



AGENDA ITEM

July 16, 2019, City Council Meeting

Approved for Submittal By:

Handwritten signature of Scott Morgan in black ink.

Scott Morgan, City Manager

To Be Presented By:

Handwritten signature of Scott Morgan in black ink.

Scott Morgan, City Manager

To: Honorable Mayor and Members of the West Melbourne City Council
From: Scott Morgan, City Manager
Date: July 16, 2019

SUBJECT

Establishment of Proposed 2019-2020 Millage Rate for Public Hearing Advertisement

RECOMMENDATION

The City Manager recommends that the City Council:

Establish a proposed millage rate of 2.6017 per thousand dollars of taxable value for the purposes of advertising a September 3, 2019, public hearing to consider adopting a tentative budget and proposed millage rate for 2019-2020.

FISCAL IMPACT

If ultimately adopted, a millage rate of 2.6017 per thousand dollars of taxable value on the County Property Appraiser's certified taxable valuation of \$1.680 billion would mean that that the proposed levy would be in the calculated amount of \$4.555 million, and a 96% expected collection would mean an estimated amount of \$4.373 million in 2019-2020 ad valorem revenues.

DISCUSSION and BACKGROUND

Florida Requirements and the City Manager's Recommended Millage

Florida law requires the City Council to establish a proposed millage rate for advertising a public hearing prior to considering adopting a tentative budget and millage rate for the upcoming fiscal year that begins October 1, 2019. The City Manager recommends that the Council advertise a proposed millage of 2.6017 per thousand dollars taxable value, and that a public hearing on the tentative budget and millage be set for Tuesday September 3, 2019. Florida law provides that the Council may subsequently adopt a millage rate that is the same or lower than the advertised rate, but in no event may the Council adopt a rate that is higher than the advertised rate.

The recommended millage for advertising purposes is the same as the current 2.6017 rate. It is estimated that this proposed tax rate would mean a year-over-year annual increase of around eight dollars for a typical West Melbourne homeowner.

Council Must Act at This Meeting

The City Manager is required by statute and the Florida Administrative Code to transmit the proposed millage rate to the Brevard County Property Appraiser prior to the next City Council meeting. Thus, the City Council must determine the proposed millage rate for advertising purposes at the Council meeting this evening, and may not postpone making this decision.

Comparisons with Other Cities

West Melbourne prides itself on its low millage rate. The proposed advertised millage rate maintains West Melbourne's strong comparative advantage over most similar type and nearby cities. "Attachment 1" is a comparative bar chart showing all the cities in Florida with populations between 10,000 and 25,000 and not having their own fire departments ranked by per capita taxes levied in fiscal year 2018-2019. West Melbourne ranked 19th, or fourth lowest, of the 22 cities in this comparison group.

Similarly, within Brevard County, West Melbourne's per capita levy is currently the third lowest and less than half that of Melbourne, less than a third of Melbourne Beach and Indian Harbor Beach, less than a quarter of Satellite Beach, and less than a fifth of Cocoa Beach. "Attachment 2" is the Brevard County data presented in a bar chart.

What's Next

After tonight's action, the next actions to adopt the budget and millage rate for 2019-2020 are:

