



# Town of Southwest Ranches, FL

Fiscal Year 2014 /2015

**Proposed Budget Workshop: Town Hall Council Chambers**

**Tuesday, August 12, 2014 @ 7:00pm**



*Town Council*

**Jeff Nelson, Mayor**

**Gary Jablonski, Vice Mayor**

**Steve Breitkreuz, Council Member**

**Freddy Fisikelli, Council Member**

**Doug McKay, Council Member**

**Andy D. Berns, MPA, Town Administrator**

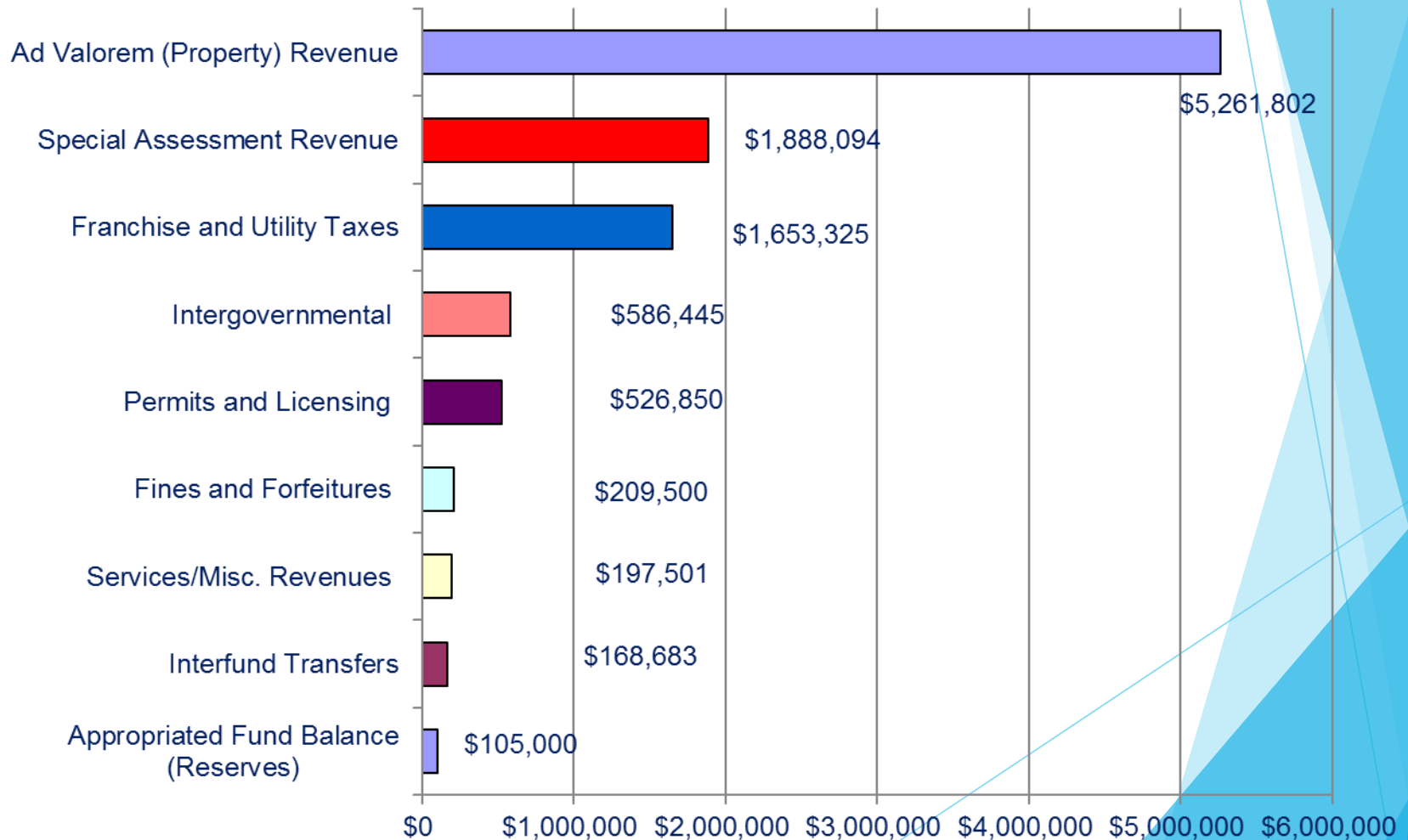
**Keith M. Poliakoff, JD, Town Attorney**

