



Town of Southwest Ranches, FL

Fiscal Year 2017/2018

Wednesday, September 13, 2017 @ 6pm

Final Fire Assessment Rate Adoption

Final Solid Waste Assessment Rate Adoption

Tentative (1st Public Hearing) Millage Adoption

Tentative (1st Public Hearing) Budget Adoption



Town Council

Doug McKay, Mayor

Steve Breitkreuz, Vice Mayor

Freddy Fisikelli, Council Member

Gary Jablonski, Council Member

Denise “Dee” Schroeder, Council Member

Town Administration

Andrew D. Berns, MPA, Town Administrator

Russell C. Muniz, MBA, MPA, MMC, Assistant Town Administrator/Town Clerk

Keith M. Poliakoff, JD, Town Attorney

Martin D. Sherwood, CPA, CGMA, CGFO, Town Financial Administrator

Summary of FY 2017/2018 Proposed Rates and Fees Compared to Adopted FY 2016/2017

Adopted FY 2017: Rate/Fee

- ▶ Fire Assessment: \$9.11 increase (approx. 2% per residential dwelling unit) from FY 2016
- ▶ Solid Waste: Stable Rates – No Change from FY 2016
- ▶ Operating Millage: 4.0579 mills
- ▶ TSDOR Millage: $\frac{0.4050}{\text{Total FY 2017}}$ mills
4.4629 mills

Proposed FY 2018: Rate/Fee

- ▶ Fire Assessment: \$70.36 increase (approx. 16% per residential dwelling unit) from FY 2017
- ▶ Solid Waste: \$65.79 or greater (overall average of an approx. 25% increase throughout all residential parcel lot sizes)
- ▶ Operating Millage: 4.1017 mills
- ▶ TSDOR Millage: $\frac{0.3612}{\text{Total Proposed}}$ mills
4.4629 mills



Town of Southwest Ranches, FL

Fiscal Year 2017/ 2018

Fire Assessment Rates

September 13, 2017

Fire Assessment (Introduction):

Note: the 3 step assessment methodology is unchanged from the prior year (2012 Consultant study)

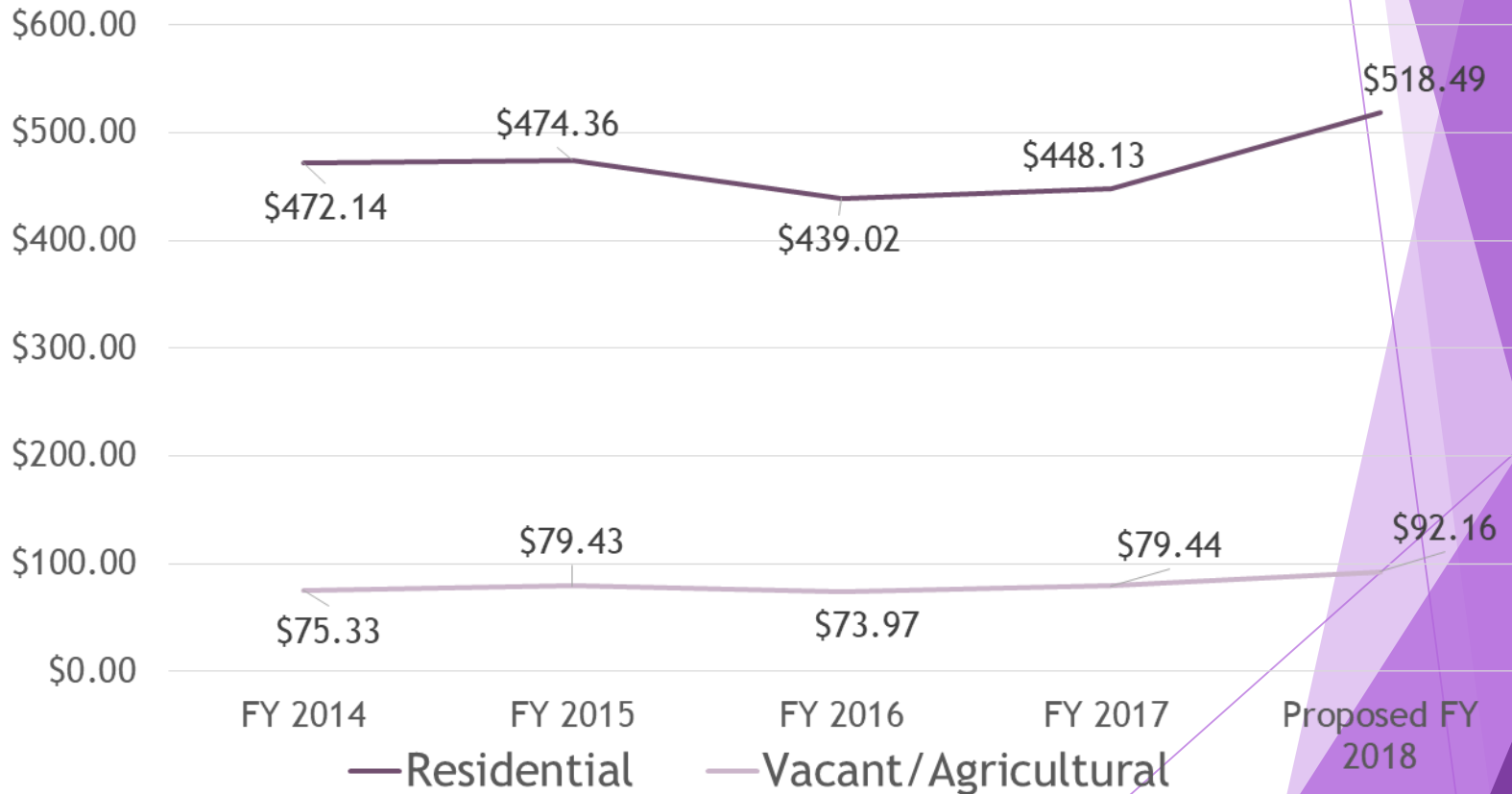
Proposed and Actual Rates (History) by Category