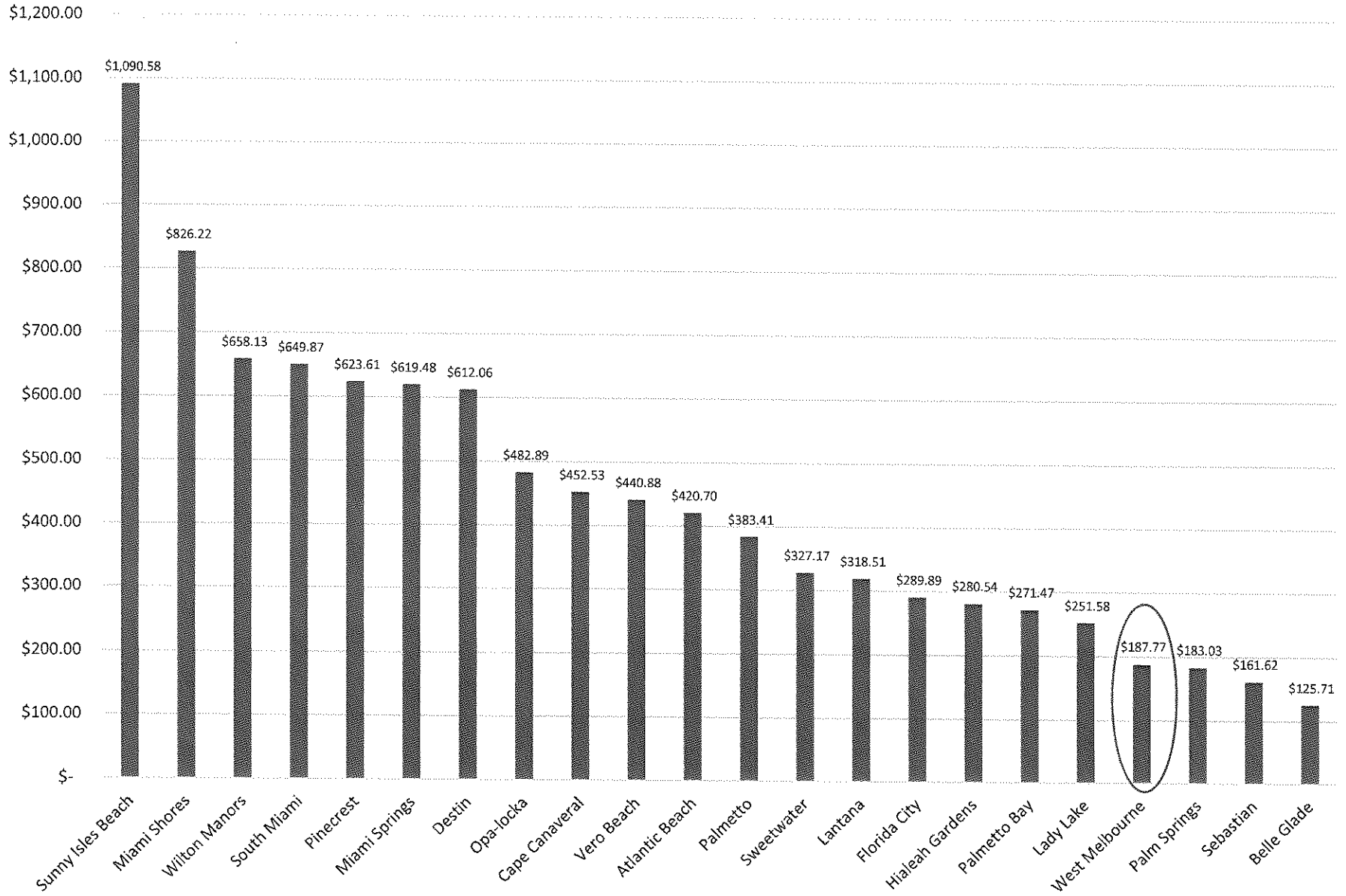
1. At the regular City Council meeting of September 3, 2019, conduct a public hearing on the proposed millage rate and tentative budget.

2. At the regular City Council meeting of September 17, 2019, conduct a public hearing and adopt the final millage rate and budget.

