

COUNCIL MEETING MINUTES

May 9, 2018

- A. Call to Order- Mayor Dudley called the meeting to order at 6:30 p.m.
- B. Invocation and Pledge of Allegiance - Manager Campbell
- C. Roll Call- Mayor Dudley, Vice-Mayor Howell, Councilmember DeSimone, Councilmember Roberts Councilmember Troup and Attorney Mora and Manager Campbell present.

D. Consent Agenda for May 2018

Motion to Approve: Councilmember DeSimone

Second: Councilmember Troup All in favor

E. Presentations- Mike Twitty, MAI Pinellas County Property Appraiser

2nd/3M Homestead Exemption Discussion

Manager Campbell introduced our new Pinellas County Property Appraiser Mike Twitty, who has been in office a little more than a year. Mike is a wealth of resources and we are grateful for him being here. Manager Campbell asked Property Appraiser Twitty to come to our meeting to provide a briefing on the 2nd and 3rd homestead exemptions. Property Appraiser Twitty thanked the Council for allowing him to present to them.

It's two-fold: homestead exemption is great for our residents and those that would qualify, but it is technically bad for municipalities because it takes certain ad valorem proceeds that municipalities use for operating funds.

There will be two constitutional Amendments on the ballot this year, Amendment 1 and Amendment 2, which are both related to ad valorem taxation. Amendment 1 is the proposed 3rd homestead exemption, would be an additional \$25,000 and apply to ban of assessed value between \$100,000 and \$125,000.

Amendment 2 is actually related to what is referred to as the non-homestead cap, so it applies to any properties that are not homestead. Any commercial rental properties and businesses could potentially be seeing at present benefits from a 10% cap, which limits assessed value growth year after year to the maximum of 10% each year. It is set to expire at the end of this year (to sunset), it was only put into place for 10 years. This is the end of it, unless it is approved as pass Amendment 2 with a Yes vote on the ballot, otherwise that 10% cap will be removed and everything that is not homesteaded will fall to just market value so assessed value and market value would be one in the same, instead of there being a cap.

Here is a quick background on the history of homestead exemption. It started in 1934 at \$5,000. In the 80's it got to the first \$25,000, then with the Save our Homes Amendment in the 90's, that's when we started to see the Save our Homes cap; you didn't see the assessed value increase more than 3%, generally much under 3%, (2.1 last year and this year). We presently stand where the second homestead exemption exists.

For homesteaded property, Assessed Value represents the value estimate constrained by the "Save Our Homes" cap and is typically lower than Just/Market Value by the second year following its sale in a rising market.

The first \$25,000 of homestead exemption applies to all millage rates assessed against your property. The second \$25,000 applies to all millage rates except for school millages, and only to assessed value between \$50,000 and \$75,000. If your assessed value is between \$50,000 and \$75,000, a pro-rated exemption amount applies. The combined 1st and 2nd exemptions reduce the property tax bill by approximately \$400 - \$1,000 (varies by County and Taxing district).

The proposed 3rd homestead exemption would be effective on the 2019 tax roll (November 1, 2019 tax bill) and would apply to all millage rates except for school millages, and only to assessed value between \$100,000 and \$125,000. If your assessed value is between \$100,000 and \$125,000, a pro-rated exemption amount would apply.

To find out if you will benefit from the proposed 3rd Homestead Exemption (additional \$25,000) that will be on the ballot for the November 6, 2018 General Election you can go to the Pinellas County Property Appraiser's Web Site and use the estimator.

What does that mean in Pinellas, the 1st and 2nd translate into dollars to an estimated \$500-\$800 of savings, depending on what taxing district you are in. For the 3rd exemption the estimated savings could be \$200-\$400.

In Pinellas County, 60% of properties are homesteaded, and 40% are not. If your homesteaded, everyone receives at least some form of benefit, 87% would receive benefit in the 2nd ban and only 56% in the 3rd ban. In Kenneth City, only 10% would receive the full benefit for the 3rd exemption.

Amendment 2 has some pretty misleading ballot language, because it was set to end, so essentially you are voting to remove the scheduled repeal. A vote of yes would codify the amendment and it would become permanent. A no vote would end the exemption.

Wanted to point out our new home owner tool- tax estimator. It helps you get realistic with what taxes would be: the address, purchase price, are they transferring homestead, will they have homestead, etc.

Vice-Mayor Howell stated the general public won't understand this and if they don't research it they will vote for it. Vice-Mayor Howell asked Property Appraiser Twitty if, generally speaking, he thought everyone would be voting for it. Mr. Twitty stated that generally if people are already homesteaded and they see homestead on the ballot they will probably vote for it. Vice-Mayor Howell asked what will it cost Kenneth City in revenue?

Mr. Twitty responded, the estimated loss of revenue is between 28,000 and 31,000.

That is why we are putting these tools out there. It is important to give them as much information as possible.

Mayor Dudley asked what our legal parameters would be to educate the community?

Attorney Mora stated from the legal perspective you can't engage in electioneering. You can provide facts. You can inform, provide facts which are not relative. Facts can't be colored (ie. This would be good /bad for the Town.) You can recirculate information from sources who already had all their documentation vetted for. The best way for the Council to handle this is to make the community aware of the resources that are out there. In my estimation, it would be the best use of any advocacy attempts that the Town or Elected Officials can give.

Mayor Dudley asked: What can we do to make sure we did everything to educate the community?

Attorney Mora stated: in these situations, I have seen that there is usually a vote on this issue and for more information include a hyperlink to the property appraiser's website. It is simply the facts.

F. Open Forum (limited to 3 minutes)

Please sign-in at the podium, listing your name, address and email.

G. Old Business

a. Resolution 2018-07 Mid-Year Budget Transfer (Public Works)

Attorney Mora read the Resolution in full. This resolution will enable the transfer of funding from two line items to another within the Town's Capital Improvement Plan (CIP) portion of the approved budget. Section 5.04(0) of the Town Charter authorizes the transfer of these appropriations. The transfer is necessary to provide sufficient funding for future construction of the Town's Public Works building.

Earlier this year, the Town bid through advertisement to replace its circa 1957 Public Works metal building. Unfortunately, a lone bid was received. Due to the exorbitant bid amount and lack of comparative data from which to compare the bid with other submittals, staff elected not to accept the lone bid. In the time that has elapsed since bid closure, staff has met with its Engineer, Public Works officials from neighboring municipalities, and the contractor hired by Pinellas Park to rebuild their Public Works annex. These conversations have resulted in staff restructuring of the bid process to 1) pursue a design-build process to replace its dated Public Works building, similar to the procedure undertaken to redevelop Ernst Park (in an effort to seek more qualified proposals), and 2) allocate sufficient, market-verified funding in its FY 17/18 Capital Budget for the subsequent cost to reconstruct this facility.

Councilmember Roberts asked if we have someone who will start this, or are we moving this so that when we get a bid it will start.

Manager Campbell replied we are still going to bid it, but instead of pre-engineering the project we are going to ask the contract entity to bid what we engineered. We are switching gears to do something we did for Ernst Park and do a design build, which enables the contractor the flexibility of having a little bit of creativity. So, we basically simplify our overall parameters and we are giving them the footprint for the building.

You as the council will get to select the contract entity after the bidding cycle. (After we go through the design build process again.) We are finding in the market place a perfect example is Pinellas Park Public Works building. I would gladly schedule a tour. They recently took a preexisting building and did a design build on retrofitting that building. They now have a renovated warehouse that is a category 5 rated hurricane grade structure, but it is basically a 1950's warehouse. It is very unique.

Attorney Mora stated I know Manager Campbell made an open offer, but just as a reminder should the Town coordinate a fieldtrip for the council members, Manager Campbell stated it would be on a one on one basis.

Motion to Approve: Councilmember Troup

Second: Councilmember DeSimone All in favor

H. New Business

a. Approval of Updated State Mutual Aid Agreement (SMAA)

This is a particular item we do from year to year, and this is just an updated version of the State Mutual Aid Agreement. This is an item the Chief Riley brought before us. There is a lot of detail in this, but I consider it very straight forward. This is a housekeeping chore. I would recommend approval.

Motion to Approve: Councilmember Troup

Second: Councilmember DeSimone All in favor

Circulation of FY 18-19 Draft Budget Review Schedule-This is what we do every year, it lays out an anticipated schedule for us to work on in order to get you a draft budget document, but it also stated the days that certain taxable information is available. It also lays out the workshop dates and public hearing dates, as needed. This is what we do every year, it lays out an anticipated schedule for us to work to get you a draft budget document, but it also stated the days certain taxable information is available. It also lays out the workshop dates and public hearing dates, as needed. I am striving to meet with each council member, as we are putting together the draft budget. We will be doing that in the next month or so, to see if you have any particular questions. I will reach out to each and every one of you and we will go from there.

There was a consensus by the Council to accept this schedule.

I. Mayor/Council/Attorney/Manager/Clerk Comments

Councilmember Troup commented how he and Chief Riley went to Lockheed Martin's ribbon cutting for the opening of their 65,000 square foot warehouse to assemble F-35 Fighter jets. It was very nice and they had a good time.

Vice-Mayor Howell attended the Fall Officers Memorial with his wife and Lieutenant Vieno. It was very nice and he would like to attend next year.

Mayor Dudley thanked him for going in her place.

Mayor Dudley attended the EMS advisory council. As she stated previously, in December they had administered NARCAN for opioid overdose 1 time. They now have administered it 8 times successfully. With technology, they are tracking a lot of patients, which helps them grow professionally. I did ask about IDPPA, when they track the patients. It is only the paramedics and clinicians that are involved with that patient. They do the tracking of the information. It's time for them to replace the hazard suits, the breathing apparatus. Just to

give you an idea of budget, the suits have a 15-year life span and it costs \$500,000 to replace one.

Mayor Dudley also stated since we met, we hosted a Suncoast League of Cities meeting and had a volunteer breakfast. I would like to thank all of staff and everyone for everything they did. Both of those events went very well.

Manager Campbell stated Samantha Gattis is no longer with our office. She resigned last week for personal reasons. We have already expanded our search and started interviewing possible replacement candidates. We will be bringing in a college intern for the summer that will be starting with us in another day or two. She will work part time and help out in the front office area. She is an engineering student. We have been trying to stay on task with the newsletter and the new candidate will take that on as well. One of the items you'll see in the coming months is that we have already contracted again with Hubbard Construction to undertake another two street resurfacing projects within the town. We have been doing a couple streets on an annual basis in accordance with our budget and what staffing needs will allow. We also are doing a number of mid-block curb and drain replacement projects. There is a graphic in your Manager update packet. We are moving forward with the Independence Day parade.

J. Adjournment-

Motion to Approve: Councilmember DeSimone

Second: Councilmember Roberts

All in favor

The meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Cindy McCarthy, Town Clerk