Municipal Rates Compared

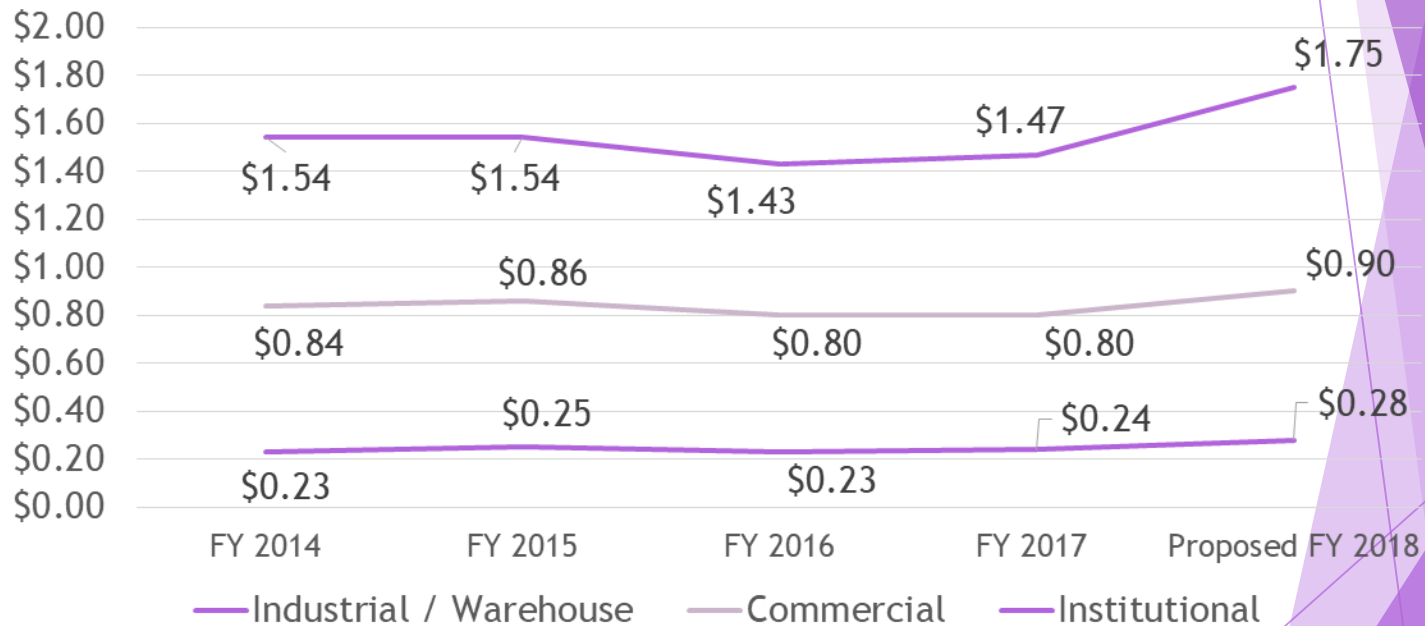
Fire Assessment (Background)