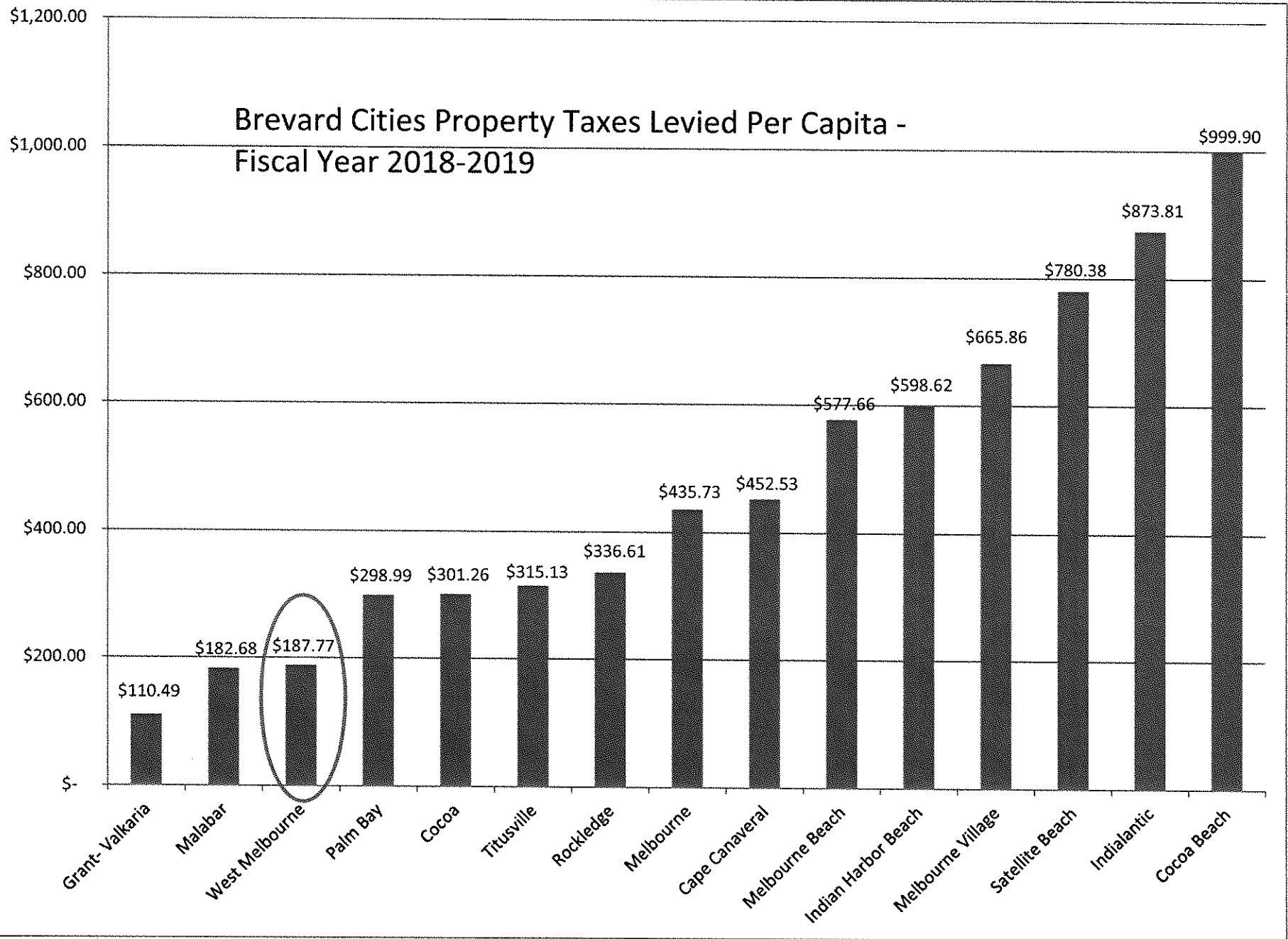
ATTACHMENTS

1. Similar Sized Florida Cities Without Fire Departments Comparative Bar Chart.
2. Brevard Cities Comparative Bar Chart.
3. Proposed Certification of Taxable Value and Tax Increment Adjustment Worksheet.

Fiscal Year 2018-2019 Ad Valorem Taxes Levied Per Capita for Florida Cities 10,000 to 25,000 in Population
Without Their Own Fire Departments



Brevard Cities Property Taxes Levied Per Capita - Fiscal Year 2018-2019





PROPOSED
CERTIFICATION OF TAXABLE VALUE

Reset Form

Attachment 3

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2019	County: BREVARD
Principal Authority: CITY OF WEST MELBOURNE	Taxing Authority: CITY OF WEST MELBOURNE

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	1,667,096,764	(1)
2.	Current year taxable value of personal property for operating purposes	\$	83,740,543	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	0	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	1,750,837,307	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	70,448,356	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	1,680,388,951	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	1,587,013,653	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 1 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, Certification of Voted Debt Millage forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (9)

Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
SIGN HERE	Signature of Property Appraiser:	Date:	
	Electronically Certified by Property Appraiser	6/24/2019 1:53 PM	

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	2.6017	per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	4,128,933	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	172,294	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	3,956,639	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	81,943,573	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	1,598,445,378	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	2.4753	per \$1000	(16)
17.	Current year proposed operating millage rate	2.6017	per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	4,555,153	(18)

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs		STOP HERE - SIGN AND SUBMIT
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22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$	3,956,639	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		2.4753 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$	4,333,848	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$	4,555,153	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		2.6017 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		5.11 %	(27)

