122.32)
Agricultural Improved	2020	MKTTL	522,000.00	2,066.70	2,234.70	2,357.35	(122.65)
Residential Improved	2020	MKTTL	522,200.00	2,067.49	2,235.49	2,358.26	(122.76)
Residential Improved	2020	MKTTL	522,300.00	2,067.89	2,235.89	2,358.71	(122.82)
Residential Improved	2020	MKTTL	522,700.00	2,069.47	2,237.47	2,360.51	(123.04)
Residential Improved	2020	MKTTL	522,700.00	2,069.47	2,237.47	2,360.51	(123.04)
Residential Improved	2020	MKTTL	524,300.00	2,075.81	2,243.81	2,367.74	(123.93)
Residential Improved	2020	MKTTL	525,400.00	2,080.16	2,248.16	2,372.71	(124.54)
Residential Improved	2020	MKTTL	525,700.00	2,081.35	2,249.35	2,374.06	(124.71)
Residential Improved	2020	MKTTL	526,000.00	2,082.54	2,250.54	2,375.42	(124.88)
Residential Improved	2020	MKTTL	526,100.00	2,082.94	2,250.94	2,375.87	(124.93)
Residential Improved	2020	MKTTL	526,600.00	2,084.91	2,252.91	2,378.13	(125.21)
Agricultural Improved	2020	MKTTL	527,500.00	2,088.48	2,256.48	2,382.19	(125.71)
Residential Improved	2020	MKTTL	527,500.00	2,088.48	2,256.48	2,382.19	(125.71)
Commercial Industrial Improved	2020	MKTTL	527,800.00	2,089.67	2,257.67	2,383.54	(125.88)
Residential Improved	2020	MKTTL	528,900.00	2,094.02	2,262.02	2,388.51	(126.49)
Residential Improved	2020	MKTTL	531,100.00	2,102.73	2,270.73	2,398.45	(127.72)
Residential Improved	2020	MKTTL	533,100.00	2,110.65	2,278.65	2,407.48	(128.83)
Residential Improved	2020	MKTTL	533,500.00	2,112.23	2,280.23	2,409.29	(129.05)
Residential Improved	2020	MKTTL	533,600.00	2,112.63	2,280.63	2,409.74	(129.11)
Residential Improved	2020	MKTTL	533,700.00	2,113.03	2,281.03	2,410.19	(129.16)
Residential Improved	2020	MKTTL	534,400.00	2,115.80	2,283.80	2,413.35	(129.55)
Residential Improved	2020	MKTTL	535,200.00	2,118.96	2,286.96	2,416.96	(130.00)
Residential Improved	2020	MKTTL	535,400.00	2,119.76	2,287.76	2,417.87	(130.11)
Commercial Industrial Improved	2020	MKTTL	536,800.00	2,125.30	2,293.30	2,424.19	(130.89)
Residential Improved	2020	MKTTL	536,900.00	2,125.69	2,293.69	2,424.64	(130.95)
Residential Improved	2020	MKTTL	537,400.00	2,127.67	2,295.67	2,426.90	(131.22)
Residential Improved	2020	MKTTL	539,700.00	2,136.78	2,304.78	2,437.29	(132.50)
Residential Improved	2020	MKTTL	539,900.00	2,137.57	2,305.57	2,438.19	(132.62)
Residential Improved	2020	MKTTL	540,000.00	2,137.97	2,305.97	2,438.64	(132.67)
Residential Improved	2020	MKTTL	540,200.00	2,138.76	2,306.76	2,439.54	(132.78)
Residential Improved	2020	MKTTL	540,700.00	2,140.74	2,308.74	2,441.80	(133.06)
Residential Improved	2020	MKTTL	540,700.00	2,140.74	2,308.74	2,441.80	(133.06)
Tax Exempt	2020	MKTTL	540,800.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	541,500.00	2,143.91	2,311.91	2,445.41	(133.51)
Tax Exempt	2020	MKTTL	541,500.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	542,800.00	2,149.05	2,317.05	2,451.28	(134.23)
Residential Improved	2020	MKTTL	544,700.00	2,156.58	2,324.58	2,459.87	(135.29)
Commercial Industrial Improved	2020	MKTTL	545,100.00	2,158.16	2,326.16	2,461.67	(135.51)
Residential Improved	2020	MKTTL	545,800.00	2,160.93	2,328.93	2,464.83	(135.90)
Residential Improved	2020	MKTTL	546,400.00	2,163.31	2,331.31	2,467.54	(136.24)

Residential Improved	2020	MKTTL	547,500.00	2,167.66	2,335.66	2,472.51	(136.85)
Residential Improved	2020	MKTTL	549,800.00	2,176.77	2,344.77	2,482.90	(138.13)
Commercial Industrial Improved	2020	MKTTL	549,900.00	2,177.16	2,345.16	2,483.35	(138.18)
Residential Improved	2020	MKTTL	551,100.00	2,181.92	2,349.92	2,488.77	(138.85)
Residential Improved	2020	MKTTL	553,500.00	2,191.42	2,359.42	2,499.61	(140.19)
Residential Improved	2020	MKTTL	554,400.00	2,194.98	2,362.98	2,503.67	(140.69)
Commercial Industrial Improved	2020	MKTTL	555,000.00	2,197.36	2,365.36	2,506.38	(141.02)
Residential Improved	2020	MKTTL	556,300.00	2,202.50	2,370.50	2,512.25	(141.75)
Commercial Industrial Improved	2020	MKTTL	556,500.00	2,203.29	2,371.29	2,513.15	(141.86)
Residential Improved	2020	MKTTL	557,500.00	2,207.25	2,375.25	2,517.67	(142.42)
Residential Improved	2020	MKTTL	557,700.00	2,208.05	2,376.05	2,518.57	(142.53)
Commercial Industrial Improved	2020	MKTTL	558,000.00	2,209.23	2,377.23	2,519.93	(142.69)
Residential Improved	2020	MKTTL	558,100.00	2,209.63	2,377.63	2,520.38	(142.75)
Commercial Industrial Improved	2020	MKTTL	558,800.00	2,212.40	2,380.40	2,523.54	(143.14)
Residential Improved	2020	MKTTL	561,500.00	2,223.09	2,391.09	2,535.73	(144.64)
Tax Exempt	2020	MKTTL	561,500.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	561,700.00	2,223.88	2,391.88	2,536.64	(144.75)
Residential Improved	2020	MKTTL	562,100.00	2,225.47	2,393.47	2,538.44	(144.98)
Residential Improved	2020	MKTTL	562,700.00	2,227.84	2,395.84	2,541.15	(145.31)
Residential Improved	2020	MKTTL	563,900.00	2,232.59	2,400.59	2,546.57	(145.98)
Residential Improved	2020	MKTTL	564,000.00	2,232.99	2,400.99	2,547.02	(146.04)
Residential Improved	2020	MKTTL	564,900.00	2,236.55	2,404.55	2,551.09	(146.54)
Commercial Industrial Improved	2020	MKTTL	565,600.00	2,239.32	2,407.32	2,554.25	(146.93)
Residential Improved	2020	MKTTL	566,400.00	2,242.49	2,410.49	2,557.86	(147.37)
Commercial Industrial Improved	2020	MKTTL	568,100.00	2,249.22	2,417.22	2,565.54	(148.32)
Residential Improved	2020	MKTTL	568,500.00	2,250.81	2,418.81	2,567.35	(148.54)
Commercial Industrial Improved	2020	MKTTL	571,700.00	2,263.47	2,431.47	2,581.80	(150.32)
Residential Improved	2020	MKTTL	571,700.00	2,263.47	2,431.47	2,581.80	(150.32)
Residential Improved	2020	MKTTL	575,200.00	2,277.33	2,445.33	2,597.60	(152.27)
Residential Improved	2020	MKTTL	575,800.00	2,279.71	2,447.71	2,600.31	(152.61)
Residential Improved	2020	MKTTL	576,100.00	2,280.90	2,448.90	2,601.67	(152.77)
Residential Improved	2020	MKTTL	576,200.00	2,281.29	2,449.29	2,602.12	(152.83)
Residential Improved	2020	MKTTL	576,600.00	2,282.87	2,450.87	2,603.93	(153.05)
Tax Exempt	2020	MKTTL	576,600.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	576,700.00	2,283.27	2,451.27	2,604.38	(153.11)
Residential Improved	2020	MKTTL	576,900.00	2,284.06	2,452.06	2,605.28	(153.22)
Agricultural Improved	2020	MKTTL	577,500.00	2,286.44	2,454.44	2,607.99	(153.55)
Commercial Industrial Improved	2020	MKTTL	579,500.00	2,294.36	2,462.36	2,617.02	(154.67)
Residential Improved	2020	MKTTL	579,900.00	2,295.94	2,463.94	2,618.83	(154.89)
Residential Improved	2020	MKTTL	584,100.00	2,312.57	2,480.57	2,637.80	(157.23)
Residential Improved	2020	MKTTL	585,800.00	2,319.30	2,487.30	2,645.47	(158.17)
Residential Improved	2020	MKTTL	586,800.00	2,323.26	2,491.26	2,649.99	(158.73)
Commercial Industrial Improved	2020	MKTTL	587,200.00	2,324.84	2,492.84	2,651.80	(158.95)
Residential Improved	2020	MKTTL	587,700.00	2,326.82	2,494.82	2,654.05	(159.23)
Residential Improved	2020	MKTTL	588,700.00	2,330.78	2,498.78	2,658.57	(159.79)
Residential Improved	2020	MKTTL	588,700.00	2,330.78	2,498.78	2,658.57	(159.79)
Residential Improved	2020	MKTTL	589,100.00	2,332.36	2,500.36	2,660.38	(160.01)
Residential Improved	2020	MKTTL	589,100.00	2,332.36	2,500.36	2,660.38	(160.01)
Commercial Industrial Improved	2020	MKTTL	589,700.00	2,334.74	2,502.74	2,663.09	(160.34)
Residential Improved	2020	MKTTL	590,200.00	2,336.72	2,504.72	2,665.34	(160.62)
Residential Improved	2020	MKTTL	591,100.00	2,340.28	2,508.28	2,669.41	(161.12)
Agricultural Improved	2020	MKTTL	591,600.00	2,342.26	2,510.26	2,671.67	(161.40)
Tax Exempt	2020	MKTTL	592,500.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	594,000.00	2,351.76	2,519.76	2,682.50	(162.74)
Residential Improved	2020	MKTTL	595,600.00	2,358.10	2,526.10	2,689.73	(163.63)
Residential Improved	2020	MKTTL	597,000.00	2,363.64	2,531.64	2,696.05	(164.41)
Residential Improved	2020	MKTTL	597,200.00	2,364.43	2,532.43	2,696.96	(164.52)
Residential Improved	2020	MKTTL	598,700.00	2,370.37	2,538.37	2,703.73	(165.36)
Residential Improved	2020	MKTTL	598,800.00	2,370.77	2,538.77	2,704.18	(165.41)
Residential Improved	2020	MKTTL	601,400.00	2,381.06	2,549.06	2,715.92	(166.86)
Residential Improved	2020	MKTTL	602,700.00	2,386.21	2,554.21	2,721.79	(167.58)
Residential Improved	2020	MKTTL	603,500.00	2,389.38	2,557.38	2,725.41	(168.03)
Commercial Industrial Vacant	2020	MKTTL	604,300.00	2,392.54	2,560.54	2,729.02	(168.47)
Residential Improved	2020	MKTTL	607,000.00	2,403.23	2,571.23	2,741.21	(169.98)
Residential Improved	2020	MKTTL	611,200.00	2,419.86	2,587.86	2,760.18	(172.32)
Commercial Industrial Improved	2020	MKTTL	614,700.00	2,433.72	2,601.72	2,775.99	(174.26)
Residential Improved	2020	MKTTL	615,700.00	2,437.68	2,605.68	2,780.50	(174.82)
Residential Improved	2020	MKTTL	615,900.00	2,438.47	2,606.47	2,781.40	(174.93)

