



Town of Southwest Ranches, FL

Fiscal Year 2015 / 2016

Proposed Operating Millage	3.9404 mills
Proposed TSDOR Millage(2nd FY)	0.3950 mills
Initial Fire Assessment	\$0.02 to \$35.34 decrease
Initial Solid Waste Assessment	\$0.77 to \$9.80 increase

Budget Process Calendar Of Events

- Thursday, July 23, 2015 (**TONIGHT**):
 - ✓ Preliminary Millage and Initial Fire/Solid Waste Assessment Adoption

- Tuesday, August 25 ,2015 (7 pm):
 - FY 2015/2016 Proposed Budget Workshop

- Tuesday, September 15, 2015 (6 pm):
 - First Public Hearing for Tentative Millage and Budget Adoption
 - Final Fire Protection and Solid Waste Special Assessment Adoption

- Thursday, Sept. 24 – Sunday, Sept. 27, 2015:
 - Final Budget Advertised

- Tuesday, September 29, 2015 (6 pm):
 - Second Public Hearing for Final Millage and Budget Adoption

Summary of FY 2015/2016 Proposed Rates and Fees Compared to FY 2014/2015

Adopted FY 2015: Rate/Fee

- ▶ Operating Millage: 3.9404 mills
- ▶ TSDOR Millage: 0.3315 mills
- ▶ Fire Assessment: \$2.22 increase (per residential dwelling unit) from FY 2014
- ▶ Solid Waste: \$0.77 to \$2.67 **decrease** from FY 2014

Proposed FY 2016: Rate/Fee

- ▶ Operating Millage: 3.9404(Unchanged)
- ▶ TSDOR Millage: 0.3950 mills (approx. a 6¢ per thousand in taxable value increase.
- ▶ Fire Assessment: \$35.34 **decrease** (per residential dwelling unit) from FY 2015
- ▶ Solid Waste: \$0.77 to \$9.80 increase from FY 2015