- ▶ This assessment is permitted by Florida Statute Chapters 166.021 and 166.041 and is adopted by Town Ordinance 2001-09.
- ▶ Ordinance 2001-09 requires that the annual rate be established each fiscal year.

Fire Assessment Residential and Acreage Category Rates Four Year History and Proposed FY 2018



Fire Assessment Rate: Per Square Foot Building Area by Category Four Year History and Proposed FY 2018



Broward County Municipal COMPARISONS - *Residential Fire Assessments Explained:*

- ❖ A number of municipalities subsidize fire protection assessment costs with property tax (General Fund) revenue. Actually, several do not even assess a fire protection assessment and therefore fund 100% from their General Fund. SWR policy does not subsidize any fire protection costs from its General Fund.
- ❖ Of the Twenty five municipalities surveyed several were willing to share the percentage of subsidy coming from the general fund. Consequently, the numbers provided for service cost comparisons are not always the actual assessed amount. They have been calculated to capture the cost without general fund subsidy.
- ❖ Municipalities with an unchanged assessment are likely subsidizing operations (in the case of shortfall) or retaining surplus to fund capital projects related to fire services.
- ❖ Southwest Ranches proposes an increase of 15.7% (\$70.36) per residential dwelling unit – RDU.

Municipal Residential Fire Rates compared (rank based FY 2018 Proposed fee-Survey Adjusted)

		FY 2017 Actuals	FY 2018 Proposed	% Change: Increase
1	Southwest Ranches	\$448.13	\$518.49	15.70%
2	Tamarac	\$495.25	\$495.25	0.00%
3	Lauderhill	\$438.00	\$465.00	6.16%
4	West Park	\$381.00	\$447.86	17.55%
5	Weston	\$426.90	\$433.97	1.66%
6	Miramar	\$372.84	\$372.84	0.00%
7	Lauderdale Lakes	\$327.72	\$337.05	2.85%
8	Parkland	\$296.10	\$308.00	4.02%
9	Dania Beach	\$252.00	\$297.59	18.09%
10	Davie	\$255.15	\$288.12	12.92%
11	Sunrise	\$263.34	\$276.54	5.01%
12	Pembroke Pines	\$261.28	\$271.48	3.90%
13	Coral Springs	\$188.67	\$253.80	34.52%

Municipal Residential Fire Rates Compared (con't) (rank based on FY 2018 Proposed fee-Survey Adjusted)

				% Change: Increase
		FY 2017 Actuals	FY 2018 Proposed	
14	Ft Lauderdale	\$256.00	\$246.00	-3.91%
15	Hallandale Beach	\$227.70	\$227.70	0.00%
16	Hollywood	\$222.00	\$222.00	0.00%
17	Oakland Park	\$216.90	\$216.91	0.00%
18	N Lauderdale	\$197.00	\$215.00	9.14%
19	Wilton Manors	\$210.18	\$214.72	2.16%
20	Lighthouse Point	\$163.52	\$211.47	29.32%
21	Deerfield Beach	\$205.45	\$205.45	0.00%
22	Coconut Creek	\$177.79	\$177.79	0.00%
23	Cooper City	\$177.79	\$177.79	0.00%
24	Pompano Beach	\$134.00	\$134.00	0.00%
25	Lauderdale-By-The-Sea	\$129.82	\$129.84	0.02%

FY 2017-2018 FINAL FIRE ASSESSMENT RATE ADOPTION

Public Comment then Questions, Comments, Direction
and Voting from Town Council





Town of Southwest Ranches

Fiscal Year 2017 / 2018

Solid Waste Rates

September 13, 2017

Solid Waste (Garbage) Assessment (Background):

- ▶ Permitted by Florida Statute Chapters 197.3632.
- ▶ Annual rate establishment required by Town Ordinance 2002-08.