Commercial Industrial Improved	2020	MKTTL	616,800.00	2,442.03	2,610.03	2,785.47	(175.43)
Residential Improved	2020	MKTTL	617,300.00	2,444.01	2,612.01	2,787.73	(175.71)
Residential Improved	2020	MKTTL	621,000.00	2,458.66	2,626.66	2,804.44	(177.77)
Residential Improved	2020	MKTTL	621,000.00	2,458.66	2,626.66	2,804.44	(177.77)
Residential Improved	2020	MKTTL	622,800.00	2,465.79	2,633.79	2,812.56	(178.78)
Residential Improved	2020	MKTTL	623,700.00	2,469.35	2,637.35	2,816.63	(179.28)
Residential Improved	2020	MKTTL	624,800.00	2,473.71	2,641.71	2,821.60	(179.89)
Residential Improved	2020	MKTTL	626,800.00	2,481.63	2,649.63	2,830.63	(181.00)
Residential Improved	2020	MKTTL	628,800.00	2,489.54	2,657.54	2,839.66	(182.12)
Residential Improved	2020	MKTTL	629,700.00	2,493.11	2,661.11	2,843.73	(182.62)
Commercial Industrial Improved	2020	MKTTL	631,100.00	2,498.65	2,666.65	2,850.05	(183.40)
Commercial Industrial Improved	2020	MKTTL	632,700.00	2,504.99	2,672.99	2,857.27	(184.29)
Residential Improved	2020	MKTTL	633,600.00	2,508.55	2,676.55	2,861.34	(184.79)
Residential Improved	2020	MKTTL	636,300.00	2,519.24	2,687.24	2,873.53	(186.29)
Residential Improved	2020	MKTTL	636,600.00	2,520.43	2,688.43	2,874.89	(186.46)
Residential Improved	2020	MKTTL	637,400.00	2,523.59	2,691.59	2,878.50	(186.90)
Residential Improved	2020	MKTTL	638,900.00	2,529.53	2,697.53	2,885.27	(187.74)
Residential Improved	2020	MKTTL	639,000.00	2,529.93	2,697.93	2,885.72	(187.80)
Commercial Industrial Improved	2020	MKTTL	639,700.00	2,532.70	2,700.70	2,888.89	(188.18)
Residential Improved	2020	MKTTL	639,700.00	2,532.70	2,700.70	2,888.89	(188.18)
Commercial Industrial Improved	2020	MKTTL	640,600.00	2,536.26	2,704.26	2,892.95	(188.69)
Residential Improved	2020	MKTTL	642,700.00	2,544.58	2,712.58	2,902.43	(189.86)
Residential Improved	2020	MKTTL	643,000.00	2,545.77	2,713.77	2,903.79	(190.02)
Residential Improved	2020	MKTTL	646,100.00	2,558.04	2,726.04	2,917.79	(191.75)
Residential Improved	2020	MKTTL	646,200.00	2,558.44	2,726.44	2,918.24	(191.80)
Residential Improved	2020	MKTTL	651,800.00	2,580.61	2,748.61	2,943.53	(194.92)
Tax Exempt	2020	MKTTL	653,500.00	0.00	0.00	168.00	168.00
Residential Improved	2020	MKTTL	657,400.00	2,602.78	2,770.78	2,968.82	(198.04)
Residential Improved	2020	MKTTL	658,400.00	2,606.74	2,774.74	2,973.33	(198.60)
Residential Improved	2020	MKTTL	662,600.00	2,623.37	2,791.37	2,992.30	(200.94)
Residential Improved	2020	MKTTL	662,700.00	2,623.76	2,791.76	2,992.75	(200.99)
Residential Improved	2020	MKTTL	665,100.00	2,633.26	2,801.26	3,003.59	(202.33)
Commercial Industrial Improved	2020	MKTTL	667,500.00	2,642.77	2,810.77	3,014.43	(203.66)
Residential Improved	2020	MKTTL	668,200.00	2,645.54	2,813.54	3,017.59	(204.05)
Residential Improved	2020	MKTTL	671,000.00	2,656.62	2,824.62	3,030.24	(205.61)
Residential Improved	2020	MKTTL	671,200.00	2,657.42	2,825.42	3,031.14	(205.72)
Residential Improved	2020	MKTTL	673,000.00	2,664.54	2,832.54	3,039.27	(206.73)
Residential Improved	2020	MKTTL	674,100.00	2,668.90	2,836.90	3,044.24	(207.34)
Agricultural Improved	2020	MKTTL	683,500.00	2,706.11	2,874.11	3,086.69	(212.57)
Commercial Industrial Improved	2020	MKTTL	687,600.00	2,722.35	2,890.35	3,105.20	(214.86)
Residential Improved	2020	MKTTL	688,800.00	2,727.10	2,895.10	3,110.62	(215.52)
Residential Improved	2020	MKTTL	689,000.00	2,727.89	2,895.89	3,111.52	(215.64)
Agricultural Improved	2020	MKTTL	691,600.00	2,738.18	2,906.18	3,123.27	(217.08)
Commercial Industrial Improved	2020	MKTTL	692,500.00	2,741.75	2,909.75	3,127.33	(217.58)
Apartment Improved	2020	MKTTL	696,900.00	2,759.17	2,927.17	3,147.20	(220.03)
Commercial Industrial Improved	2020	MKTTL	702,900.00	2,782.92	2,950.92	3,174.30	(223.37)
Commercial Industrial Improved	2020	MKTTL	705,700.00	2,794.01	2,962.01	3,186.94	(224.93)
Commercial Industrial Improved	2020	MKTTL	707,500.00	2,801.13	2,969.13	3,195.07	(225.94)
Commercial Industrial Improved	2020	MKTTL	711,600.00	2,817.37	2,985.37	3,213.59	(228.22)
Residential Improved	2020	MKTTL	715,900.00	2,834.39	3,002.39	3,233.00	(230.61)
Commercial Industrial Improved	2020	MKTTL	717,000.00	2,838.75	3,006.75	3,237.97	(231.23)
Residential Improved	2020	MKTTL	717,800.00	2,841.91	3,009.91	3,241.58	(231.67)
Commercial Industrial Improved	2020	MKTTL	718,000.00	2,842.71	3,010.71	3,242.49	(231.78)
Residential Improved	2020	MKTTL	727,400.00	2,879.92	3,047.92	3,284.94	(237.02)
Residential Improved	2020	MKTTL	731,700.00	2,896.95	3,064.95	3,304.36	(239.41)
Commercial Industrial Improved	2020	MKTTL	732,000.00	2,898.13	3,066.13	3,305.71	(239.58)
Residential Improved	2020	MKTTL	732,100.00	2,898.53	3,066.53	3,306.16	(239.63)
Residential Improved	2020	MKTTL	732,100.00	2,898.53	3,066.53	3,306.16	(239.63)
Residential Improved	2020	MKTTL	734,300.00	2,907.24	3,075.24	3,316.10	(240.86)
Residential Improved	2020	MKTTL	735,100.00	2,910.41	3,078.41	3,319.71	(241.30)
Apartment Improved	2020	MKTTL	737,200.00	2,918.72	3,086.72	3,329.20	(242.47)
Apartment Improved	2020	MKTTL	737,200.00	2,918.72	3,086.72	3,329.20	(242.47)
Apartment Improved	2020	MKTTL	737,200.00	2,918.72	3,086.72	3,329.20	(242.47)
Apartment Improved	2020	MKTTL	737,200.00	2,918.72	3,086.72	3,329.20	(242.47)