First public budget hearing	Date : 9/3/2019	Time : 6:30 PM EST	Place : Judge T. Mitchell Barlow Council Chamber, 2285 Minton Road, West Melbourne, FL 32904
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S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer : PROPOSED			Date :	
	Title : Scott Morgan, City Manager		Contact Name and Contact Title : Margi Starkey, Finance Director		
	Mailing Address : 2240 MINTON ROAD		Physical Address : 2240 MINTON ROAD		
	City, State, Zip : WEST MELBOURNE, FLORIDA 32904		Phone Number : 321-837-7775		Fax Number : 321-768-2390



MAXIMUM MILLAGE LEVY CALCULATION PRELIMINARY DISCLOSURE

For municipal governments, counties, and special districts

Reset Form

Print Form

DR-420MM-P
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year: 2019		County: BREVARD	
Principal Authority: CITY OF WEST MELBOURNE		Taxing Authority: CITY OF WEST MELBOURNE	
1.	Is your taxing authority a municipality or independent special district that has levied ad valorem taxes for less than 5 years?	<input type="checkbox"/> Yes	<input type="checkbox"/> No (1)
IF YES, STOP HERE. SIGN AND SUBMIT. You are not subject to a millage limitation.			
2.	Current year rolled-back rate from Current Year Form DR-420, Line 16	2.4753	per \$1,000 (2)
3.	Prior year maximum millage rate with a majority vote from 2017 Form DR-420MM, Line 13	3.0160	per \$1,000 (3)
4.	Prior year operating millage rate from Current Year Form DR-420, Line 10	2.6017	per \$1,000 (4)
If Line 4 is equal to or greater than Line 3, skip to Line 11. If less, continue to Line 5.			
Adjust rolled-back rate based on prior year majority-vote maximum millage rate			
5.	Prior year final gross taxable value from Current Year Form DR-420, Line 7	\$	1,587,013,653 (5)
6.	Prior year maximum ad valorem proceeds with majority vote <i>(Line 3 multiplied by Line 5 divided by 1,000)</i>	\$	4,786,433 (6)
7.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value from Current Year Form DR-420 Line 12	\$	172,294 (7)
8.	Adjusted prior year ad valorem proceeds with majority vote <i>(Line 6 minus Line 7)</i>	\$	4,614,139 (8)
9.	Adjusted current year taxable value from Current Year form DR-420 Line 15	\$	1,598,445,330 (9)
10.	Adjusted current year rolled-back rate <i>(Line 8 divided by Line 9, multiplied by 1,000)</i>	2.8866	per \$1,000 (10)
Calculate maximum millage levy			
11.	Rolled-back rate to be used for maximum millage levy calculation <i>(Enter Line 10 if adjusted or else enter Line 2)</i>	2.8866	per \$1,000 (11)
12.	Adjustment for change in per capita Florida personal income <i>(See Line 12 Instructions)</i>		1.0339 (12)
13.	Majority vote maximum millage rate allowed <i>(Line 11 multiplied by Line 12)</i>	2.9845	per \$1,000 (13)
14.	Two-thirds vote maximum millage rate allowed <i>(Multiply Line 13 by 1.10)</i>	3.2830	per \$1,000 (14)
15.	Current year proposed millage rate	2.6017	per \$1,000 (15)
16.	Minimum vote required to levy proposed millage: (Check one)		
<input checked="" type="checkbox"/>	a. Majority vote of the governing body: Check here if Line 15 is less than or equal to Line 13. The maximum millage rate is equal to the majority vote maximum rate. Enter Line 13 on Line 17.		
<input type="checkbox"/>	b. Two-thirds vote of governing body: Check here if Line 15 is less than or equal to Line 14, but greater than Line 13. The maximum millage rate is equal to proposed rate. Enter Line 15 on Line 17.		
<input type="checkbox"/>	c. Unanimous vote of the governing body, or 3/4 vote if nine members or more: Check here if Line 15 is greater than Line 14. The maximum millage rate is equal to the proposed rate. Enter Line 15 on Line 17.		
<input type="checkbox"/>	d. Referendum: The maximum millage rate is equal to the proposed rate. Enter Line 15 on Line 17.		
17.	The selection on Line 16 allows a maximum millage rate of <i>(Enter rate indicated by choice on Line 16)</i>	2.9845	per \$1,000 (17)
18.	Current year gross taxable value from Current Year Form DR-420, Line 4	\$	1,750,837,307 (18)