Proposed Solid Waste Rates for FY 17/18 (with changes from FY 16/17)

Based On Consultant Study

Assessment Range	Lot Sq. Ft.	Number of Units in Range	Solid Waste Cost Per Unit	Bulk Waste Cost Per Unit	Total Proposed Rates FY 17/18	Total Assessed Rates FY 16/17	Difference: Increase
A	<41,200 - 41,200	405	\$ 250.10	\$ 205.34	\$ 455.44	\$ 389.65	\$ 65.79
B	41,201 - 46,999	423	\$ 250.10	\$ 240.98	\$ 491.08	\$ 409.45	\$ 81.62
C	47,000 - 62,999	411	\$ 250.10	\$ 291.87	\$ 541.97	\$ 433.30	\$ 108.66
D	63,000 - 95,999	446	\$ 250.10	\$ 314.37	\$ 564.47	\$ 445.84	\$ 118.63
E	96,000 -106,999	452	\$ 250.10	\$ 355.37	\$ 605.47	\$ 469.34	\$ 136.13
F	107,000 -107,000+	431	\$ 250.10	\$ 433.50	\$ 683.60	\$ 510.01	\$ 173.59

Solid Waste Impact

- ▶ From FY 2013 through 2017, the Town has seen an overall decrease of approximately 35% to community member collection costs. During the same period, solid waste service costs elsewhere (and to the service provider) were increasing
- ▶ These savings were the result of a now expired contract

Solid Waste Impact Continued

- ▶ After considerable negotiation and an extensive bid process, the lowest responsive and responsible bidder was awarded a new contract. It calls for increases of **approximately 73%** (\$1,380,865 vs. \$797,582)
- ▶ Utilizing a “smoothing” approach, the residential assessment rate for up to 41,200 in lot square footage would increase from \$389.65 to \$455.44 (**approximately 17%**) while the assessment rate for more than 106,999 of lot square footage would increase from \$510.01 to \$683.60 (**approximately 34%**) in FY 2018.
- ▶ Future year increases seem probable to obtain, then remain, a fully user based funded operation in accordance with generally accepted governmental accounting standards.

FY 2017-2018 FINAL SOLID WASTE ASSESSMENT RATE ADOPTION

Public Comment then Questions, Comments, Direction
and Voting from Town Council





Town of Southwest Ranches

Fiscal Year 2017 / 2018

Tentative Millage Rate - 1st Public Hearing

September 13, 2017

Property Tax / Millage - Introduction:

1. Millage comparison for TSDOR
(FY 2017 vs FY 2018)
2. Municipal Rates Compared
3. SWR Millage % to Total Direct and Overlapping
Millage

Note: The tentative millage proposed tonight reflects a millage and net expenditure reduction of .2976 and \$387,287 respectively, pursuant to council direction received during our August 22, 2017 budget workshop.

SOUTHWEST RANCHES PROPOSED MILLAGE RATE FOR ROAD RESURFACING, RESTORATION, AND REHABILITATION (TSDOR)

Fiscal Year	Cost	Net Millage Equivalent
FY 2017/2018	\$470,000	0.3612 mills
FY 2016/2017	\$495,000	0.4050 mills

MILLAGE COMPARISON NARRATIVE:

Currently, (FY 2017) Southwest Ranches (Operating Millage plus TSDOR Millage) is the 7th lowest combined operating and debt millage rate in Broward County (excluding Unincorporated Broward County).

The Proposed FY 2018 Millage Rate, including TSDOR, does not move the relative position of SWR.

The relative position of Southwest Ranches among Broward County Municipalities remains within the upper 25th percentile (22.58%). Twenty-four Municipalities (77.4%) are proposing millage rates higher than SWR for Fiscal Year 2017 – 2018.