Commercial Industrial Improved	2020	MKTTL	741,100.00	2,934.16	3,102.16	3,346.81	(244.64)
Commercial Industrial Improved	2020	MKTTL	760,200.00	3,009.78	3,177.78	3,433.06	(255.28)
Commercial Industrial Improved	2020	MKTTL	760,200.00	3,009.78	3,177.78	3,433.06	(255.28)
Commercial Industrial Improved	2020	MKTTL	761,000.00	3,012.95	3,180.95	3,436.68	(255.72)
Residential Improved	2020	MKTTL	766,400.00	3,034.33	3,202.33	3,461.06	(258.73)
Commercial Industrial Improved	2020	MKTTL	768,500.00	3,042.65	3,210.65	3,470.55	(259.90)
Residential Improved	2020	MKTTL	768,600.00	3,043.04	3,211.04	3,471.00	(259.96)
Commercial Industrial Improved	2020	MKTTL	770,400.00	3,050.17	3,218.17	3,479.13	(260.96)
Residential Improved	2020	MKTTL	778,200.00	3,081.05	3,249.05	3,514.35	(265.30)
Commercial Industrial Improved	2020	MKTTL	779,000.00	3,084.22	3,252.22	3,517.96	(265.75)
Commercial Industrial Improved	2020	MKTTL	779,900.00	3,087.78	3,255.78	3,522.03	(266.25)
Commercial Industrial Improved	2020	MKTTL	782,100.00	3,096.49	3,264.49	3,531.96	(267.47)
Tax Exempt	2020	MKTTL	789,700.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	796,800.00	3,154.69	3,322.69	3,598.35	(275.66)
Tax Exempt	2020	MKTTL	803,400.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	805,500.00	3,189.14	3,357.14	3,637.64	(280.50)
Commercial Industrial Improved	2020	MKTTL	813,700.00	3,221.60	3,389.60	3,674.67	(285.07)
Residential Improved	2020	MKTTL	819,000.00	3,242.58	3,410.58	3,698.60	(288.02)
Tax Exempt	2020	MKTTL	829,300.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	834,600.00	3,304.35	3,472.35	3,769.05	(296.71)
Commercial Industrial Improved	2020	MKTTL	838,800.00	3,320.98	3,488.98	3,788.82	(299.04)
Residential Improved	2020	MKTTL	839,200.00	3,322.56	3,490.56	3,789.83	(299.27)
Residential Improved	2020	MKTTL	861,600.00	3,411.25	3,579.25	3,890.99	(311.74)
Residential Improved	2020	MKTTL	870,400.00	3,446.09	3,614.09	3,930.73	(316.64)
Residential Improved	2020	MKTTL	875,100.00	3,464.70	3,632.70	3,951.95	(319.26)
Commercial Industrial Improved	2020	MKTTL	891,300.00	3,528.83	3,696.83	4,025.11	(328.28)
Commercial Industrial Improved	2020	MKTTL	896,800.00	3,550.61	3,718.61	4,049.95	(331.34)
Residential Improved	2020	MKTTL	898,400.00	3,556.95	3,724.95	4,057.17	(332.23)
Tax Exempt	2020	MKTTL	899,000.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	902,000.00	3,571.20	3,739.20	4,073.43	(334.23)
Commercial Industrial Improved	2020	MKTTL	904,500.00	3,581.10	3,749.10	4,084.72	(335.63)
Residential Improved	2020	MKTTL	905,000.00	3,583.08	3,751.08	4,086.98	(335.90)
Commercial Industrial Improved	2020	MKTTL	914,200.00	3,619.50	3,787.50	4,128.53	(341.03)
Commercial Industrial Improved	2020	MKTTL	917,300.00	3,631.77	3,799.77	4,142.53	(342.75)
Commercial Industrial Improved	2020	MKTTL	920,800.00	3,645.63	3,813.63	4,158.33	(344.70)
Commercial Industrial Improved	2020	MKTTL	922,000.00	3,650.38	3,818.38	4,163.75	(345.37)
Agricultural Improved	2020	MKTTL	930,400.00	3,683.64	3,851.64	4,201.69	(350.05)
Residential Improved	2020	MKTTL	934,600.00	3,700.27	3,868.27	4,220.65	(352.39)
Commercial Industrial Improved	2020	MKTTL	939,500.00	3,719.67	3,887.67	4,242.78	(355.11)
Commercial Industrial Improved	2020	MKTTL	940,800.00	3,724.82	3,892.82	4,248.65	(355.84)
Commercial Industrial Improved	2020	MKTTL	943,900.00	3,737.09	3,905.09	4,262.65	(357.56)
Commercial Industrial Improved	2020	MKTTL	948,200.00	3,754.11	3,922.11	4,282.07	(359.96)
Tax Exempt	2020	MKTTL	950,000.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	969,500.00	3,838.44	4,006.44	4,378.26	(371.82)
Tax Exempt	2020	MKTTL	986,300.00	3,904.96	4,072.96	4,454.13	(381.17)
Tax Exempt	2020	MKTTL	991,600.00	3,925.94	4,093.94	4,478.07	(384.12)
Commercial Industrial Improved	2020	MKTTL	992,400.00	3,929.11	4,097.11	4,481.68	(384.57)
Commercial Industrial Improved	2020	MKTTL	996,900.00	3,946.93	4,114.93	4,502.00	(387.07)
Tax Exempt	2020	MKTTL	1,004,100.00	0.00	168.00	0.00	168.00
Residential Improved	2020	MKTTL	1,023,700.00	4,053.03	4,221.03	4,623.03	(402.00)
Commercial Industrial Improved	2020	MKTTL	1,027,900.00	4,069.66	4,237.66	4,642.00	(404.33)
Residential Improved	2020	MKTTL	1,039,200.00	4,114.40	4,282.40	4,693.03	(410.63)