**Russell Muniz, CMC, Town Clerk**

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

# Southwest Ranches Proposed FY 2014/2015 budget Total General Fund Revenues: \$10,597,200

## Where Do the Funds Come From?

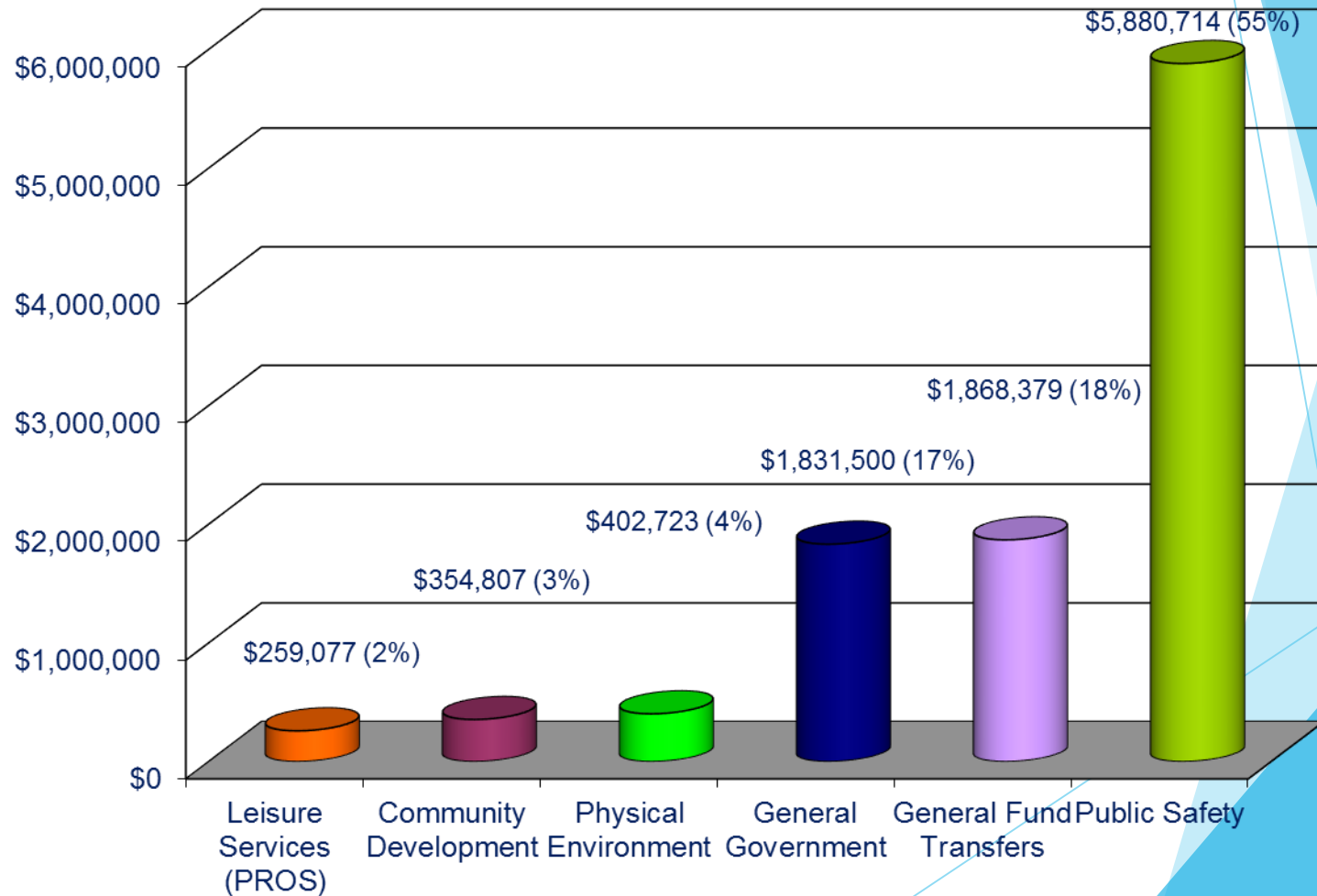


# Southwest Ranches

## Proposed FY 2014/2015 budget

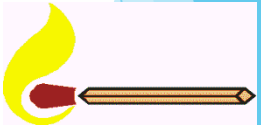

Total General Fund Expenditures by Function: \$10,597,200

### Where Do The Funds Go?





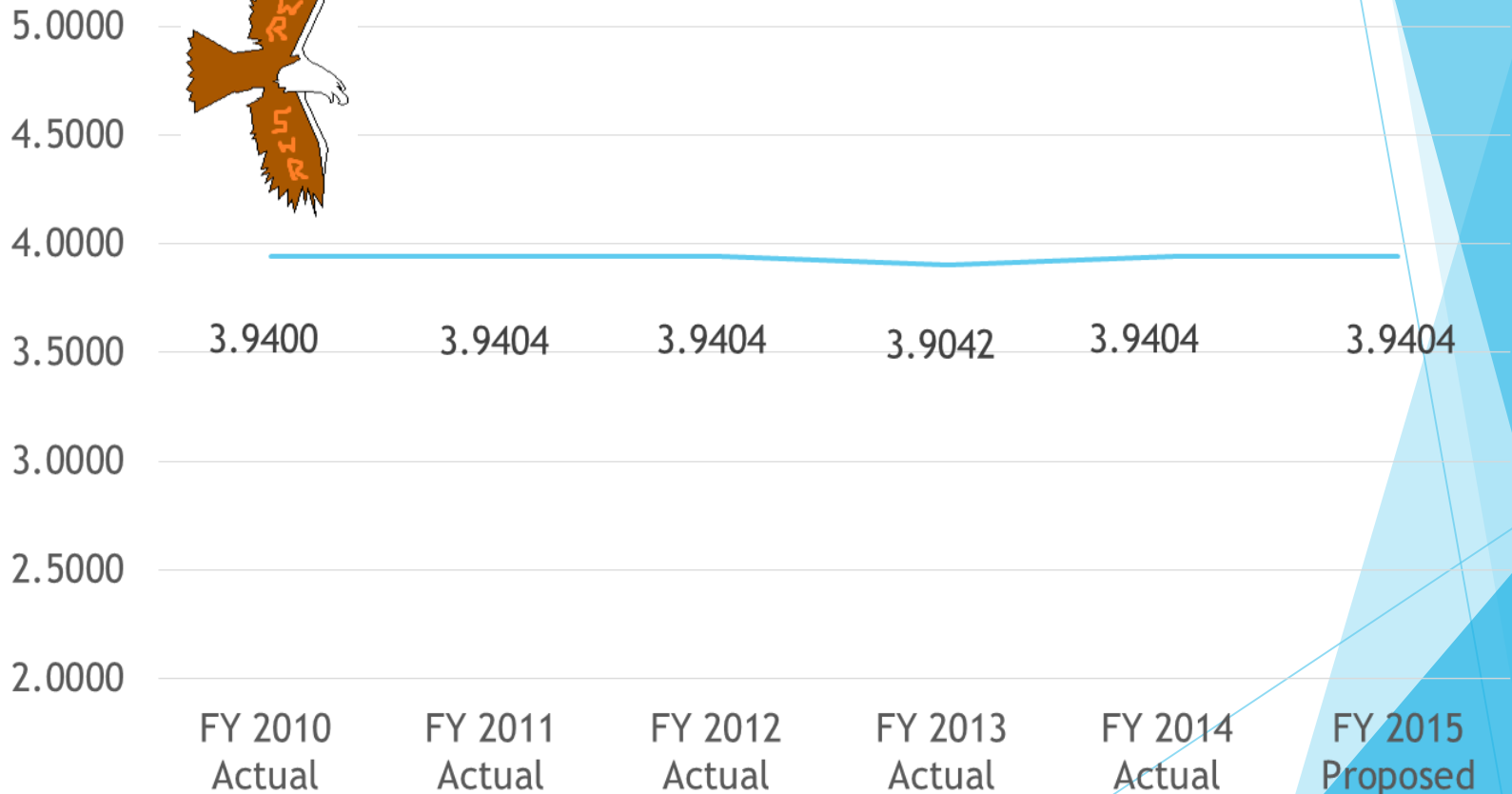
# Southwest Ranches Proposed FY 2014 / 2015 Budget Rate Changes

<b>Description</b>	<b>FY 2015 Proposed Budget Change</b>
Ad valorem (Property Tax) Rate for operating. – SWR Historic Rate	3.9404 mills
New/additional Ad valorem (Property Tax) Rate restricted for TSDOR Project	.7203 mills
Fire Assessment Rates: Residential (per dwelling unit) Commercial, Institutional & Industrial/Warehouse (per sq. ft. bldg. area) Vacant / Agricultural (per acre) [All rates are annual]	\$21.44 increase  .05, .06, and .03 increase respectively \$7.32 increase per acre
Solid Waste Residential Assessment Rates (per unit + lot square footage)	No change or a small decrease in rates ranging from \$0.77 to \$2.67 annually. 