19.	Current year proposed taxes <i>(Line 15 multiplied by Line 18, divided by 1,000)</i>	\$	4,555,153	(19)
20.	Total taxes levied at the maximum millage rate <i>(Line 17 multiplied by Line 18, divided by 1,000)</i>	\$	5,225,374	(20)
DEPENDENT SPECIAL DISTRICTS AND MSTUs STOP HERE. SIGN AND SUBMIT.				
21.	Enter the current year proposed taxes of all dependent special districts & MSTUs levying a millage. <i>(The sum of all Lines 19 from each district's Form DR-420MM-P)</i>	\$	0	(21)
22.	Total current year proposed taxes <i>(Line 19 plus Line 21)</i>	\$	4,555,153	(22)

Total Maximum Taxes

23.	Enter the taxes at the maximum millage of all dependent special districts & MSTUs levying a millage <i>(The sum of all Lines 20 from each district's Form DR-420MM-P)</i>	\$	0	(23)
24.	Total taxes at maximum millage rate <i>(Line 20 plus Line 23)</i>	\$	5,225,374	(24)

Total Maximum Versus Total Taxes Levied

25.	Are total current year proposed taxes on Line 22 equal to or less than total taxes at the maximum millage rate on Line 24? (Check one)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	(25)
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S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :			Date :	
	PROPOSED				
	Title : Scott Morgan, City Manager		Contact Name and Contact Title : Margi Starkey, Finance Director		
	Mailing Address : 2240 MINTON ROAD		Physical Address : 2240 MINTON ROAD		
City, State, Zip : WEST MELBOURNE, FLORIDA 32904		Phone Number : 321-837-7775	Fax Number : 321-768-2390		

Complete and submit this form DR-420MM-P, Maximum Millage Levy Calculation-Preliminary Disclosure, to your property appraiser with the form DR-420, Certification of Taxable Value.



Reset Form

Print Form

TAX INCREMENT ADJUSTMENT WORKSHEET

Year : 2019	County : BREVARD
Principal Authority : CITY OF WEST MELBOURNE	Taxing Authority : CITY OF WEST MELBOURNE
Community Redevelopment Area : WEST MELBOURNE JOINT CRA	Base Year : 2012

SECTION I : COMPLETED BY PROPERTY APPRAISER

1. Current year taxable value in the tax increment area	\$	270,454,313	(1)
2. Base year taxable value in the tax increment area	\$	184,197,920	(2)
3. Current year tax increment value (Line 1 minus Line 2)	\$	86,256,393	(3)
4. Prior year Final taxable value in the tax increment area	\$	253,907,020	(4)
5. Prior year tax increment value (Line 4 minus Line 2)	\$	69,709,100	(5)

SIGN HERE	Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser :		Date :	
	Electronically Certified by Property Appraiser		6/24/2019 1:53 PM	

SECTION II: COMPLETED BY TAXING AUTHORITY Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:			
6a.	Enter the proportion on which the payment is based.	95.00 %	(6a)
6b.	Dedicated increment value (Line 3 multiplied by the percentage on Line 6a) <i>If value is zero or less than zero, then enter zero on Line 6b</i>	\$ 81,943,573	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	\$ 172,294	(6c)
7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:			
7a.	Amount of payment to redevelopment trust fund in prior year	\$ 0	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10	0.0000 per \$1,000	(7b)
7c.	Taxes levied on prior year tax increment value <i>(Line 5 multiplied by Line 7b, divided by 1,000)</i>	\$ 0	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value <i>(Line 7a divided by Line 7c, multiplied by 100)</i>	0.00 %	(7d)
7e.	Dedicated increment value (Line 3 multiplied by the percentage on Line 7d) <i>If value is zero or less than zero, then enter zero on Line 7e</i>	\$ 0	(7e)

S I G N H E R E	Taxing Authority Certification		I certify the calculations, millages and rates are correct to the best of my knowledge.	
	Signature of Chief Administrative Officer :		Date :	
	PROPOSED			
	Title : Scott Morgan, City Manager		Contact Name and Contact Title : Margi Starkey, Finance Director	
	Mailing Address : 2240 MINTON ROAD		Physical Address : 2240 MINTON ROAD	
City, State, Zip : WEST MELBOURNE, FLORIDA 32904		Phone Number : 321-837-7775	Fax Number : 321-768-2390	