Commercial Industrial Improved	2020	MKTTL	1,048,300.00	4,150.43	4,318.43	4,734.12	(415.69)
Commercial Industrial Improved	2020	MKTTL	1,050,200.00	4,157.95	4,325.95	4,742.70	(416.75)
Commercial Industrial Improved	2020	MKTTL	1,050,200.00	4,157.95	4,325.95	4,742.70	(416.75)
Apartment Improved	2020	MKTTL	1,054,900.00	4,176.56	4,344.56	4,763.93	(419.37)
Residential Improved	2020	MKTTL	1,057,100.00	4,185.27	4,353.27	4,773.86	(420.59)
Commercial Industrial Improved	2020	MKTTL	1,070,300.00	4,237.53	4,405.53	4,833.47	(427.94)
Commercial Industrial Improved	2020	MKTTL	1,071,700.00	4,243.07	4,411.07	4,839.80	(428.72)
Commercial Industrial Improved	2020	MKTTL	1,085,800.00	4,298.90	4,466.90	4,903.47	(436.57)
Commercial Industrial Improved	2020	MKTTL	1,089,900.00	4,315.13	4,483.13	4,921.99	(438.86)
Apartment Improved	2020	MKTTL	1,097,300.00	4,344.43	4,512.43	4,955.41	(442.98)
Apartment Improved	2020	MKTTL	1,097,300.00	4,344.43	4,512.43	4,955.41	(442.98)
Apartment Improved	2020	MKTTL	1,097,300.00	4,344.43	4,512.43	4,955.41	(442.98)
Apartment Improved	2020	MKTTL	1,097,300.00	4,344.43	4,512.43	4,955.41	(442.98)
Tax Exempt	2020	MKTTL	1,100,200.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	1,102,300.00	4,364.23	4,532.23	4,977.99	(445.76)
Commercial Industrial Improved	2020	MKTTL	1,112,700.00	4,405.40	4,573.40	5,024.95	(451.55)
Commercial Industrial Improved	2020	MKTTL	1,127,200.00	4,462.81	4,630.81	5,090.44	(459.62)
Commercial Industrial Improved	2020	MKTTL	1,157,300.00	4,581.98	4,749.98	5,226.37	(476.38)
Tax Exempt	2020	MKTTL	1,158,200.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	1,165,700.00	4,615.24	4,783.24	5,264.30	(481.06)
Commercial Industrial Improved	2020	MKTTL	1,175,700.00	4,654.83	4,822.83	5,309.46	(486.63)
Commercial Industrial Improved	2020	MKTTL	1,193,900.00	4,726.89	4,894.89	5,391.65	(496.76)
Commercial Industrial Improved	2020	MKTTL	1,221,200.00	4,834.98	5,002.98	5,514.94	(511.96)
Residential Improved	2020	MKTTL	1,238,900.00	4,905.05	5,073.05	5,594.87	(521.82)
Commercial Industrial Improved	2020	MKTTL	1,242,800.00	4,920.49	5,088.49	5,612.48	(523.99)
Commercial Industrial Improved	2020	MKTTL	1,263,100.00	5,000.87	5,168.87	5,704.16	(535.29)
Commercial Industrial Improved	2020	MKTTL	1,276,600.00	5,054.31	5,222.31	5,765.13	(542.81)
Commercial Industrial Improved	2020	MKTTL	1,297,300.00	5,136.27	5,304.27	5,858.61	(554.34)
Commercial Industrial Vacant	2020	MKTTL	1,297,700.00	5,137.85	5,305.85	5,860.41	(554.56)
Commercial Industrial Improved	2020	MKTTL	1,297,900.00	5,138.65	5,306.65	5,861.32	(554.67)
Commercial Industrial Improved	2020	MKTTL	1,328,300.00	5,259.01	5,427.01	5,998.60	(571.60)
Tax Exempt	2020	MKTTL	1,329,700.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	1,350,400.00	5,346.50	5,514.50	6,098.41	(583.90)
Commercial Industrial Improved	2020	MKTTL	1,350,800.00	5,348.09	5,516.09	6,100.21	(584.13)
Commercial Industrial Improved	2020	MKTTL	1,376,900.00	5,451.42	5,619.42	6,218.08	(598.66)
Commercial Industrial Improved	2020	MKTTL	1,400,000.00	5,542.88	5,710.88	6,322.40	(611.52)
Commercial Industrial Improved	2020	MKTTL	1,442,900.00	5,712.73	5,880.73	6,516.14	(635.41)
Commercial Industrial Improved	2020	MKTTL	1,471,800.00	5,827.15	5,995.15	6,646.65	(651.50)
Commercial Industrial Improved	2020	MKTTL	1,479,200.00	5,856.45	6,024.45	6,680.07	(655.62)
Commercial Industrial Improved	2020	MKTTL	1,488,700.00	5,894.06	6,062.06	6,722.97	(660.91)
Commercial Industrial Improved	2020	MKTTL	1,504,500.00	5,956.62	6,124.62	6,794.32	(669.71)
Commercial Industrial Improved	2020	MKTTL	1,550,600.00	6,139.14	6,307.14	7,002.51	(695.37)
Commercial Industrial Improved	2020	MKTTL	1,570,800.00	6,219.11	6,387.11	7,093.73	(706.62)
Commercial Industrial Improved	2020	MKTTL	1,615,900.00	6,397.67	6,565.67	7,297.40	(731.73)
Commercial Industrial Improved	2020	MKTTL	1,643,300.00	6,506.15	6,674.15	7,421.14	(746.99)

Commercial Industrial Improved	2020	MKTTL	1,678,400.00	6,645.12	6,813.12	7,579.65	(766.53)
Apartment Improved	2020	MKTTL	1,700,400.00	6,732.22	6,900.22	7,679.01	(778.78)
Commercial Industrial Improved	2020	MKTTL	1,700,500.00	6,732.62	6,900.62	7,679.46	(778.84)
Commercial Industrial Improved	2020	MKTTL	1,745,700.00	6,911.58	7,079.58	7,883.58	(804.01)
Agricultural Improved	2020	MKTTL	1,789,600.00	7,085.38	7,253.38	8,081.83	(828.45)
Commercial Industrial Improved	2020	MKTTL	1,850,000.00	7,324.52	7,492.52	8,354.60	(862.08)
Commercial Industrial Improved	2020	MKTTL	1,882,500.00	7,453.19	7,621.19	8,501.37	(880.18)
Commercial Industrial Improved	2020	MKTTL	1,884,000.00	7,459.13	7,627.13	8,508.14	(881.01)
Tax Exempt	2020	MKTTL	1,889,800.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	1,927,500.00	7,631.36	7,799.36	8,704.59	(905.23)
Commercial Industrial Improved	2020	MKTTL	1,971,900.00	7,807.15	7,975.15	8,905.10	(929.95)
Commercial Industrial Improved	2020	MKTTL	2,008,600.00	7,952.45	8,120.45	9,070.84	(950.39)
Commercial Industrial Improved	2020	MKTTL	2,050,000.00	8,116.36	8,284.36	9,257.80	(973.44)
Commercial Industrial Improved	2020	MKTTL	2,052,700.00	8,127.05	8,295.05	9,269.99	(974.94)
Commercial Industrial Improved	2020	MKTTL	2,080,600.00	8,237.51	8,405.51	9,395.99	(990.48)
Commercial Industrial Improved	2020	MKTTL	2,091,600.00	8,281.06	8,449.06	9,445.67	(996.60)
Commercial Industrial Improved	2020	MKTTL	2,144,600.00	8,490.90	8,658.90	9,685.01	(1,026.11)
Commercial Industrial Improved	2020	MKTTL	2,183,700.00	8,645.71	8,813.71	9,861.59	(1,047.88)
Commercial Industrial Improved	2020	MKTTL	2,206,000.00	8,734.00	8,902.00	9,962.30	(1,060.30)
Agricultural Improved	2020	MKTTL	2,243,100.00	8,880.88	9,048.88	10,129.84	(1,080.96)
Tax Exempt	2020	MKTTL	2,260,700.00	0.00	168.00	0.00	168.00
Tax Exempt	2020	MKTTL	2,270,900.00	0.00	168.00	0.00	168.00
Tax Exempt	2020	MKTTL	2,297,500.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	2,379,400.00	9,420.52	9,588.52	10,745.37	(1,156.85)
Commercial Industrial Improved	2020	MKTTL	2,421,800.00	9,588.39	9,756.39	10,936.85	(1,180.46)
Commercial Industrial Improved	2020	MKTTL	2,436,300.00	9,645.80	9,813.80	11,002.33	(1,188.53)
Commercial Industrial Improved	2020	MKTTL	2,459,000.00	9,735.67	9,903.67	11,104.84	(1,201.17)
Commercial Industrial Improved	2020	MKTTL	2,462,900.00	9,751.11	9,919.11	11,122.46	(1,203.34)
Commercial Industrial Improved	2020	MKTTL	2,485,000.00	9,838.61	10,006.61	11,222.26	(1,215.65)
Commercial Industrial Improved	2020	MKTTL	2,548,600.00	10,090.42	10,258.42	11,509.48	(1,251.06)
Commercial Industrial Improved	2020	MKTTL	2,556,200.00	10,120.51	10,288.51	11,543.80	(1,255.29)
Commercial Industrial Improved	2020	MKTTL	2,615,700.00	10,356.08	10,524.08	11,812.50	(1,288.42)
Commercial Industrial Improved	2020	MKTTL	2,617,300.00	10,362.41	10,530.41	11,819.73	(1,289.31)
Tax Exempt	2020	MKTTL	2,672,300.00	0.00	168.00	0.00	168.00
Apartment Improved	2020	MKTTL	2,720,900.00	10,772.59	10,940.59	12,287.58	(1,347.00)
Commercial Industrial Improved	2020	MKTTL	2,927,800.00	11,591.75	11,759.75	13,221.94	(1,462.20)
Commercial Industrial Improved	2020	MKTTL	2,973,800.00	11,773.87	11,941.87	13,429.68	(1,487.81)
Commercial Industrial Improved	2020	MKTTL	2,981,400.00	11,803.96	11,971.96	13,464.00	(1,492.04)
Commercial Industrial Improved	2020	MKTTL	3,110,900.00	12,316.68	12,484.68	14,048.82	(1,564.15)
Commercial Industrial Improved	2020	MKTTL	3,125,800.00	12,375.67	12,543.67	14,116.11	(1,572.45)
Tax Exempt	2020	MKTTL	3,172,700.00	12,561.35	12,729.35	14,327.91	(1,598.56)
Commercial Industrial Improved	2020	MKTTL	3,342,300.00	13,232.83	13,400.83	15,093.83	(1,692.99)
Commercial Industrial Improved	2020	MKTTL	3,359,600.00	13,301.33	13,469.33	15,171.95	(1,702.63)
Commercial Industrial Improved	2020	MKTTL	3,440,800.00	13,622.82	13,790.82	15,538.65	(1,747.84)
Commercial Industrial Improved	2020	MKTTL	3,614,600.00	14,310.92	14,478.92	16,323.53	(1,844.61)