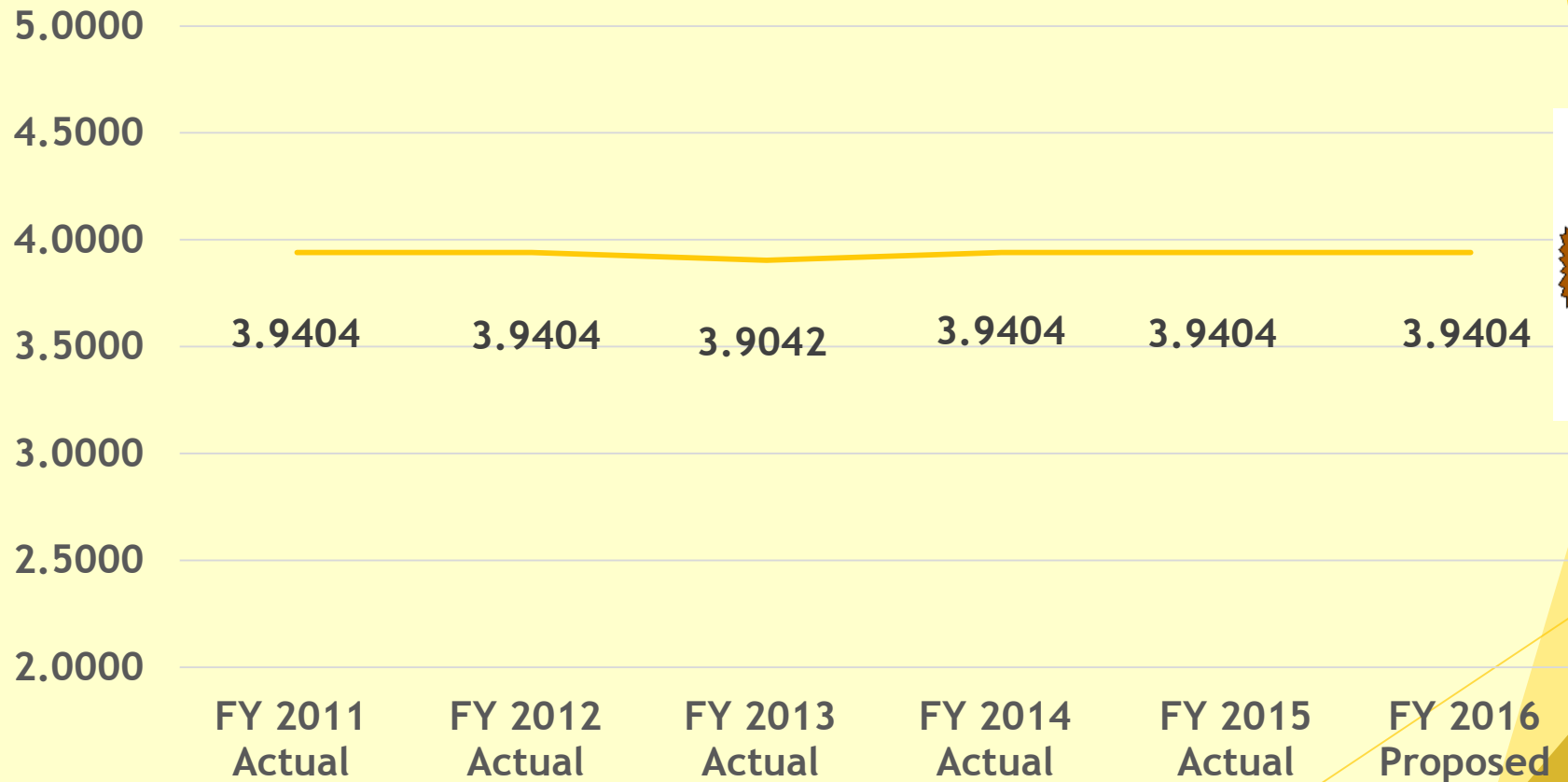
Ad valorem (Property Tax) Introduction

Market Value is what someone would be willing to pay to purchase a property. The assessed valuation, set by the Broward County Property Appraiser's Office, is an estimate of what that number might be as of January 1 of each year.

$$\begin{aligned} & \text{Assessed Valuation} \\ & \quad - \text{Exemptions} \\ & \quad \hline & = \text{Taxable Value} \end{aligned}$$

$$\begin{aligned} & \text{Taxable Value} \times \\ & \quad \underline{\text{Taxable Rate (Millage)}} \\ & = \text{Tax Levy} \end{aligned}$$

SOUTHWEST RANCHES HISTORIC & PROPOSED MILLAGE RATES FOR OPERATING PURPOSES



While maintaining the operating millage all of the following items are funded:

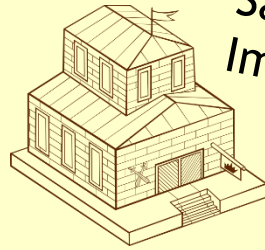
- Two Fire Rescue Department Capital Improvements as well as SCBA and Bunker Gear Replacements.



- Progress on the Calusa Corners Project as well as staffing adjustments to assist PROS customer service.



- Town Hall/Public Safety Improvements



Council Agenda Workflow Improvements



Platting of the "Broadwing" parcel

And numerous Transportation Projects: such as: Guardrail Installation, SW 190th Avenue, Pavement striping and marking, drainage, street lighting, and Town entranceway signage improvements. Reminder: TSDOR expenses, however, require funding separate from the operating millage.

**SOUTHWEST RANCHES PROPOSED
MILLAGE RATE FOR TRANSPORTATION
SURFACE DRAINAGE ONGOING
REHABILITATION (TSDOR). TSDOR
CONSISTS PRIMARILY OF ROAD
RESURFACING AND RESTORATION**

Fiscal Year	Cost	Net Millage Equivalent
FY 2015/2016	\$466,700	.3950 mills*

*This proposed FY 2016 rate represents an increase over the adopted FY 2014/2015 millage rate of approximately 6¢ (0.3950-0.3315) per \$1,000 of taxable value.