**Municipal Millage Rate Comparisons
(FY 2018 PROPOSED COMBINED MILLAGES)**

	Municipality	FY 17 Actual Operating and Debt Millage	FY 18 Proposed Operating and Debt Millage
1	Weston	2.3900	2.3900
2	Lighthouse Point	3.7892	3.5893
3	Hillsboro Beach	3.6000	3.6000
4	Lauderdale-By-The-Sea	3.6873	3.6873
5	Parkland	3.9800	3.9800
6	Ft Lauderdale	4.2803	4.1884
7	Southwest Ranches	4.4629	4.4629
8	Lazy Lake	4.7931	4.7931
9	Pompano Beach	4.8252	4.9865
10	Hallandale Beach	5.7998	5.7998
11	Davie	5.6962	5.8485
12	Dania Beach	6.2462	6.1909
13	Plantation	5.9000	6.2380
14	Coral Springs	5.0930	6.3235
15	Sunrise	6.4293	6.3838
16	Wilton Manors	6.5947	6.4917

**Municipal Millage Rate Comparisons
(FY 2018 PROPOSED COMBINED MILLAGES)**

	Municipality	FY 17 Actual Operating and Debt Millage	FY 18 Proposed Operating and Debt Millage
17	Deerfield Beach	6.5438	6.5007
18	Coconut Creek	6.1803	6.5378
19	Pembroke Pines	6.2381	6.6452
20	Oakland Park	6.1555	6.9085
21	Miramar	6.7654	6.9999
22	Margate	7.3093	7.0593
23	Cooper City	6.5272	7.2678
24	Tamarac	7.3771	7.2899
25	No. Lauderdale	7.5000	7.4000
26	Sea Ranch Lakes	7.5000	7.5000
27	Hollywood	7.7363	7.7363
28	Pembroke Park	8.5000	8.5000
29	West Park	8.6500	9.0040
30	Lauderhill	8.6180	9.5362
31	Lauderdale Lakes	9.7100	9.5950

Town of Southwest Ranches, Florida
Direct and Overlapping Property Tax Rates (SWR FY 18 Proposed)
(rate per \$1,000 of assessed taxable value)

NOTE: Property Owners are also subject to SWBDD and CBWMD assessments which are NOT Millage based

Fiscal Year	Direct Southwest Ranches Operating (Incl. TSDOR) Millage	Overlapping Rates ¹						Total Direct and Overlapping Millage
		Broward County	Broward County School Board	South Florida	South Florida And Everglades Construction	Children's Services Council	South Broward Hospital District	
2017	4.4629	5.6690	6.9063	0.3307	0.0320	0.4882	0.1623	18.4468
%	24.18%	32.10%	38.13%	1.82%	0.18%	2.70%	0.89%	100.00%

Notes:

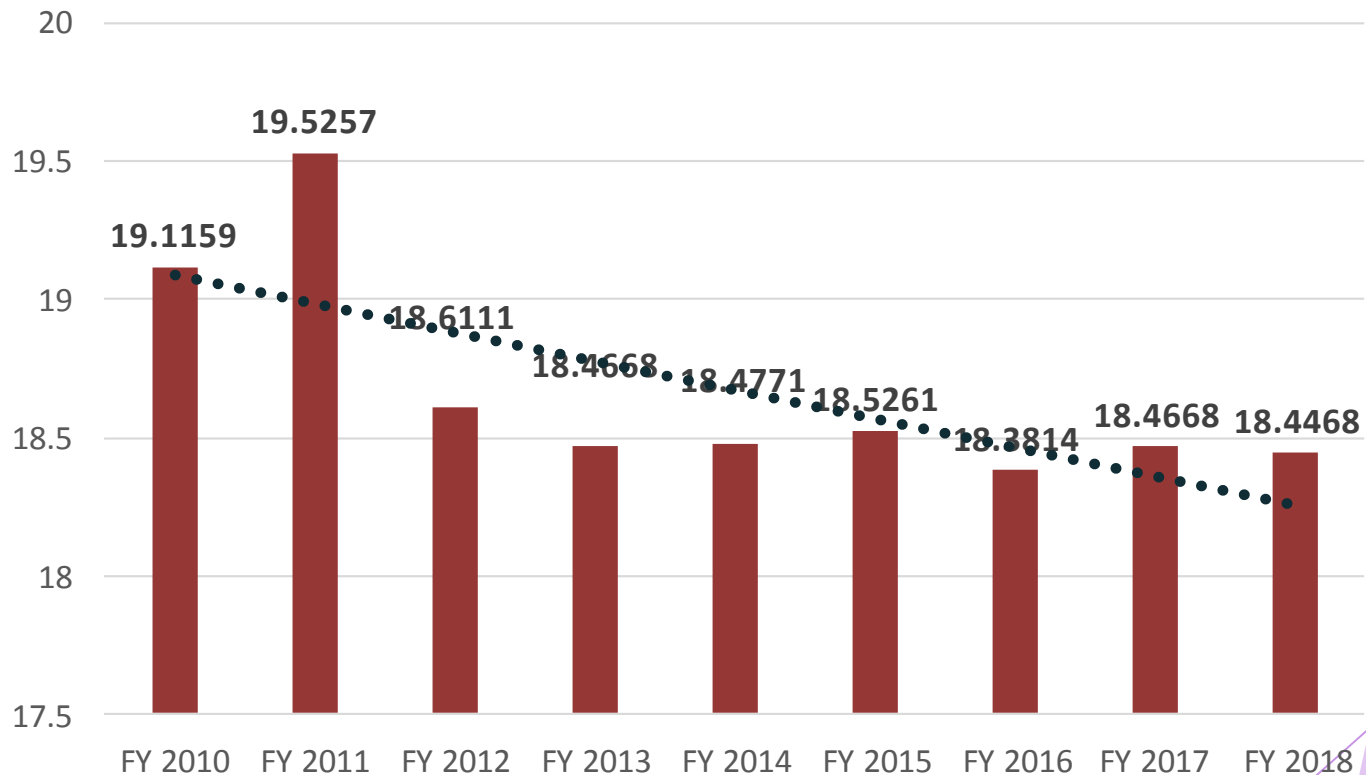
¹ Overlapping rates are those of governments that overlap the Town's geographic boundaries.