Commercial Industrial Improved	2020	MKTTL	3,624,000.00	14,348.14	14,516.14	16,365.98	(1,849.84)
Commercial Industrial Improved	2020	MKTTL	3,710,200.00	14,689.42	14,857.42	16,755.26	(1,897.84)
Commercial Industrial Improved	2020	MKTTL	3,857,200.00	15,271.43	15,439.43	17,419.12	(1,979.69)
Commercial Industrial Improved	2020	MKTTL	3,927,100.00	15,548.17	15,716.17	17,734.78	(2,018.61)
Commercial Industrial Improved	2020	MKTTL	4,361,200.00	17,266.86	17,434.86	19,695.18	(2,260.32)
Commercial Industrial Improved	2020	MKTTL	4,400,300.00	17,421.67	17,589.67	19,871.75	(2,282.09)
Commercial Industrial Improved	2020	MKTTL	4,429,100.00	17,535.69	17,703.69	20,001.82	(2,298.12)
Commercial Industrial Improved	2020	MKTTL	4,446,000.00	17,602.60	17,770.60	20,078.14	(2,307.53)
Commercial Industrial Improved	2020	MKTTL	4,718,200.00	18,680.30	18,848.30	21,307.39	(2,459.09)
Apartment Improved	2020	MKTTL	4,880,200.00	19,321.69	19,489.69	22,038.98	(2,549.30)
Apartment Improved	2020	MKTTL	5,225,000.00	20,686.82	20,854.82	23,596.10	(2,741.28)
Commercial Industrial Improved	2020	MKTTL	5,499,000.00	21,771.64	21,939.64	24,833.48	(2,893.84)
Commercial Industrial Improved	2020	MKTTL	5,623,000.00	22,262.58	22,430.58	25,393.47	(2,962.89)
Apartment Improved	2020	MKTTL	5,853,200.00	23,173.99	23,341.99	26,433.05	(3,091.06)
Tax Exempt	2020	MKTTL	5,868,600.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	6,433,700.00	25,472.31	25,640.31	29,054.59	(3,414.28)
Apartment Improved	2020	MKTTL	6,533,400.00	25,867.04	26,035.04	29,504.83	(3,469.80)
Tax Exempt	2020	MKTTL	6,542,800.00	0.00	168.00	0.00	168.00
Tax Exempt	2020	MKTTL	6,741,400.00	0.00	168.00	0.00	168.00
Apartment Improved	2020	MKTTL	6,884,900.00	27,258.70	27,426.70	31,092.21	(3,665.51)
Commercial Industrial Improved	2020	MKTTL	7,767,100.00	30,751.50	30,919.50	35,076.22	(4,156.72)
Tax Exempt	2020	MKTTL	8,714,800.00	0.00	168.00	0.00	168.00
Tax Exempt	2020	MKTTL	8,844,300.00	0.00	168.00	0.00	168.00
Apartment Improved	2020	MKTTL	9,261,700.00	36,668.92	36,836.92	41,825.84	(4,988.91)
Commercial Industrial Improved	2020	MKTTL	9,359,700.00	37,056.92	37,224.92	42,268.41	(5,043.48)
Tax Exempt	2020	MKTTL	9,500,400.00	0.00	168.00	0.00	168.00
Commercial Industrial Improved	2020	MKTTL	13,346,800.00	52,842.65	53,010.65	60,274.15	(7,263.50)
Apartment Improved	2020	MKTTL	14,825,400.00	58,696.72	58,864.72	66,951.51	(8,086.78)
Apartment Improved	2020	MKTTL	34,372,600.00	136,088.00	136,256.00	155,226.66	(18,970.66)
				10,951,125.82	12,491,349.82	12,491,231.61	

Charter Commission

5. 5.

Meeting Date: 08/27/2020

By: Colleen Lasher, Administrative Services

Information

Title:

Review Amendments to Chapter 4 of the Charter Nominations and Elections to be in Conformity with State Law

Purpose/Background:

The purpose of this case is to review Chapter 4 of the Charter, Nominations and Elections, to conform with state law.

During the Charter Commission meeting on October 17, 2019, the Commission reviewed Chapter 4 of the Charter and motioned to update the Chapter. A change to the Charter is contingent upon the full City Council's affirmative vote. The City Council considered the amendments at the December 10, 2019, City Council meeting. They looked at what must be amended to comply with State law, and other amendments that were optional, such as certain aspects of special elections. With regard to the changes that are not required per state law, the City Council did not have an affirmative vote from all members, especially with regard to primaries, hence the updates did not pass.

At this time, Chapter 4 of the Charter, Nominations and Elections, is not aligned with state law and should be revised.

Attached to this case, please see the City Council case, minutes from the City Council meeting, and the proposed ordinance that was not passed; as well as the redline version of Chapter 4.

Background: State Legislation setting uniform election dates for special elections prompted a complete review of Chapter 4, Nominations and Elections, of the City's Charter. The current Charter language is not entirely consistent with State law and causes problems in administering City elections. Many sections of this chapter are preempted by State law.

The Charter Commission met in February 2019 and October 2019 and received information with regard to what must be amended to comply with State law, and what else could be amended to make administering elections, especially special elections, more straight forward and timely.

A lengthy discussion ensued and a consensus of the Commission was reached. The City Attorney was asked to revise Chapter 4 of the City's Charter to remove the language conflicting with State law, remove duplicative language; remove the need for primaries, with one option to remove primaries all together and another option to remove primaries for special elections, clean up the language regarding advisory elections, with an option to remove advisory elections all together and another option to state that advisory elections can only occur with general elections. Regarding Section 4.5.4, an option should be brought back to remove that section which would default to State law, and another option cleaning up the language and allowing appointment for terms of only less than 365 days.

Funding Source:

N/A

Recommendation:

Based on discussion.

Action:

Based on discussion.

Attachments

12-10-19 CCWS Case and Minutes

10-17-19 Charter Recommendation

CC 12-10-19 Case Minutes Un-passed Ordinance

Form Review

Inbox

Kurt Ulrich

Form Started By: Colleen Lasher

Final Approval Date: 08/24/2020

Reviewed By

Kurt Ulrich

Date

08/24/2020 04:06 PM

Started On: 08/23/2020 01:42 PM

CC Work Session

2. 2.

Meeting Date: 12/10/2019

Information**Title:**

Discuss Ordinance Amending the Charter by Repealing and Replacing Chapter 4 - Nominations and Elections

Purpose/Background:

Purpose: The purpose of this case is for the City Council to discuss the recommendation of the Charter Commission to amend Chapter 4 of the City's Charter, Nominations and Elections. A public hearing was held during the City Council meeting on November 26, 2019, and five of seven Council Members voted in favor, to introduce Ordinance #19-15 to formally commence the Charter amendment. The ordinance is back on the Council agenda for this evening for formal adoption. In summary, the purpose of the ordinance amending the Charter would be to simplify and clarify City election procedures. Pursuant to State law, the Charter can be modified without going to a public vote if the ordinance receives unanimous approval by the Council.

Observations: The Charter Commission reviewed Chapter 4 in its entirety and determined the amendments suggested would clarify and simplify the elections process and come into compliance with the State election law. Not having a primary will expedite the process of filing seats with a duly elected Council member, plus the provision that allows immediate appointment by the Council of an interim Council Member keeps vacancy periods at a minimum. On the other hand, a primary election serves as a method to ensure that the final candidate receives a majority of the votes cast. Without a primary, a candidate may be elected with the most votes among multiple candidates, but it may be less than a majority of votes cast. For example, among 5 candidates, a candidate could prevail with less than 50% of the votes cast.

Alternatives: The Council must unanimously vote in favor of the ordinance for this amendment to pass. If Council does not agree with the amendments, they may make suggestions and send back to the Charter Commission for further review. Previous primary elections have suffered low voter turnout, which is even lower during a special primary election. The City Council may also consider pursuing changes to state law that would change dates and waiting period, but this is generally more difficult than making charter revisions. The Council may also consider different procedures for special elections versus general elections as recommendations back to the Charter Commission.

Timeframe:**Funding Source:****Responsible Party(ies):**

Administrative Services Director

Outcome:

This topic is for Council discussion.

Attachments[Chapter 4 Redline](#)[Ordinance 19 15](#)

Form Review

**CITY COUNCIL WORK SESSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a City Council Work Session on Tuesday, December 10, 2019, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau
Councilmember Nadine Heinrich
Councilmember Mark Kuzma
Councilmember Jeff Menth
Councilmember Debra Musgrove
Councilmember Chris Riley
Councilmember Dan Specht

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Administrative Services Director Colleen Lasher
Community Development Director Timothy Gladhill
City Attorney Joe Langel (arrived at 5:42 p.m.)
Representative Peggy Scott
Representative John Heinrich
Elwyn Tinklenberg, The Tinklenberg Group (arrived at 5:45 p.m.)
Charter Commission Chairperson Joe Field (arrived at 6:06 p.m.)