# Property Tax / Millage

1. Millage Trend for Operating
2. New Millage proposed for TSDOR
3. Millage Rates Compared (FY 15 Proposed)
4. Tax Bill Breakdown (FY 15 Proposed)

# SOUTHWEST RANCHES HISTORIC & PROPOSED MILLAGE RATES FOR OPERATING PURPOSES



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

<b>Fiscal Year</b>	<b>Cost</b>	<b>Net Millage Equivalent</b>
FY 2014/2015	\$813,200	.7203 mils



# MILLAGE COMPARISON NARRATIVE:

Currently, (FY 2014) Southwest Ranches (at the Historic Rate) is the 6<sup>th</sup> lowest combined operating and debt millage rate in Broward County (including Unincorporated Broward).

The Proposed FY 15 Millage Rate moves SWR to 7<sup>th</sup> place in combined operating and debt service millage rates.

In short, the relative position of Southwest Ranches among Broward County municipal services providers remains close to the 20<sup>th</sup> percentile (lower than 78.8% of all of Broward County even with the proposed TSDOR funding included in the millage rate).

**Municipal Millage Rate Comparisons  
(FY 2015 PROPOSED COMBINED MILLAGES)**

	Municipal Service Area	FY 14 Actual Operating and Debt Millage	FY 15 Proposed Operating and Debt Millage
1	Weston	2.0000	2.3900
2	Hillsboro Beach	3.3900	3.8000
3	Lauderdale By The Sea	3.9312	3.8000
4	Lighthouse Point	3.8307	3.8113
5	Parkland	3.9900	3.9890
6	Ft. Lauderdale	4.3263	4.3151
<b>7</b>	<b>Southwest Ranches</b>	<b>3.9404</b>	<b>4.6607</b>
8	Pompano Beach	4.8712	4.7470
9	Coral Springs	4.7730	4.7735
10	Unincorporated Broward	2.3353	4.9544
11	Lazy Lake	5.9363	5.1496
12	Hallandale Beach	5.6833	5.6833
13	Cooper City	5.8772	5.8772
14	Davie	5.9450	5.8910
15	Plantation	5.6142	5.9142
16	Sunrise	6.0543	6.0543

**Municipal Millage Rate Comparisons  
(FY 2015 PROPOSED COMBINED MILLAGES)**

	Municipal Service Area	FY 14 Actual Operating and Debt Millage	FY 15 Proposed Operating and Debt Millage
17	Pembroke Pines	6.2776	6.2303
18	Dania Beach	6.2688	6.2593
19	Coconut Creek	6.3250	6.3250
20	Oakland Park	6.3995	6.3995
21	Wilton Manors	6.9319	6.7529
22	Miramar	6.4654	6.7654
23	Deerfield Beach	6.7688	6.7688
24	Tamarac	7.3985	7.3909
25	North Lauderdale	7.6078	7.5000
26	Sea Ranch Lakes	7.5000	7.5000
27	Margate	7.5593	7.5593
28	Hollywood	7.8436	7.8032
29	Pembroke Park	8.5000	8.5000
30	Lauderhill	8.6502	8.6502
31	West Park	9.4200	8.9200
32	Lauderdale Lakes	10.8959	10.3954

**Town of Southwest Ranches, Florida**  
**Direct and Overlapping Property Tax Rates (SWR FY 15 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 Millage	Overlapping Rates <sup>1</sup>						Total Direct and Overlapping Millage
		Broward County	Broward County School Board	South Florida Water Management District	FIN District <sup>2</sup>	Children's Services Council	South Broward Hospital District	
2015	4.6607	5.7230	7.4380	0.3842	0.0345	0.4882	0.3761	19.1047
%	24.40%	29.96%	38.93%	2.01%	0.18%	2.56%	1.97%	100.00%

**Notes:**

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

<sup>2</sup> Florida Inland Navigational District.

**Data Source:**

Broward County Property Appraiser Office.

# Fire Assessment:

3 step assessment methodology

Proposed and Actual Rates (History) by  
Category

Municipal Rate Comparisons

# Fire Assessment Process

(Steps implemented by SWR comencing FY 2012 pursuant to a Consultant study)

1. **Identification of Allowable Expenses;** Florida Law allows for recovery of Fire protection, but not Emergency Medical (Ambulance) Services.
2. **Total Allowable Expenses Allocated to predefined Property Categories;** Predefined Property Categories determined by the Property Appraisers Office.
3. **Total Property Category assessment allocated to Individual Properties;** Properties unit types include residence/dwelling ut., square feet bldg. area, or acreage.

# SWR Residential Fire Assessment Rate

Residential Property (per dwelling units)	Taxable Units	% Change in Units from Prior Year	Rate	% Change in Rate from Prior Year
Fiscal Year 2010	2482	N/A	\$350.00	N/A
Fiscal Year 2011	2489	0.28%	\$350.00	0.00%
Fiscal Year 2012	2454	-1.41%	\$442.51	26.43%
Fiscal Year 2013	2448	-0.24%	\$442.51	0.00%
Fiscal Year 2014	2468	0.82%	\$472.14	6.70%
<b>Fiscal Year 2015 (Proposed)</b>	<b>2506</b>	<b>1.54%</b>	<b>\$493.58</b>	<b>5.60%</b>

# SWR **Commercial** Fire Assessment Rate

Commercial Property (per sq. ft. Bldg. area)	Taxable Units	% Change in Units from Prior Year	Rate	% Change in Rate from Prior Year
Fiscal Year 2010	329,377	N/A	\$0.57	N/A
Fiscal Year 2011	331,668	0.70%	\$0.57	0.00%
Fiscal Year 2012	334,455	0.84%	\$0.80	40.35%
Fiscal Year 2013	331,702	-0.82%	\$0.78	-2.50%
Fiscal Year 2014	331,260	-0.13%	\$0.84	7.69%
<b>Fiscal Year 2015 (Proposed)</b>	<b>331,260</b>	<b>0.00%</b>	<b>\$0.89</b>	<b>5.95%</b>



# Southwest Ranches **Institutional** Fire Assessment Rate

Institutional Property (per sq. ft. bldg. area)	Taxable Units	% Change in Units from Prior Year	Rate	% Change in Rate from Prior Year
Fiscal Year 2010	510,206	N/A	\$0.14	N/A
Fiscal Year 2011	503,746	-1.27%	\$0.14	0.00%
Fiscal Year 2012	512,179	1.67%	\$0.21	50.00%
Fiscal Year 2013	514,081	0.37%	\$0.20	-4.76%
Fiscal Year 2014	514,598	0.10%	\$0.23	15.00%
<b>Fiscal Year 2015 (Proposed)</b>	<b>476,249</b>	<b>-7.45%</b>	<b>\$0.26</b>	<b>13.04%</b>

# SWR Industrial/Warehouse Fire Assessment Rate

Industrial/Warehouse Property (per sq. ft. bldg. area)	Taxable Units	% Change in Units from Prior Year	Rate	% Change in Rate from Prior Year
Fiscal Year 2010	111,061	N/A	\$0.57	N/A
Fiscal Year 2011	111,425	0.33%	\$0.57	0.00%
Fiscal Year 2012	105,896	-4.96%	\$1.32	131.58%
Fiscal Year 2013	115,497	9.07%	\$1.32	0.00%
Fiscal Year 2014	115,497	0.00%	\$1.54	16.67%
<b>Fiscal Year 2015 (Proposed)</b>	<b>117,957</b>	<b>2.13%</b>	<b>\$1.60</b>	<b>3.9%</b>

# SWR Vacant/Agricultural Fire Assessment Rate

Vacant/Agricultural Property (per # of acres)	Taxable Units	% Change in Units from Prior Year	Rate	% Change in Rate from Prior Year
Fiscal Year 2010	1450	N/A	\$79.16	N/A
Fiscal Year 2011	1419	-2.82%	\$79.15	-0.01%
Fiscal Year 2012	2173	53.14%	\$49.80	-37.08%
Fiscal Year 2013	2094	-3.64%	\$51.53	3.47%
Fiscal Year 2014	1537	-26.60%	\$75.33	46.19%
<b>Fiscal Year 2015 (Proposed)</b>	<b>1487</b>	<b>-3.253%</b>	<b>\$82.65</b>	<b>9.72%</b>

## Broward County Municipal COMPARISONS: Residential Fire Assessments Explained:

- ❖ A number of municipalities subsidize fire protection assessment costs with property tax (General Fund) revenue. Actually, six of the thirty-two do not even assess a fire protection assessment and therefore fund 100% from their General Fund. SWR does not subsidize any fire protection costs from its General Fund. The comparison provided on the next slide does not include any General Fund subsidy amounts that would result in higher actual rates for those municipalities.
- ❖ The Town of Southwest Ranches remains the highest in Broward County by \$105.58 and is one of seven municipalities projecting a needed rate increase for FY 2015.
- ❖ Implementation of fire operational study recommendations, as submitted by Public Safety Solutions Inc. (PSSI), could improve the Town of Southwest Ranches' comparative position.

## Municipal Residential Fire Rates Compared (based on % change)

		FY 2014 Actuals	FY 2015 Proposed	% Change Increase (Decrease)
1	North Lauderdale	\$164.00	\$156.00	-4.88%
2	Unincorporated Broward	\$191.00	\$190.00	-0.52%
3	Cooper City	\$161.28	\$161.28	0.00%
4	Coral Springs	\$141.36	\$141.36	0.00%
5	Dania Beach	\$160.00	\$160.00	0.00%
6	Davie	\$166.00	\$166.00	0.00%
7	Deerfield Beach	\$175.00	\$175.00	0.00%
8	Ft. Lauderdale	\$225.00	\$225.00	0.00%
9	Hallandale Beach	\$145.00	\$145.00	0.00%
10	Lauderdale By The Sea	\$123.50	\$123.50	0.00%
11	Lauderhill	\$388.00	\$388.00	0.00%
12	Lighthouse Point	\$90.34	\$90.34	0.00%
13	Miramar	\$304.90	\$304.90	0.00%

## Municipal Residential Fire Rates Compared (continued)

		FY 2014 Actuals	FY 2015 Proposed	% Change Increase (Decrease)
14	Oakland Park	\$196.00	\$196.00	0.00%
15	Parkland	\$210.00	\$210.00	0.00%
16	Pompano Beach	\$134.00	\$134.00	0.00%
17	Sunrise	\$169.50	\$169.50	0.00%
18	Tamarac	\$265.00	\$265.00	0.00%
19	West Park	\$381.00	\$381.00	0.00%
20	Weston	\$386.32	\$388.31	0.52%
21	Lauderdale Lakes	\$296.67	\$302.60	2.00%
22	Pembroke Pines	\$252.71	\$260.08	2.92%
<b>23</b>	<b>SW Ranches</b>	<b>\$472.14</b>	<b>\$493.58</b>	<b>4.54%</b>
24	Wilton Manors	\$156.40	\$169.80	8.57%
25	Coconut Creek	\$148.25	\$161.63	9.03%
26	Hollywood	\$189.00	\$209.00	10.58%

# Solid Waste Rate Assessment

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the page, creating a modern, dynamic feel.

# Proposed Solid Waste Rates for FY 2015 With changes from FY 2014



## Based On Consultant Study

Assessment	Lot Sq Ft. Range		Number of Units in Range	Total Proposed Rates FY 14/15	Total Assessed Rates FY 13/14	Difference (Decrease)
A	up to	41,200	405	387.31	388.08	(0.77)
B	41,201 -	46,999	420	405.92	406.69	(0.77)
C	47,000 -	62,999	410	430.34	430.34	0.00
D	63,000 -	95,999	439	443.07	445.12	(2.05)
E	96,000 -	106,999	426	468.57	470.20	(1.63)
F	107,000 >	107,000	417	500.21	502.88	(2.67)



# Solid Waste Impact

- ▶ Approximately 36% decrease over the past three years primarily resulting from changes in both our collection and disposal contractors.
- ▶ No change or a small decrease in rates proposed for FY 2015.
- ▶ FY 2015 Residential Solid Waste customer reductions are less than 1% and range from \$0.77 - \$2.67 annually depending on lot square footage.

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the page, creating a modern, dynamic feel.

# Notes on the FY 2015 Proposed Budget Book Documentation

# Proposed Budget Documentation

## Notes:

- Council Policy Focused Document with input from all Town Council Advisory Boards
- Transparency: Restricted, Committed, Assigned, and Unassigned Fund Balances (Reserves) are Disclosed for all Funds
- Departmental Descriptions, Accomplishments, Goals and Objectives
- Departmental & Fund Histories

# Proposed Budget Documentation Notes (continued):

- Explanation of material Budget Changes (a/k/a “Variance Analysis”)
- Detailed Program Modifications which highlight proposed customer service level changes
- Detailed Capital Improvements & 5-Year Capital Improvement Program (CIP)
- Glossary and Fund Descriptions

# Sample Expenditure Page

Prior FY  
Histories



Current FY 14  
Info.



Proposed  
FY 15



Line Item Prefix: 001-2600:		FY 2012 Actual	FY 2013 Actual	FY 2014 Current Budget	FY 2014 Projected	FY 2015 Proposed
Suffix	Object Description					
539-34100	Other Contractual Services	-	-	-	24,300	-
539-40100	Mileage Reimbursement	1,705	1,403	1,500	750	750
539-49100	Other Current Charges	7,485	-	7,500	2,000	2,500
539-54100	Subscriptions and Memberships	-	-	-	-	1,000
539-55100	Training and Education	-	-	500	250	1,000
539-55200	Conferences and Seminars	747	1,308	1,355	500	1,500
<b>TOTAL</b>	<b>OPERATING EXPENSES</b>	<b>9,938</b>	<b>2,711</b>	<b>10,855</b>	<b>27,800</b>	<b>6,750</b>

# Sample Expenditure Page (continued)

Line Item Prefix: 001-2300-524-:		FY 2012 Actual	FY 2013 Actual	FY 2014 Current Budget	FY 2014 Projected	FY 2015 Proposed
Suffix	Object Description					
12100	Regular Salaries	22,018	10,261	6,335	3,500	6,180
31010	Professional Services	875	6,500	10,000	8,500	8,500
34100	Other Contractual Services	198,443	137,276	125,000	125,000	135,960

**Variance Analysis**

## Major Variance from Current Budget FY 2014 to Projected FY 2014

Code	Amount	Explanation
12100	(\$2,835)	Reduction due to having a position vacant part of the year
31010	(\$1,500)	Reduction due to a decline in the number of Code cases

## Major Variance or Highlights of the Departmental Budget - FY 2014 Projected to FY 2015 Adopted

Code	Amount	Explanation
12100	\$2,680	Increase due to being fully staffed for the whole year
34100	\$10,960	Increase due to potential contract modification

# ***FY 2015 Funded Program Modification Highlights***

- Neighborhood Beautification Grant Program
- SWR Educational Scholarship Support
- Animal Carcass Removal Program
- Town Hall Air Conditioning Replacement Program
- Provision for Maintenance of Town Vehicles
- Bunker Gear, Emergency Radios, and Self-Contained Breathing Apparatus Replacement Programs
- Wide Format Multi-function Printer/Scanner System Lease

# ***FY 2015 Funded Capital Improvement Projects (All funds)***

Name	Cost
Fire Wells Replacement & Installation	\$25,000
Calusa Corners	\$60,000
Town Hall Complex Roof Replacement	\$50,000
Transportation Surface Drainage Ongoing Rehab (TSDOR)	\$813,200
Guardrails Installation Project	\$583,000
Drainage Improvement Projects	\$450,446
SW 190 <sup>th</sup> Avenue Extension	\$267,300
Pavement Striping and Markers	\$150,000
Town Entranceway Signage	<u>\$15,000</u>
<b>Total FY 2015 Infrastructure Improvements Funded</b>	<b><u>\$2,413,946</u></b>





# Future FY 2015 Budget Calendar Events

- ❑ Monday, September 15, 2014, (6 pm):
  - First Public Hearing for Tentative Millage and Budget Adoption
  - Final Fire Protection and Solid Waste Special Assessment Adoption
  
- ❑ Thursday, Sept. 25 – Sunday, Sept. 28, 2014:
  - Final Budget Advertised
  
- ❑ Tuesday, September 30 (6 pm):
  - Second Public Hearing for Final Millage and Budget Adoption
  
- ❑ Post October 1, 2014:
  - Budget Monitoring and Reporting

# Questions, Comments and Direction From Town Council