² Florida Inland Navigational District.

Data Source:

Broward County Property Appraiser Office.

Combined Mill Rate History for Southwest Ranches - All taxing authorities



The dotted line illustrates the trend line.

FY 2017-2018 TENTATIVE MILLAGE ADOPTION

Public Comment then Questions, Comments,
Direction and Voting from Town Council





Town of Southwest Ranches

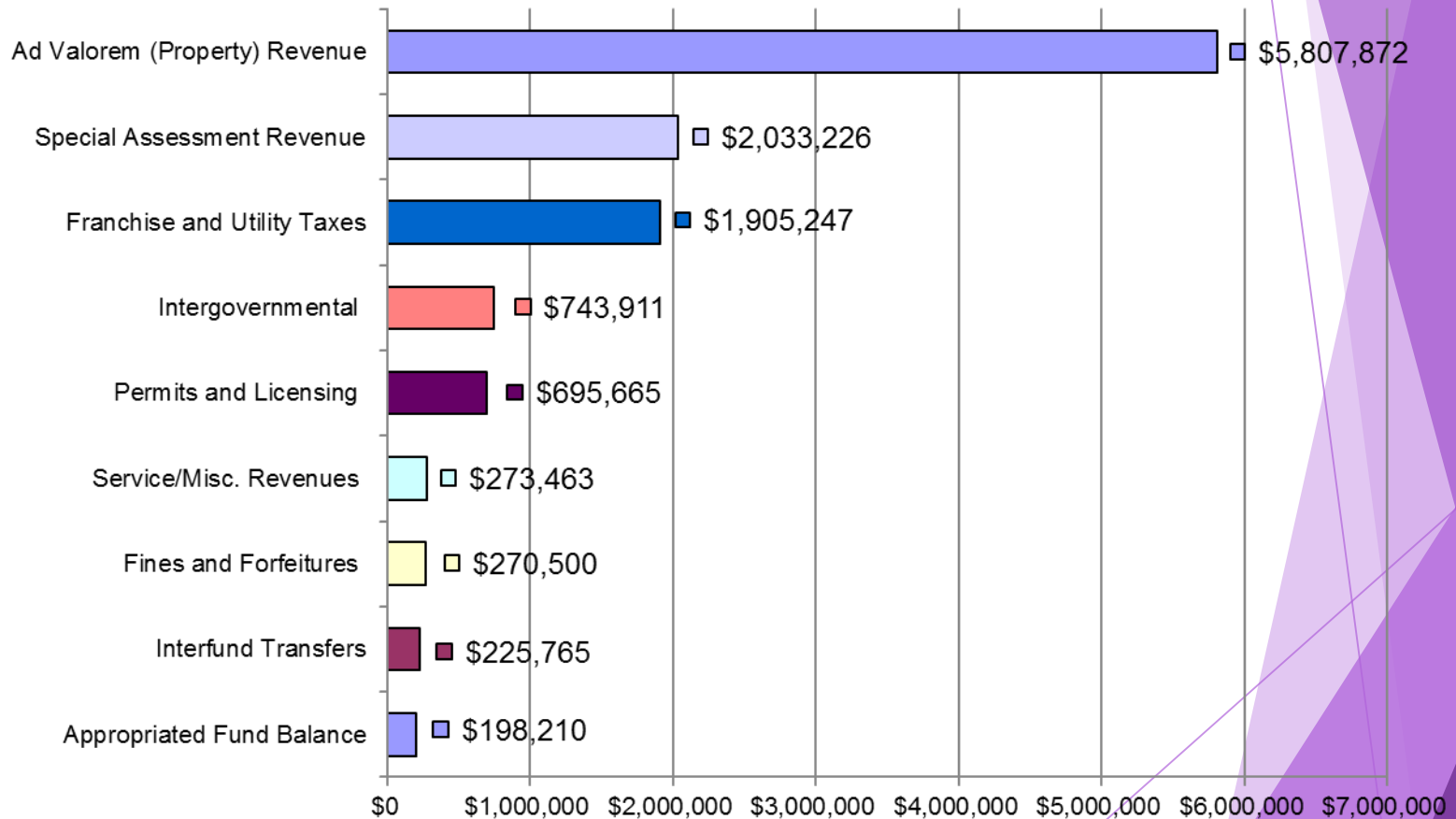
Fiscal Year 2017 / 2018

Tentative Budget - 1st Public Hearing

September 13, 2017

Southwest Ranches Proposed FY 2017/2018 budget Total General Fund Revenues: \$12,153,859

Where do the funds come from?