1. CALL TO ORDER

Mayor LeTourneau called the City Council Work Session to order at 5:36 p.m.

2. TOPICS FOR DISCUSSION

~~**2.01: Review of the City of Ramsey's Legislative Priorities**~~

~~City Administrator Ulrich reviewed the staff report.~~

~~Representative Scott asked for additional details on the manganese.~~

~~City Administrator Ulrich provided additional details and noted that the City continues to provide updates.~~

~~Mayor LeTourneau explained how the issue was mitigated during the summer to ensure the City did not reach the manganese threshold during the peak summer usage.~~

~~Councilmember Kuzma noted that the City also established a hotline for residents to reach out with concerns.~~

Representative Heinrich noted that he does not want to water down the message and will focus on the Sunfish and Ramsey Boulevard interchanges. He stated that Highway 47 and the railroad crossing is important as well, noting that it has gained the attention of the Governor.

Mr. Tinklenberg commented how well served Ramsey is by these two representatives and the committees they serve. He stated that in terms of transportation, he agrees that this is a year where Ramsey can make significant progress. He provided an update on recent meetings he has held with different members of the House and Governors office. He stated that there is a lot of momentum behind the project and these representatives are helping to keep that up. He noted that the work Ramsey has done in terms of design preparation have helped to put the project in a better position for funding.

Representative Scott stated that there is movement afoot to reform the bonding bill process, which would allow members to vote on individual sections.

Mayor LeTourneau stated that the Highway 10 effort has been targeted and focused. He recognized that each piece of the puzzle will help to improve the corridor. He hoped to continue great communication between the City and the two representatives present tonight.

Representative Scott asked and confirmed that the Councilmembers subscribe to the updates.

Representative Heinrich suggested setting up a Highway 10 Coalition Day at the Capital. He stated that when people show up in numbers, it tends to catch attention.

Councilmember Heinrich referenced the TIF district and clarified that the entire Council has not yet discussed that issue and therefore that discussion would occur prior to bringing something forward to one of the representatives for assistance.

Mayor LeTourneau thanked Representatives Scott and Heinrich for attending tonight and for their continued service.

2.02: Discuss Ordinance Amending the Charter by Repealing and Replacing Chapter 4 – Nominations and Elections

City Administrator Ulrich reviewed the staff report.

Councilmember Specht commented that he had a concern with totally eliminating primaries, using an example where there are ten candidates running.

Charter Commission Chairperson Field stated that the issue was discussed in depth by the Charter Commission and the main concern in making these changes was to become compliant with State law and elimination of duplicative language. He stated that the Commission also asked what is discretionary for Charter cities. He stated that the turnout for primaries is very poor and that is a costly process, therefore the Charter Commission came to the consensus to eliminate that requirement. He stated that there was discussion that perhaps an exception should be made if a

certain number of candidates were running, but that option was problematic due to the filing deadlines. He stated that there has been a deterioration in interest in running for public office. He stated that because people are not showing up for the primaries, the consensus was to eliminate that requirement.

Councilmember Musgrove referenced the situation where a primary could be held with the general election primary.

Charter Commission Chairperson Field commented that there was less resistance to that because it would not have much of an additional cost.

Councilmember Musgrove stated that it seems that the Charter Commission recommended elimination of primary elections for city government elections.

Charter Commission Chairperson Field agreed that because the trend has been that people are not showing up for those primary elections, it would seem practical to eliminate that requirement.

Councilmember Kuzma stated that the changes seem to be mostly cost driven. He stated that the number of special elections in the past few years seem to be an anomaly. He stated that he likes the process of holding primaries. He stated that poor voter turnout is not the fault of the process and would not be in favor of eliminating that step.

Mayor LeTourneau stated that the reality of the last two special elections had a higher percentage of turnout than the City typically has for special elections. He recognized that special elections typically have an inherently low voter turnout.

Councilmember Specht asked the cost to hold a primary election.

Administrative Services Director Lasher estimated about \$25,000 for an at large seat while a ward seat would be about \$10,000.

Councilmember Menth asked if the Charter discussed right choice voting.

Charter Commission Chairperson Fields noted that was determined to be a separate discussion that the Commission will discuss in the future.

Councilmember Musgrove asked how many Charter cities choose to hold primary elections and how many do not.

Charter Commission Chairperson Fields stated that most Charter cities do not engage in primary elections.

Councilmember Riley stated that the Charter Commission was provided the detailed information, while the Council did not hear the same details. He stated that in regard to primaries it seems that the City would either need to choose to hold primaries or not hold them. He noted that if primaries are kept that seems to negate some of the work to streamline the process.

Charter Commission Chairperson Fields agreed that is an excellent point as detailed information was provided to the Commission for review by the City Attorney and excellent discussion was had. He commented that it would be helpful for the Council to have access to those meeting minutes to review the process the Commission went through to come to this recommendation.

Administrative Services Director Lasher noted that the draft minutes from the Charter Commission were distributed to the City Council to provide them with that information.

Mayor LeTourneau asked for information on the history and background on why Ramsey chose to use the primary system.

Charter Commission Chairperson Fields stated that he did not have that information but noted that Commissioner Deemer would perhaps have that information because of his tenure on the Commission.

Councilmember Specht stated that he has concern with the Council making direct appointments. He used the example of Big Lake, which currently has four out of five members appointed rather than elected.

Charter Commissioner Chairperson Fields stated that it was his belief that process was mandated by State law but noted that he could be mistaken.

City Attorney Langel stated that he was unsure if that exact process is mandated by State law. He noted that if there is an opening on the Council it needs to be filled as soon as possible. He noted that the timelines and allowed dates for an election have an impact on the ability to fill that position quickly and therefore the proposed guide was developed which would allow appointment dependent upon when the vacancy occurs. He stated that the guide was developed with the intent of balancing the need to fill a vacancy on the Council in a timely and cost-effective manner, while still allowing public input.

Administrative Director Lasher commented that the total cost for a special election, including the primary would be about \$30,000.

Mayor LeTourneau commented that there still seem to be a lot of questions and does not expect there to be a unanimous vote tonight at the regular meeting.

Councilmember Heinrich asked what would happen next if the vote is not passed.

City Administrator Ulrich stated that if there was clear direction and consensus of the Council, the proposed changes could be suggested to the Charter Commission. He stated that he would suggest that the Council hold another worksession, with members of the Charter Commission, to discuss options that would work for everyone. He recognized that the language needs to be amended in order to clean up the language and become compliant with State law.

Councilmember Specht asked if there are any deadlines to become compliant with State law.

City Attorney Langel stated that when there is a conflict in the Charter with State law, the City has been following State law and ignoring certain details in the Charter. He stated that staff would continue to do that until the Charter is amended.

Mayor LeTourneau agreed that it would be helpful for the Council to have further discussion on this topic with the Charter Commission.

Charter Commission Chairperson Fields noted that the Charter Commission has spent a significant amount of time on this topic and it would be helpful to have specific direction from the Council.

Councilmember Heinrich asked if any of the Councilmembers that are not in support of this are prepared to provide specific input on the topics they are struggling with.

Mayor LeTourneau stated that his concerns are that some Council members are confused and that there has not been much discussion on this topic as of yet.

Councilmember Heinrich stated that this is not the first time the Council is seeing the redline document and therefore she is surprised by that.

Charter Commission Chairperson Fields stated that bullet points would be helpful. He noted that he would need to speak with the Charter Commission to determine if there is support for a joint meeting. He noted that the topic has been beat to death for the Charter Commission and he would want specific bullet points for discussion if there is a joint meeting.

Councilmember Kuzma referenced the desire for the Charter Commission to hold a separate study on franchise fees, even though the Council spent a large amount of time researching the issue. He noted that this would be a similar situation where the Charter Commission spent a large amount of time, but the Council has not yet had that ability. He stated that he is not willing to eliminate the primary election simply because of the anomaly of the recent vacancies.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

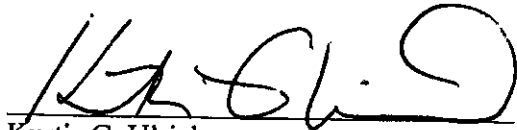
4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

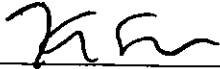
The Work Session of the City Council was adjourned at 6:56 p.m.

Respectfully submitted,



Kurtis G. Ulrich
City Administrator

ATTEST:



Katie M. Schmidt
Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Section 4.1 - Option 1
To eliminate primaries entirely

Sec. 4.1. - The regular municipal election.