Fiscal Year 2016 Millage Maximums and Related Information (Based on Certified Assessment Information)

Millage Name	Votes Required	Maximum Millage	Total Resulting Net Revenues	Net Revenue Change (from proposed funding level)	FY 2016 levy increase on \$250,000 taxable value
Town of Southwest Ranches Historic Rate	3	3.9404	\$4,656,377	(\$466,700)	(\$19)
Current Year Roll-Back Rate	3	4.0162	\$4,745,950	(\$377,199)	\$0
Adjusted Current Year Roll-Back Rate	3	4.1664	\$4,923,442	(\$199,708)	\$38
Maximum Majority Vote	3	4.2481	\$5,019,987	(\$103,163)	\$58
FY 2014-2015 Adopted Rate (Town of SWR Historic-3.9404 + TSDOR-.3315 Rates)	4	4.2719	\$5,048,112	(\$75,038)	\$64
FY 2015-2016 Proposed Rate (Town of SWR Historic-3.9404 + TSDOR-.3950 Rates)	4	4.3354	\$5,123,150	\$0	\$80
Maximum Super Majority Rate	4	4.6729	\$5,521,974	\$398,824	\$164
Unanimous	5	10.0000	\$11,817,017	\$6,693,867	\$1,496

COMBINED RATE IMPACTS

▶ Operating Millage:

- ▶ Maintaining 3.9404 mills means at most slight property tax increases based on increases in assessed valuations or, if applicable, decreased exemptions. However, in some instances it would actually result in a slight decrease in taxes if taxable value remained constant.

▶ Transportation Surface Drainage Ongoing Rehabilitation (TSDOR):

- ▶ The proposed rate would result in an increase of approximately 6¢ per \$1,000 (0.6%) of taxable value. Changes in taxable value or exemptions (above addressed) would combine with the rate change to increase the tax bill.

▶ Solid Waste Rates

- ▶ The proposed rate structure would result in a slight increase (less than 2% throughout) after three consecutive years of reduced rates.

▶ Residential Fire Rates

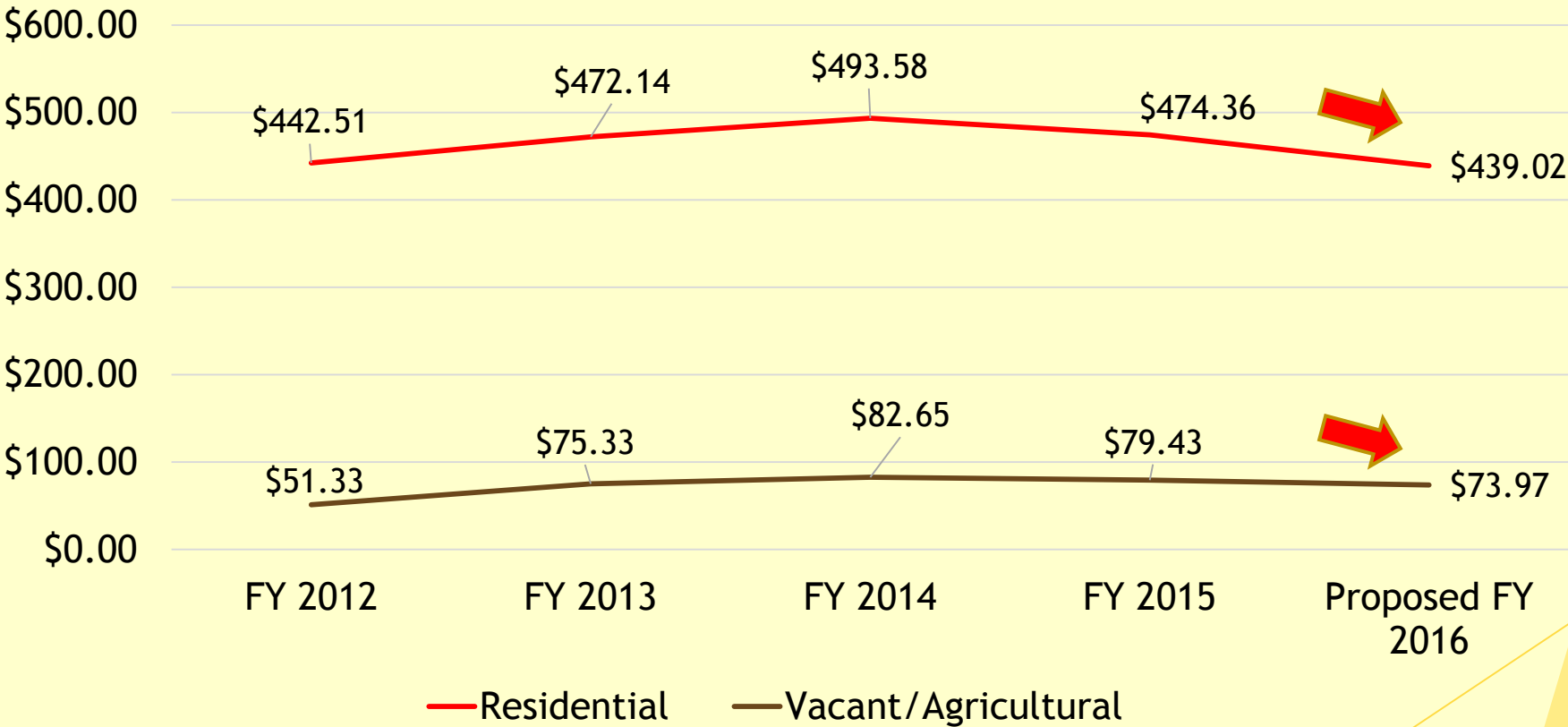
- ▶ The proposed rate would reduce costs to all property categories while maintaining the Town's 100% assessment policy. Residential rates would decline by \$35.34.

Fire Assessment

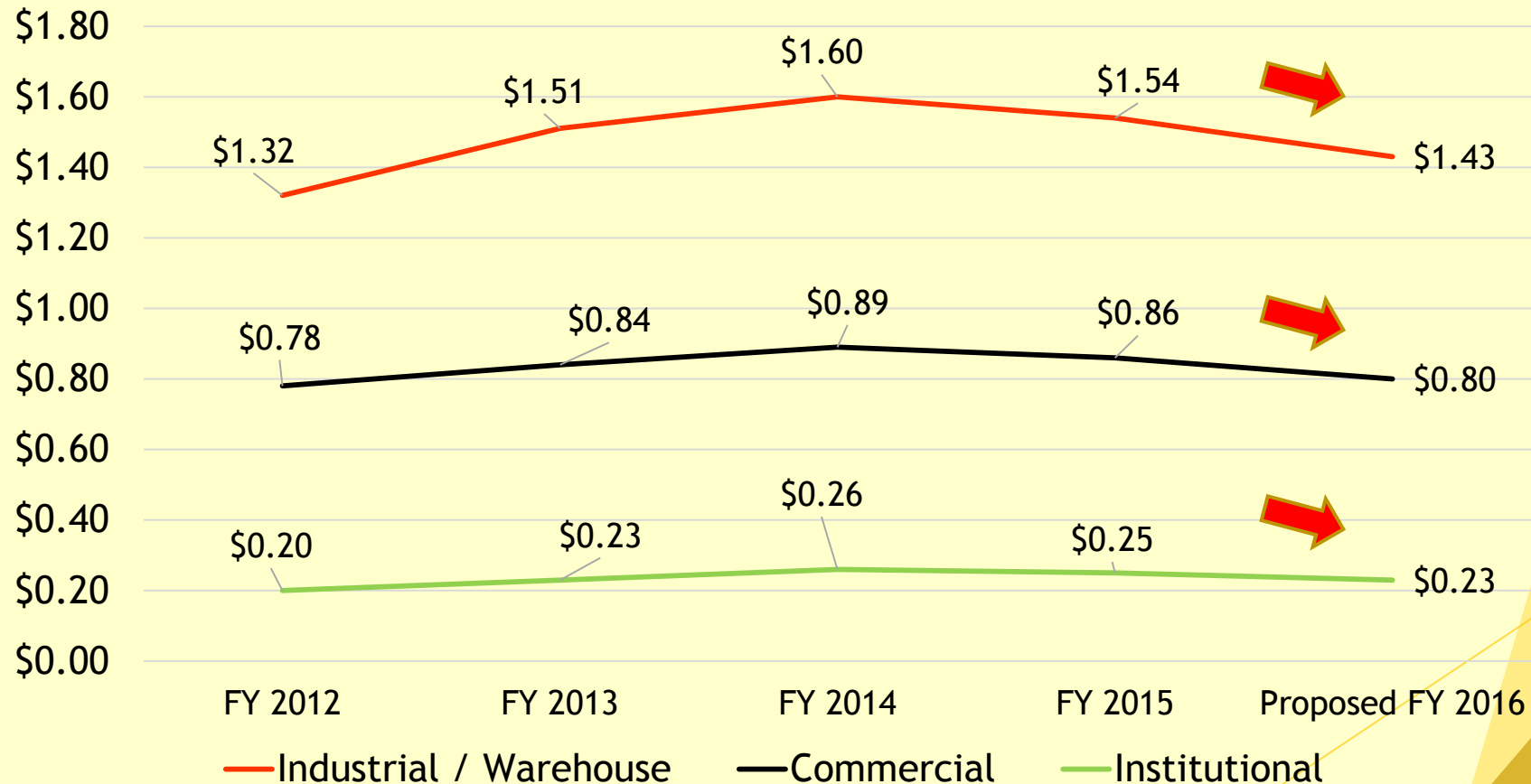
- ▶ This assessment is permitted by Florida Statute Chapters 166.021 and 166.041 and is adopted by Town Ordinance 2001-09.
- ▶ Ordinance 2001-09 requires that the annual rate be established each year.
- ▶ The only parcels exempted are nine (9) homesteaded properties owned by disabled U.S. veterans. The \$3,951 impact resulting from this tax exemption is absorbed within the General Fund.
- ▶ An initial resolution is needed tonight to meet Truth-In-Millage (TRIM) advertising requirements.

Fire Assessment Residential and Acreage Category Rates

Four Year History and Proposed FY 2016



Fire Assessment Rate: Per Square Foot Building Area by Category Four Year History and Proposed FY 2016




Fire Assessment Impact

- ▶ Residential: \$35.34 decrease (per dwelling unit)
- ▶ Vacant/Agricultural: \$5.46 decrease (per acre)
- ▶ Industrial / Warehouse: \$.11 decrease (per square foot Bldg. area)
- ▶ Commercial: \$.06 decrease (per square foot Bldg. area)
- ▶ Institutional: \$.02 decrease (per square foot Bldg. area)

Solid Waste (Garbage) Assessment

- ▶ Permitted by Florida Statute Chapters 197.3632.
- ▶ Annual rate establishment required by Town ordinance 2002-08.
- ▶ Initial resolution needed for the assessment to comply with Florida Statutes and use for Truth In Millage (TRIM) notices distributed by the Broward County Property Appraisers office.

Proposed Solid Waste Rates for FY 15/16 with changes from FY 14/15

Based On Consultant Study						
Assessment	Lot Sq Ft. Range		Number of Units in Range	Total Proposed Rates FY 15/16	Total Assessed Rates FY 14/15	Difference (Increase) 
A	up to	41,200	406	389.65	387.31	2.34
B	41,201 -	46,999	419	409.45	405.92	3.53
C	47,000 -	62,999	412	433.30	430.34	2.96
D	63,000 -	95,999	444	445.84	443.07	2.77
E	96,000 -	106,999	441	469.34	468.57	0.77
F	107,000 >	107,000	419	510.01	500.21	9.80

 Less than 2% throughout

Solid Waste Impact

- ▶ After three years of rate decreases due to changes in collection practices and the disposal/recycling contractor, a rate increase is proposed to primarily cover mandated CPI and fuel index adjustments.
- ▶ The residential Solid Waste customer rate increases range from \$0.77 - \$9.80 annually depending on lot square footage.



Conclusion:

It is your Town Administrator's and Town Financial Administrator's recommendation that the Town Council of Southwest Ranches adopt the resolutions presented tonight setting the rate maximums which provide for:

- 1) maintaining the operating millage,
- 2) increasing the TSDOR millage (6¢ per \$1,000),
- 3) providing for a less than 2% increase in Solid Waste/Recycling rates, and
- 4) reducing Fire Assessment rates to all property owners.