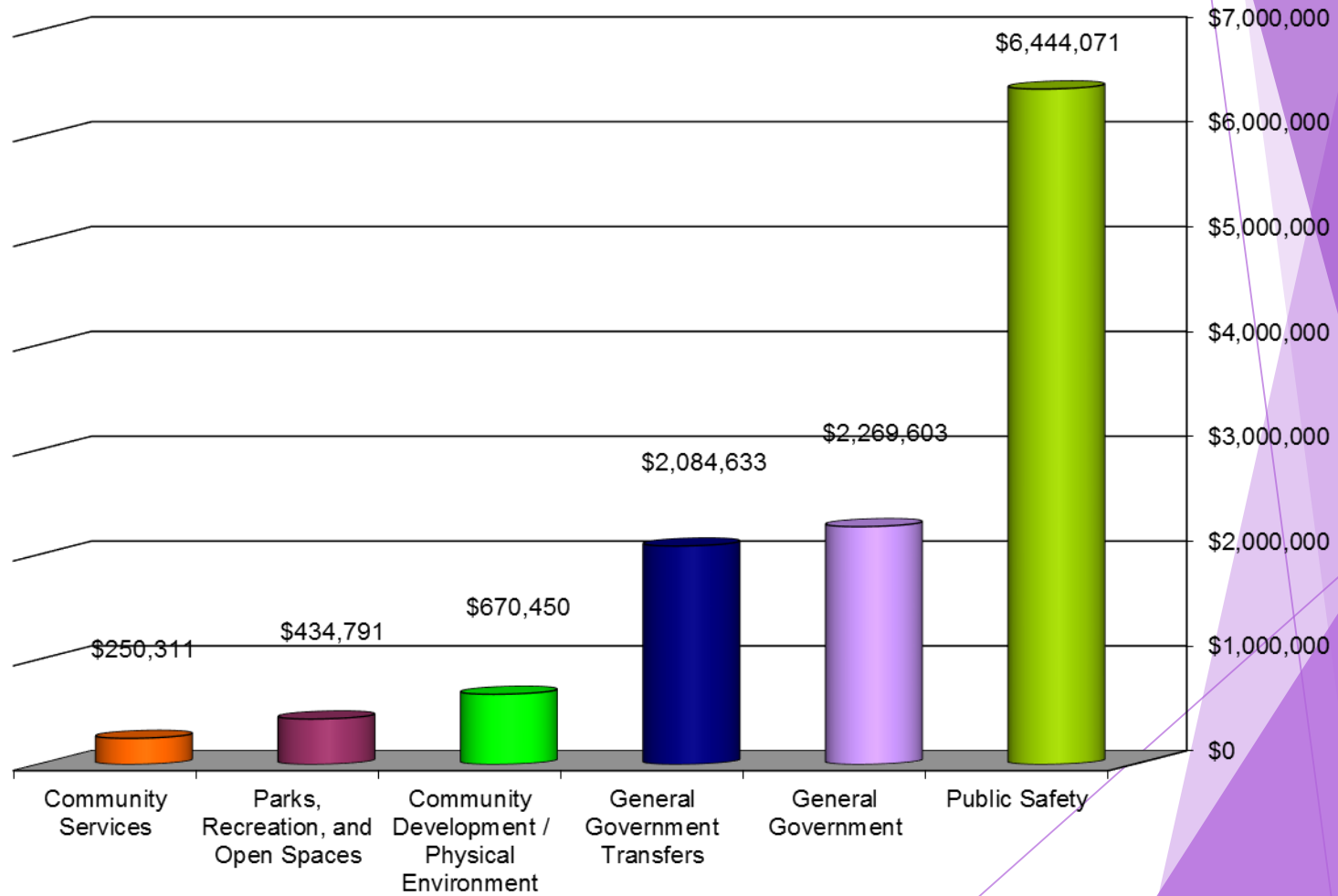


Southwest Ranches

Proposed FY 2017/2018 budget

Total General Fund Expenditures by Function: \$12,153,859

Where Do The Funds Go?



General Budget Assumptions

- Summary Document
- Keeping Rates As Low As Possible While Meeting Costs
- No Additional Borrowing
- Conservative Projections – Revenues and Expenses
- Maintaining Service Levels While Addressing Council Policies as well as Priorities

Program Modifications Funded (9 in total):

- Volunteer Fire Department safety equipment:

Officer Car Replacement-
170,000 existing mileage
(\$38,447),



Master Deck Hose Gun
Replacement (\$4,296),



Communication Equipment
Replacement/Upgrade
(\$51,305),

Self-contained Breathing Apparatus Replacement
(\$77,929 – net of anticipated Grant proceeds).

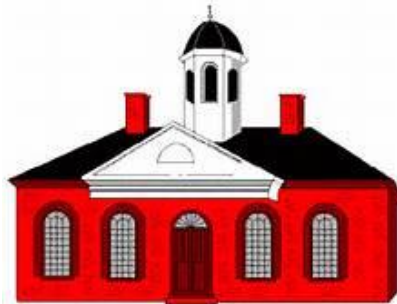
Bunker Gear Replacement
(\$1,308),



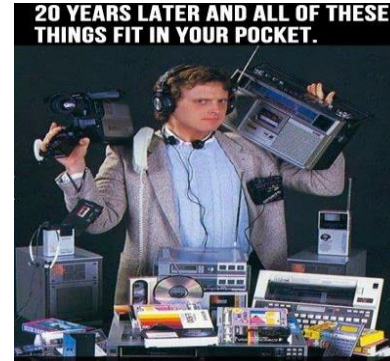
Program Modifications Funded (continued):

- Technology Replacement Program (\$11,500)
- Townwide Vehicle Replacement (\$30,000)
- Quality of Life/Service Improvements:

Town Hall Council
Chamber Floor
Replacement (\$15,000)



PROS Playground
Equipment Maintenance
(\$18,000)



11 Capital Improvement Projects Funded Include:

- Fire Wells Replacement and Installation (\$30,000).
- Progress on Frontier Trails Conservation Area, Calusa Corners Park, Country Estates Park, and new Parks, Recreation and Open Space (PROS) Entranceway Signage (\$175,700 in total).
- And numerous Transportation Projects (\$1,800,510 in total) such as:
 - 1) Transportation Surface Drainage Ongoing Rehabilitation (TSDOR),
 - 2) Guardrail Installation, 3) Drainage Improvements, and 4) Pavement Striping and Markers Program. **Reminder:** TSDOR expenses, however, require funding separate from the regular operating millage.



Capital Improvement Projects Funded Include (cont):

Town Hall Complex: Safety, Lightning & Drainage (\$12,500)

And last, but not least, new Public Safety Fire Rescue
Modular Facilities (\$216,315)



FY 2017-2018 TENTATIVE BUDGET ADOPTION

Public Comment then Questions, Comments, Direction
and Voting from Town Council