A regular municipal election shall be held ~~on the first Tuesday after the first Monday in November~~ of each even-numbered year, ~~commencing in 1984~~, at such places as the city council shall designate. ~~At least 15 days prior notice shall be given by the city clerk by posting a notice thereof in at least one public place in each election precinct, and by publishing a notice thereof at least once in the official newspaper of the city stating the time and the places of holding such election and of the officers to be elected. Failure to give such notice shall not invalidate such election. Elected and qualified officers provided for by this Charter shall assume the duties of office to which they were elected on the first business day in January following such election.~~

- 4.1.1 *Primary elections.* Primary elections shall not be held for municipal elections ~~held on the same date as prescribed by the Minnesota Statute, which establishes the statewide primary election date. The primary election shall be for the selection of two nominees for each elective office at the regular municipal election, unless two nominees or fewer file for each elective office.~~

Section 4.2 - Option 1
For use with Option 1 of Section 4.1, with no primaries

Sec. 4.2. - Filing for office.

All persons who shall desire to be elected to any elected office at a special election held on the date of a regular municipal election shall file an affidavit of candidacy with the city clerk not more than ~~fourteen~~ weeks nor less than ~~twelve~~~~eight~~ weeks before the ~~primary~~ regular municipal election ~~with the city clerk, paying a filing fee to the city clerk in an amount as set by ordinance.~~ The fee required to file an affidavit of candidacy for municipal office shall be set by the city council through resolution or ordinance.

~~The city clerk shall prepare and have printed at the expense of the city the necessary ballots or other required material for such election.~~

~~The ballots or other material shall contain no political party designation of any candidate and the names of the candidates for each office may be arranged on the ballot alphabetically according to the surname of each candidate. The ballots or the results shall be counted and preserved and the city clerk shall be the final custodian of such ballots or returns for the city.~~

~~A sample ballot or a facsimile representation of the ballot shall be posted at the place of election at least one week before such election by the city clerk, whose duty it is to preserve such sample ballots.~~

4.2.1. [Repealed].

Section 4.3

Sec. 4.3. - Procedure at elections.

Consistent with the provisions of this Charter and applicable state statutes, the council may by ordinance further regulate the conduct of municipal elections. Municipal elections shall be conducted in accordance with Minnesota Election Law, as supplemented by ~~Except as otherwise provided by this Charter and city supplementary ordinances, general state statutes on elections shall apply to municipal elections.~~

Section 4.4 – Option 4
Special and advisory elections in accordance with state law procedure

Sec. 4.4. - Special and advisory elections except for elected office.

The council may, by resolution, order a special election be held on a question on which the voters are authorized to pass judgment under this charter or by law. The council may also, by resolution, order any special or advisory election be held on a question that the city council has sole authority to resolve; the results of an election on the question so submitted shall be advisory to the council only and shall have no binding effect upon its decision. Special and advisory elections shall be held in the manner set forth for special elections in statutory cities in Minnesota Election Law, except that any election so ordered shall only be held on the same date as a regular municipal election, deemed appropriate by the council, for any reason, and provide all means for holding it. At least 15 days' prior notice shall be given by the city clerk by posting a notice thereof in at least one public place in each election precinct, and by publishing a notice thereof at least once in the official newspaper of the city stating the time and the places of holding such election. This section does not apply to special elections to fill vacancies in municipal offices.

Part 1 of Section 4.5 – Option 4

Vacancies filled no later than next legally feasible November election day, more definition for timing of elections that are not feasible or that cannot comply with notice provisions

Sec. 4.5. - Vacancy of municipal elected office.

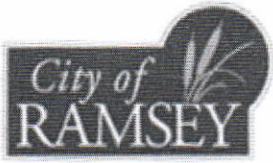
** notice*

- 4.5.1 ~~In the event that~~ ~~When~~ a vacancy in an elected office of the city occurs ~~with 365 days or more remaining in the term of the vacated office,~~ there shall be a special election held within 90 days after the vacancy occurs to elect a successor to serve for the remainder of the unexpired term of the office vacated. ~~three or more days before the first day to give~~ ^{*} of the period for filing an affidavit of candidacy for an election on the first Tuesday after the first Monday in November of the calendar year of the vacancy, the city must hold a special election to fill the balance of the unexpired term no later than the first Tuesday after the first Monday in November of the calendar year of the vacancy. ~~In the event that a vacancy in an elected office of the city occurs after the third day before the first day to give notice of the period for filing an affidavit of candidacy for an election on the first Tuesday after the first Monday in November of the calendar year of the vacancy, the city must hold a special election to fill the balance of the unexpired term no later than the first Tuesday after the first Monday in November of the calendar year after the vacancy. In the event that a vacancy in an elected office of the city occurs after the third day before the first day to give notice of the period for filing an affidavit of candidacy for an election on the first Tuesday after the first Monday in November of the third year of the term, no special election shall be required but the city council may, by resolution, order that a special election to fill the balance of the unexpired term be held no later than the second Tuesday in May of the fourth year of the term.~~
- 4.5.2 A person elected at a special election held pursuant to this section to fill the balance of the unexpired term shall take office immediately after being qualified.
- 4.5.34 ~~In the event~~ ~~ease~~ of a vacancy ~~where there remains less than 365 days in the unexpired term in an elected office of the city,~~ the council shall, by a majority vote, appoint a successor to serve the balance of for the unexpired remainder of said term or until a successor elected at a special election held pursuant to this section is qualified. ~~In the case of a tie vote of the council, the mayor, or acting mayor if the office of mayor be vacant, shall make the appointment from the candidates involved in the tie vote.~~
- 4.5.43 ~~The procedure at such election and assumption of duties of elected officers following such election~~ shall conform as nearly as practicable to that prescribed for other municipal elections under this Charter.

Part 3 of Section 4.5

4.5.6 If a special election has been called to fill a vacancy in an elected office of the city, and no candidates filed an affidavit of candidacy prior to the expiration of the period for filing an affidavit of candidacy, the special election shall be cancelled. In the event that such a cancellation occurs there are insufficient numbers of candidates in a regular or special election to fill expiring or vacated municipal offices, the individual appointed by the city council to fill said vacancy under this section shall serve the balance of the unexpired term or until a successor elected at a special election held pursuant to this section is qualified fill said offices by appointment until the next regular municipal election. In the case of a tie vote of the council, the mayor shall make said appointment from the candidates under consideration. In the event that such a cancellation occurs, a special election to fill the balance of the unexpired term shall be held on the same date as the next regular municipal election, unless the next regular municipal election would be in the fourth year of the term.

RRM: #317628



Our Mission: To work together to responsibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session

7. 1.

Meeting Date: 12/10/2019

By: Katie Schmidt, Administrative Services

Information

Title:

Adopt Ordinance #19-15 An Ordinance Amending the Charter by Repealing and Replacing Chapter 4 - Nominations and Elections

Purpose/Background:

Purpose: The purpose of this case is for the City Council to consider adoption of Ordinance #19-15 repealing and replacing the City's Charter Chapter 4 titled Nominations and Elections.

Background: A public hearing and review of the ordinance amending the City's Charter Chapter 4 was held on November 26, 2019. Five of the seven Councilmembers voted in favor, to introduce Ordinance #19-15 to formally commence the Charter amendment.

The purpose of the proposed ordinance amending the Charter would be to simplify and clarify City election procedures. Chapter 4 of the City's Charter concerning election procedure has been problematic for some time, in part because it conflicts with State election law. The Charter Commission discussed Chapter 4 at length in February and provided direction to staff in terms of amendments. In October, the Commission discussed various options for replacement language with the intent to clarify and simplify election procedures and make them conform with current state law. The proposed ordinance (attached) contains the Commission's recommended replacement language for Chapter 4. Pursuant to State law, the Charter can be modified without going to a public vote if the ordinance receives unanimous approval by the Council.

State law lays out the timeline as follows: Upon recommendation of the Charter Commission, the City Council may enact a Charter amendment by ordinance. Within one month of receiving a recommendation to amend the Charter by ordinance, the City must publish notice of a public hearing on the proposal and the notice must contain the text of the proposed amendment. The City Council must hold the public hearing on the proposed Charter amendment at least two weeks but not more than one month after the notice is published. Within one month of the public hearing, the City Council must vote on the proposed Charter amendment ordinance. The ordinance is enacted if it receives an affirmative vote of all members of the City Council and published as in the case of other ordinances. An ordinance amending a City Charter shall not become effective until 90 days after passage and publication or at such later date as is fixed in the ordinance.

The timelines have been met thus far. The recommendation was made by the Charter at their October 17 meeting. A public hearing notice was published on Friday, November 8 (attached). The public hearing was held by the City Council on November 26, at which time Council introduced the ordinance. The ordinance is being presented this evening, December 10, for formal adoption. This will be done via a roll call vote. If the ordinance meets with a unanimous approval, the ordinance, in its entirety, will be published in the City's official newspaper on December 13, 2019, which will begin the 90 day effective period. With these timelines, the City's Charter will be amended effective on or about March 13, 2020.

Observations/Alternatives:

Observations: The Charter Commission reviewed Chapter 4 in its entirety and determined the amendments suggested would clarify and simplify the elections process and come into compliance with the State election law. Not having a primary will expedite the process of filing seats with a duly elected Council member, plus the provision that allows immediate appointment by the Council of an interim Council Member keeps vacancy periods at a minimum. On the other hand, a primary election serves as a method to ensure that the final candidate receives a majority of the votes cast. Without a primary, a candidate may be elected with the most votes among multiple candidates, but it may be less than a majority of votes cast. For example, among 5 candidates, a candidate could prevail with less than 50% of the votes cast.

