



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Finance Board

Thursday, August 15, 2019

4:00 PM

Town Hall

Welcome. We are glad to have you join us. If you wish to speak, please wait to be recognized, then step to the podium and state your name and address. We also ask that you please turn-off all cell phones.

Meeting was called to order at 4:04 PM with Chairman Olson presiding.

Staff present:

Rick Doyle, Chief of Police
Stefan Massol, Director of Support Services
JP Murphy, Town Manager
Ashley Bernal, Management Analyst

Others present:

Commissioner Tom Kurey
Mr. Richard Cristini

Mr. Mike Twitty, Property Appraiser

ROLL CALL

Present 6 - Chairman Tom Olson, Vice Chairman Dan Hartshorne, Mary Griffith, Kevin Piccarreto, John Hail, and James Ingersoll
Absent 1 - John Prevas

CITIZENS COMMENTS

None to be heard

APPROVAL OF MINUTES

GENERAL AGENDA

[19-0211](#) Fiscal Year 2019-2020 Budget Discussion

Mr. Olson asked about the budget approval meeting, to which Mr. Murphy stated that this is the final budget meeting for the Finance Board.

Mr. Murphy stated that the capital transfers were evened out and put into a more realistic point, so that the General Fund doesn't appear to be running at a deficit; stated that staff has worked to build the presentation so that prior years comparison is available; remaining meetings are September 3 and 17 for the first and second hearings; the

commission will set the mil levy on the first meeting; notices will be published.

Mr. Olson asked at what % the ad valorem is normally discounted at, to which Mr. Murphy responded that we are currently at 96% with a 1% float in order to have some give in the event that the value adjustment board changes some values.

Mr. Murphy broke down the revenue pieces, showing that Ad Valorem makes up \$4.1 million, operating fees total around \$2.1 million, and the administrative fees (paid by solid waste and water) are totaling around \$573,000.

Mr. Murphy also spoke on the major increase in Recreation revenue, \$15,000 from sponsorships related to the scoreboards, and \$24,000 related to increased fees within the programs themselves.

Mr. Murphy discussed the building department and permits.

Mr. Murphy stated staff was not proposing an overall growth, as the current ratio of staff to other expenses is about 60%. Belleair generally operates at around 58 full time employees.

Discussion ensued regarding sick leave numbers; pension increase.

Mr. Murphy stated that administration had no change.

Mr. Hartshorne spoke about bonds hitting an all time low. From 1980 to now, costs have gone up in almost every area. Mr. Hartshorne stated that Mr. Massol needs to refinance the debt of the town at this time since bond rates are at a historic low. Mr. Hartshorne also stated that the united states will not go into negative interest rates. Mr. Massol stated that he has spoken with someone from Florida League of Cities, and is currently looking into some options for re-financing the town's current debt.

Mr. Olson stated that in the next 6 weeks, conversation with bankers with refinancing at a lower rate with no prepayment penalty; stated that if there were some wonderful interest rates, to call an emergency meeting. Mr. Murphy stated that the Commission will need to review the process under the purchasing policy in order to ensure that this process is completed within 6 weeks.

Mr. Hartshorne restated that this is a major opportunity and to not let it slip. Mr. Murphy stated that the first step would be to speak with BBT, who issued the debt to the town.

Discussion ensued regarding refinancing; renegotiating with BBT.

Estelle DeMuesy-Resident-Spoke on the possibility of utilizing two parts, which only one would require a negotiation. Mr. Murphy stated that anything that requires a fee of over \$35,000 would need to go in front of Commission for approval.

Further discussion ensured regarding debt borrowing, renegotiating and refinancing; procedures needed to be taken with Commission.

Mr. Massol stated that the Largo Fire services came back even lower than we initially thought (went from 5% to under 3%); department is also focusing on generating awareness of cybersecurity; majority of the increases within the Support Services department are strictly related to contractual increases, such as Largo Fire, General Liability insurance, and computer services.

Mr. Olson asked if Mr. Massol felt he needed additional staff to help support his department. Mr. Massol stated that while he is looking for more support on the accounting side, he does not feel the need for an additional person in the headcount.

Mr. Murphy also spoke on this, stating that staff's priorities will ebb and flow; discussed management analyst position and how the responsibilities have shifted over the years.

Mr. Hail asked about the Ahlf property, to which Mr. Murphy stated that the appraisals are finished, and the property appraiser will be making an appearance at the Commission meeting on Tuesday to discuss the values and what the town could possibly do moving forward with the sale of the properties.

No questions on the Police Department.

Mr. Murphy stated Public Works only has personnel and contractual increases.

Mr. Murphy stated recreation is seeing an increase in revenue related to the expansion of programs and also new special events, such as the block parties. The addition of a van or bus may be brought in front of commission at the end of September.

Discussion ensued regarding the Enterprise leasing program.

Mr. Murphy state the largest increase in the Solid Waste department is the recycling costs (increasing by about \$50,000), to which the Finance Board had recommended increasing the fee rate by 5%. This will also be the first year that Belleair will be selling a vehicle on a 5-year depreciation basis, as opposed to a 10- or 20-year cycle.

Mr. Murphy stated no major changes in the Water department, though staff is currently working on generating a water Capital Improvement Plan; master plan to be created.

[19-0213](#)

Presentation by Pinellas County Property Appraiser's Office - Property Values Outlook for Town of Belleair

Mr. Murphy introduced Mike Twitty, Property Appraiser, to discuss the changes occurring within the town's property values; value methodology and what the growth will look like.

Mike Twitty-Property Appraiser-Provided a brief overview; stated values are on the property appraiser website, notices sent out; The Town taxable value increased by about 9%, over the prior years, average about 5%; biggest increase within the previous five years, which is largely due to the new construction; Bellview Place project brought in approximately \$33.3 million of new construction, about 93% is related to Bellview Place; 11 carriage homes came online for tax roll in 2019, as well as first tower; expected that another 20-21 million dollars of taxable value will be seen in 2019-2020.

Mr. Twitty stated the Pelican golf course is also a large portion of taxable value to be added, but if a project has not been completed by January 1, it will not be counted on the tax roll; will look at this further in the year.

Mr Twitty commented that the 9% growth rate was comprised of about 5% new construction; the remaining 4% was value growth of which, 64% were homesteaders; save our home cap.

Mrs. Griffith asked how the land value is determined related to Pelican as to the initial

purchase, and value was increased by \$5 million. Mr. Twitty stated that he included the other acquisitions around the golf course land, which increased the value.

Mr. Murphy asked how the 4% residential growth compared to other municipalities, to which Mr. Twitty stated that Belleair was slightly below the average, mostly due to Belleair being largely residential instead of commercial.

OTHER BUSINESS

Mr. Olson inquired as to calling an emergency meeting of the Finance Board. Mr. Murphy stated that a notice published 24 hours in advance would be required.

COMMISSION ADVISOR REPORT

No report given

ADJOURNMENT

Meeting adjourned in due form at 5:04 PM.

APPROVED:

CHAIRMAN