Alternatives: The Council must unanimously vote in favor of the ordinance for this amendment to pass. If Council does not agree with the amendments, they may make suggestions and send back to the Charter Commission for further review. Previous primary elections have suffered low voter turnout, which is even lower during a special primary election. The City Council may also consider pursuing changes to state law that would change dates and waiting period, but this is generally more difficult than making charter revisions. The Council may also consider different procedures for special elections versus general elections as recommendations back to the Charter Commission.

Funding Source:

N/A

Recommendation:

Staff is recommending the Council adopt the ordinance as drafted by the Charter Commission and the City Attorney.

Action:

Motion to adopt Ordinance #19-15 An Ordinance Amending the City Charter by Repealing and Replacing Chapter 4 - Nominations and Elections.

Roll Call Vote:

Councilmember Riley
 Councilmember Kuzma
 Councilmember Musgrove
 Councilmember Heinrich
 Councilmember Menth
 Councilmember Specht
 Mayor LeTourneau

Attachments

Ordinance 19 15

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	12/03/2019 02:15 PM
Jo Thieling	jthieling	12/03/2019 03:15 PM
Kurt Ulrich	Kurt Ulrich	12/05/2019 01:46 PM
Form Started By: Katie Schmidt		Started On: 12/02/2019 08:27 AM
Final Approval Date: 12/05/2019		

ORDINANCE # 19-15
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

* Did
Not
Pass

AN ORDINANCE AMENDING THE CITY CHARTER BY REPEALING AND REPLACING CHAPTER 4 – NOMINATIONS AND ELECTIONS.

The City of Ramsey ordains:

SECTION 1. PURPOSE

The purpose of this Ordinance is to simplify and clarify City election procedures by repealing and replacing outdated, inconsistent language with provisions that conform to State law.

SECTION 2. CHARTER COMMISSION RECOMMENDATION

Pursuant to Minnesota Statute section 410.12, subdivision 7, a city council may enact a charter amendment by ordinance if the charter commission recommends the amendment to the council. The Ramsey Charter Commission approved the amendments below at its meeting held on October 17, 2019.

SECTION 3. AMENDMENT

Chapter 4 – Nominations and Elections – of the Ramsey City Charter is hereby repealed in its entirety and replaced with the following:

Sec. 4.1. - The regular municipal election.

A regular municipal election shall be held each even-numbered year.

4.1.1 *Primary elections.* Primary elections shall not be held for municipal elections.

Sec. 4.2. - Filing for office.

All persons who shall desire to be elected to any elected office at a special election held on the date of a regular municipal election shall file an affidavit of candidacy with the city clerk not more than fourteen weeks nor less than twelve weeks before the regular

municipal election. The fee required to file an affidavit of candidacy for municipal office shall be set by the city council through resolution or ordinance.

Sec. 4.3. - Procedure at elections.

Consistent with the provisions of this Charter and applicable state statutes, the council may by ordinance further regulate the conduct of municipal elections. Municipal elections shall be conducted in accordance with Minnesota Election Law, as supplemented by this Charter and city ordinances.

Sec. 4.4. - Special and advisory elections except for elected office.

The council may, by resolution, order a special election be held on a question on which the voters are authorized to pass judgment under this charter or by law. The council may also, by resolution, order an advisory election be held on a question that the city council has sole authority to resolve; the results of an election on the question so submitted shall be advisory to the council only and shall have no binding effect upon its decision. Special and advisory elections shall be held in the manner set forth for special elections in statutory cities in Minnesota Election Law, except that any election so ordered shall only be held on the same date as a regular municipal election. This section does not apply to special elections to fill vacancies in municipal offices.

Sec. 4.5. - Vacancy of municipal elected office.

4.5.1 In the event that a vacancy in an elected office of the city occurs three or more days before the first day to give notice of the period for filing an affidavit of candidacy for an election on the first Tuesday after the first Monday in November of the calendar year of the vacancy, the city must hold a special election to fill the balance of the unexpired term no later than the first Tuesday after the first Monday in November of the calendar year of the vacancy. In the event that a vacancy in an elected office of the city occurs after the third day before the first day to give notice of the period for filing an affidavit of candidacy for an election on the first Tuesday after the first Monday in November of the calendar year of the vacancy, the city must hold a special election to fill the balance of the unexpired term no later than the first Tuesday after the first Monday in November of the calendar year after the vacancy. In the event that a vacancy in an elected office of the city occurs after the third day before the first day to give notice of the period for filing an affidavit of candidacy for an election on the first Tuesday after the first Monday in November of the third year of the term, no special election shall be required but the city council may, by resolution, order that a special election to fill the balance of the unexpired term be held no later than the second Tuesday in May of the fourth year of the term.

- 4.5.2 A person elected at a special election held pursuant to this section to fill the balance of the unexpired term shall take office immediately after being qualified.
- 4.5.3 In the event of a vacancy in an elected office of the city, the council shall, by a majority vote, appoint a successor to serve the balance of the unexpired term or until a successor elected at a special election held pursuant to this section is qualified. In the case of a tie vote of the council, the mayor, or acting mayor if the office of mayor be vacant, shall make the appointment from the candidates involved in the tie vote.
- 4.5.4 The procedure at such election shall conform as nearly as practicable to that prescribed for other municipal elections under this Charter.
- 4.5.5 If a special election has been called to fill a vacancy in an elected office of the city, and no candidates filed an affidavit of candidacy prior to the expiration of the period for filing an affidavit of candidacy, the special election shall be cancelled. In the event that such a cancellation occurs, the individual appointed by the city council to fill said vacancy under this section shall serve the balance of the unexpired term or until a successor elected at a special election held pursuant to this section is qualified. In the event that such a cancellation occurs, a special election to fill the balance of the unexpired term shall be held on the same date as the next regular municipal election, unless the next regular municipal election would be in the fourth year of the term.

SECTION 4. SUMMARY

The following official summary of Ordinance #19-15 has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

Ordinance #19-15 repeals and replaces Chapter 4 of the Ramsey City Charter concerning election procedures. The new provisions eliminate primary elections, removes language inconsistent with state election law, incorporates Minnesota Election Law procedures, retains advisory elections, and modifies vacancy procedure.

SECTION 5. EFFECTIVE DATE

This ordinance becomes effective 90 days after passage and publication.

PASSED by unanimous vote of the City Council of the City of Ramsey on the 10th day of December, 2019.

John LeTourneau, Mayor

ATTEST:

City Clerk Jo Ann M. Thieling

Introduction date: November 26, 2019

Posting dates: November 26 – December 11, 2019

Adoption date: December 10, 2019

Publication date: December 13, 2019

Effective date: March 13, 2019

Further discussion: Councilmember Riley commented that the document is not perfect but is a helpful planning tool that continues to evolve each year.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Kuzma, Riley, Menth, and Specht. Voting No: Councilmember Heinrich and Musgrove.

7. COUNCIL BUSINESS

7.01: Adopt Ordinance #19-15 An Ordinance Amending the Charter by Repealing and Replacing Chapter 4 – Nominations and Elections

City Attorney Langel reviewed the staff report and recommendation to adopt the Ordinance as drafted by the Charter Commission and City Attorney.

Councilmember Specht stated that he appreciates the hard work of the Charter Commission spent on the proposed language. He stated that his concern is with the Council appointing vacancies rather than being elected by the people and therefore he would be opposed.

Councilmember Kuzma stated that he was opposed to this at the last meeting. He noted that there was additional discussion during the worksession but does not feel that there has been sufficient time for discussion by the Council and therefore will not support the action.

Councilmember Riley stated that he can make a motion to vote but the action would need to be unanimous and it is apparent that will not happen.

City Attorney Langel stated that if the consensus of the Council is that there will not be unanimous approval, no action is required, and the action will die due to the statutory time limits.

Councilmember Heinrich stated that she would be willing to make the motion which would go to roll call vote.

Motion by Councilmember Heinrich, seconded by Councilmember Riley, to waive the City Charter requirement to read the Ordinance aloud and Adopt Ordinance #19-15 Amending the City Charter by Repealing and Replacing Chapter 4 – Nominations and Elections.

Further discussion: Councilmember Musgrove stated that she will be supporting this action. She noted that she attended meetings of the Charter Commission and the thought is to become more compliant with State law and be less burdensome to taxpayers. She noted that this action could be passed with additional amendment in the future. Mayor LeTourneau agreed that the Charter Commission is doing important work, and anything done with the Charter is important. He stated that he has concern that multiple Councilmembers have concern that there has not been sufficient discussion and would support additional discussion on the topic. He noted that he would be concerned that the decision is based on cost rather than it being the right thing to do. He believed that not passing this motion would be the right decision and could allow additional discussion to ensure that the right choices are made.

A roll call vote was performed by the City Administrator: