

BOARD OF SUMTER COUNTY COMMISSIONERS

Chairman - Steve Printz - District 5
Vice Chairman - Garry Breeden - District 4
2nd Vice Chairman - Al Butler - District 1
Doug Gilpin - District 2
Don Burgess - District 3

**May 19, 2020
5:00 PM**

PLEASE TURN OFF ALL CELL PHONES AND ELECTRONIC DEVICES
ANY PERSON WHO MAY FEEL THE NEED TO APPEAL A BOARD DECISION IS HEREBY NOTIFIED
THAT IT WILL BE NECESSARY FOR YOU TO PROVIDE YOUR OWN VERBATIM RECORDING OF THE
BOARDS MINUTES OR ANY PORTION THEREOF

Any person requiring reasonable accommodation at this meeting because of a disability or physical
impairment should contact the County Administrator's Office, 7375 Powell Road, Wildwood, FL 34785
(352) 689-4400 at least two days before the meeting.

The Villages Sumter County Service Center (7375 Powell Road, Room 102, Wildwood, FL 34785)

WORKSHOP AGENDA

MEETING IS CALLED TO ORDER BY THE CHAIRMAN

1. Public Forum
2. Budget Planning Discussion (For Direction)

Documents:

[May Workshop Presentation.pdf](#)

May Workshop

Additional Direction Needed

- Pavement prioritization criteria
- CDA fees
- Fire assessment fees
- Regional road agreement amendment

Review of Growth and Projections

- COVID 19 impacts
- Debt funds
- Building permit fees
- Road impact fees
- Growth and projections

Additional Direction Needed

- **Pavement prioritization criteria**

- Future funding across 4 areas
- Major Collector Roads (Urban)
- Minor Local Roads (Urban)
- Major Collector Roads (Rural)
- Minor Local Roads (Rural)

- **CDA simplification of fee structure**

- **Fire assessment fee**

- Ordinance change
- Rate resolution

- **Regional Road Agreement**

- 2nd Amendment to support expansion of UF Health Shands in our area
- Highlight of changes
- Ad Valorem ROI including changes

Major Collector Roads (Urban)

This includes all "C" roads East of U.S. 301 and North of C 48

School Bus/Evacuation Routes	
	Score
Yes	5
No	0

County – City – District Owned Right-of-way	
	Score
Yes	30
No	0

Condition of Stormwater Piping Under the Roadway	
	Score
No deficiencies requiring repair	25
Deficiencies requiring repair	0

Road Condition Factor Scoring Values	
Road Condition (PCI Value)	Score
100≥PCI>75	0
75≥PCI>65	2
65≥PCI>55	4
55≥PCI>45	8
45≥PCI	10

Traffic Volume Scoring Values	
Traffic Volume (ADT)	Score
ADT>25K	30
25K≥ADT>20K	20
20K≥ADT>15K	15
15K≥ADT>10K	10
10K≥ADT>0	5

- Preventative maintenance techniques will not be considered as preventative maintenance is not appropriate for Major Urban Collectors
- These roads will regularly be at the top of the list as these are primarily the 4-lane regional roads

Minor Local Roads (Urban)

This includes all “CR” roads within the unincorporated areas of The Villages® development
 The locations would primarily be East of U.S. 301 and North of SR 44
 (South of SR 44 for this area will be the responsibility of the City of Wildwood)

County – City – District Owned Right-of-way	
	Score
Yes	10
No	0

Condition of Stormwater Piping Under the Roadway	
	Score
No deficiencies requiring repair	40
Deficiencies requiring repair	0

Roadway lies in a Village with >50% of its roads at a PCI of \leq 65	
	Score
Yes	5
No	0

Road Condition Factor Scoring Values	
Road Condition (PCI Value)	Score
$100 \geq \text{PCI} > 75$	5
$75 \geq \text{PCI} > 65$	10
$65 \geq \text{PCI} > 55$	20
$55 \geq \text{PCI} > 45$	30
$45 \geq \text{PCI}$	40

Traffic Volume Scoring Values	
Traffic Volume (ADT)	Score
$\text{ADT} > 10\text{K}$	5
$10\text{K} \geq \text{ADT} > 5\text{K}$	4
$5\text{K} \geq \text{ADT} > 2\text{k}$	3
$2\text{k} \geq \text{ADT} > 0$	2

- These roads are prime candidates for preventative maintenance techniques (Micro-surfacing, rejuvenator, 1-inch resurfacing, etc.)
- The scoring criteria for these roadways have been adjusted to provide a higher score for road conditions, stormwater pipe conditions, and road location

Major Collector Roads (Rural)

This includes all “C” roads outside of The Villages® development
The locations would primarily be West of U.S. 301 and South of but including C-48

School Bus/Evacuation Routes	
	Score
Yes	10
No	0

County-owned Right-of-way	
	Score
Yes	30
No	0

Condition of Stormwater Piping Under the Roadway	
	Score
No deficiencies requiring repair	10
Deficiencies requiring repair	0

Road Condition Factor Scoring Values	
Road Condition (PCI Value)	Score
100≥PCI>75	5
75≥PCI>65	10
65≥PCI>55	15
55≥PCI>45	20
45≥PCI	30

Traffic Volume Scoring Values	
Traffic Volume (ADT)	Score
ADT>25K	20
25K≥ADT>20K	15
20K≥ADT>15K	10
15K≥ADT>10K	5
10K≥ADT>0	0

- Preventative maintenance techniques will be limited for Major Rural Collectors as higher speed, and volume roadways are not ideal for most applications
- The scoring criteria for these roadways have been adjusted to provide a higher score for road condition, County-owned right-of-way, and road volumes
- Primary Funding sources will be LAP, SCOP, SCRAP, and CIGP

Minor Local Roads (Rural)

This includes all “CR” roads outside of The Villages® development

School Bus/Evacuation Routes	
	Score
Yes	10
No	0

Road Condition Factor Scoring Values	
Road Condition (PCI Value)	Score
100≥PCI>75	0
75≥PCI>65	2
65≥PCI>55	4
55≥PCI>45	8
45≥PCI	10

County-Owned Right-of-way	
	Score
Yes	60
No	0

Condition of Stormwater Piping Under the Roadway	
	Score
No deficiencies requiring repair	10
Deficiencies requiring repair	0

Traffic Volume Scoring Values	
Traffic Volume (ADT)	Score
ADT>1K	10
1K≥ADT>500	5
500≥ADT>0	0

- Preventative maintenance techniques will be limited for these roadways as most have exceeded the preservation lifecycle stage
- The scoring criteria for these roadways have been adjusted to provide a higher score for County-owned right-of-way
- For areas that do qualify for preventative maintenance, a crack seal would be the most likely treatment
- Primary Funding sources will be LAP, SCOP, and SCRAP

CDA Simplification of Fees

- Follow up to the Board's direction to explore more hours of operations
 - Due to the cost and volume review - six days a week operation is not recommended
- Current fee schedule <https://www.sumtercountyfl.gov/1235/Fees>
 - Cumbersome for analysis, customer estimations, and attendant calculations
- Simplified fee schedule is recommended
 - (next slide)
 - It will include the elimination of all annual individual permits effective January 1, 2021
- Monitoring of the simplified fee schedule through April 30, 2022 will aid in the analysis for future increases in fees and operational hours
- General Fund continues to subsidize this service for all citizens to use
 - More volume is anticipated as The Villages® development moves closer to C-470

CDA Proposed Rates

Effective 1/1/2021

		Fee per unit	Unit
Household Waste	Up to 35 gallon Bag or Can	\$1.00	Each
	Over 35 Gallon Bag or Can	\$3.00	Each
Tires	Without Rims	\$6.00	Each
	With Rims	\$10.00	Each
Furniture		\$5.00	Cubic Yard
Electronics	TV, Computer, Monitor, Printer, or Microwave	\$6.00	Each
Brush and Debris	Yard Waste or Construction and Demolition Debris	\$9.00	Cubic Yard
White Goods	Refrigerator, Air Conditioner, Washer, Dryer, Freezer, or Oven/Range	\$5.00	Each

There is no fee for the disposal of recyclable items: batteries, scrap metal, gasoline, oil, oil filters, glass containers, plastic containers, cardboard containers, tin and aluminum cans.

CDA Revenues vs. Expenses (Current Rate Structure)

	Actual				Budget	Projections				
	FY16	FY17	FY 18	FY19	FY20	FY 21	FY22	FY23	FY24	FY25
Total Revenue	\$ 193,960	\$ 198,125	\$ 391,493	\$ 294,716	\$ 293,281	\$ 301,376	\$ 309,694	\$ 318,241	\$ 327,025	\$ 336,050
Total Expenses	\$ 277,649	\$ 410,286	\$ 445,872	\$ 359,385	\$ 395,908	\$ 415,703	\$ 436,489	\$ 458,313	\$ 481,229	\$ 505,290
Net \$	(83,689)	(212,161)	(54,379)	(64,670)	(102,627)	(114,328)	(126,795)	(140,072)	(154,204)	(169,240)

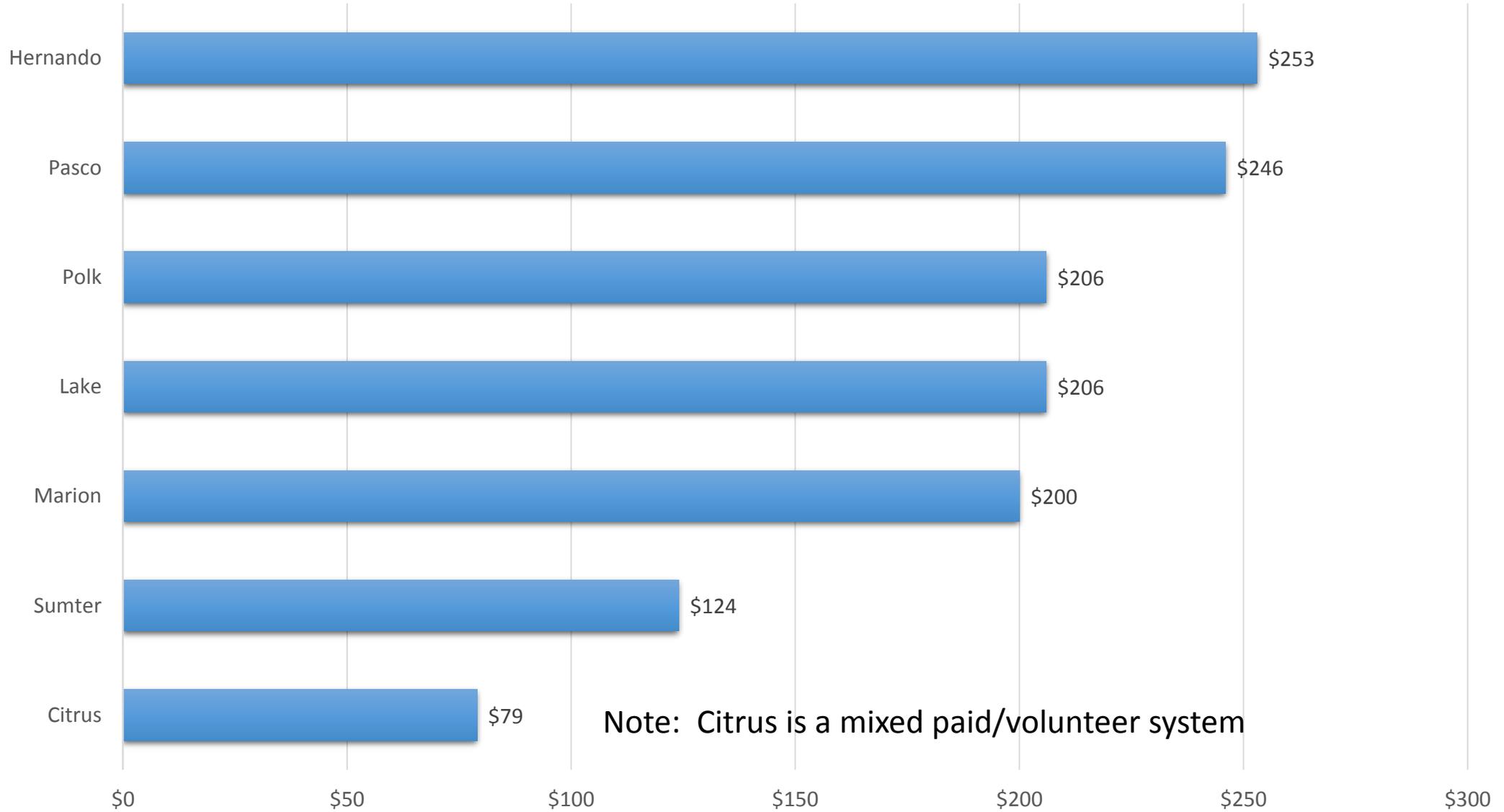
CDA Revenues vs. Expenses (Proposed Rate Structure)

	Actual				Budget	Projections				
	FY16	FY17	FY 18	FY19	FY20	FY 21	FY22	FY23	FY24	FY25
Total Revenue	\$ 193,960	\$ 198,125	\$ 391,493	\$ 294,716	\$ 293,281	\$ 310,976	\$ 319,559	\$ 328,379	\$ 337,442	\$ 346,755
Total Expenses	\$ 277,649	\$ 410,286	\$ 445,872	\$ 359,385	\$ 395,908	\$ 415,703	\$ 436,489	\$ 458,313	\$ 481,229	\$ 505,290
Net	\$ (83,689)	\$ (212,161)	\$ (54,379)	\$ (64,670)	\$ (102,627)	\$ (104,727)	\$ (116,930)	\$ (129,934)	\$ (143,787)	\$ (158,535)

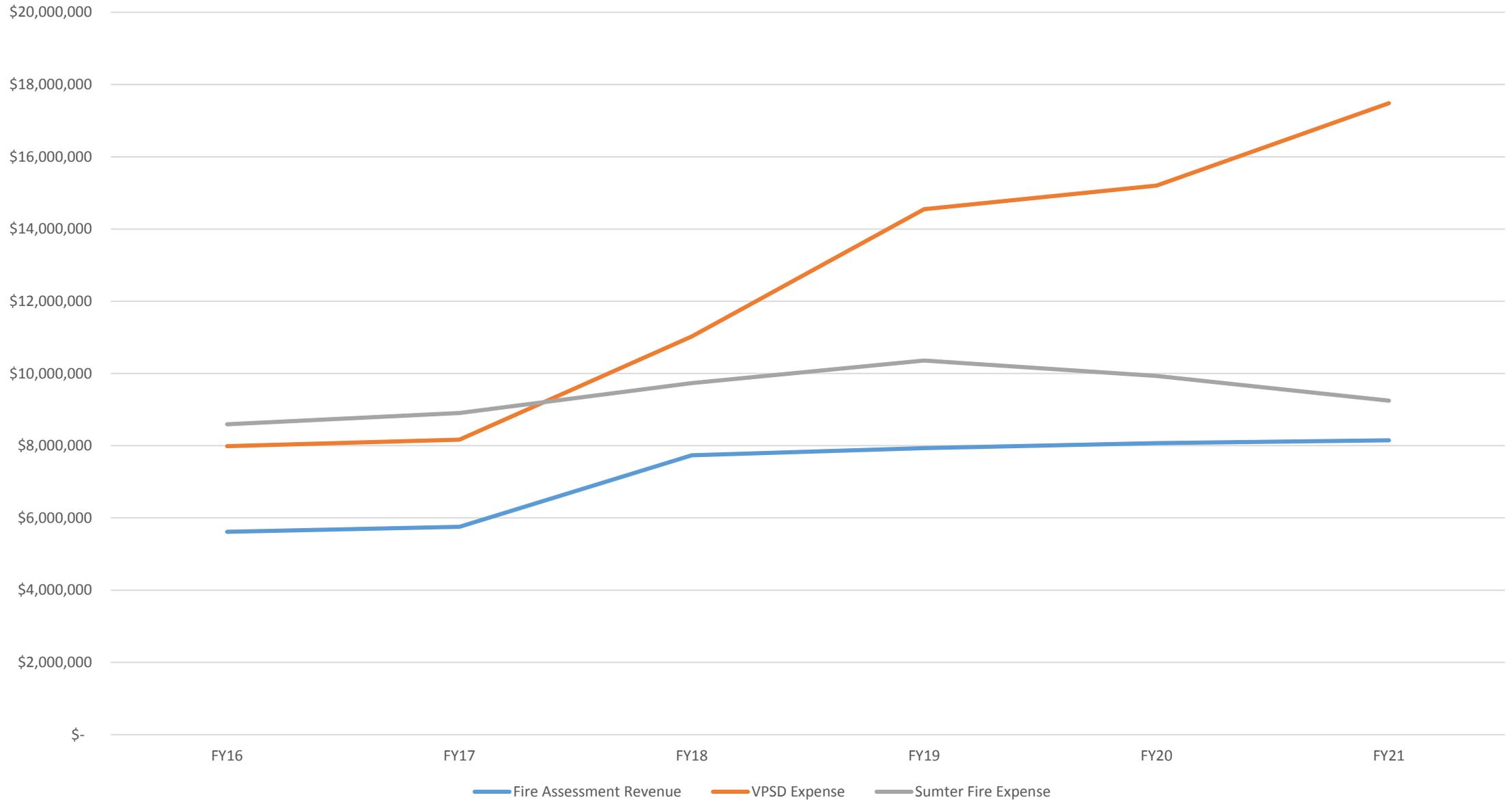
Fire Assessment Fee

- Ordinance change to eliminate The Village Fire District to consolidate to one countywide fire assessment fee
- Ordinance to initiate the countywide district and set the range of fees based on the existing methodology
- No change to the current fee of \$124 per improved parcel is proposed for FY 20/21
- Comparative rates of surrounding counties – Sumter is the second lowest
- Basis for future consideration of increasing the fire assessment rate for FY 21/22

Annual Fire Assessment Rates for Sumter and Nearby Counties



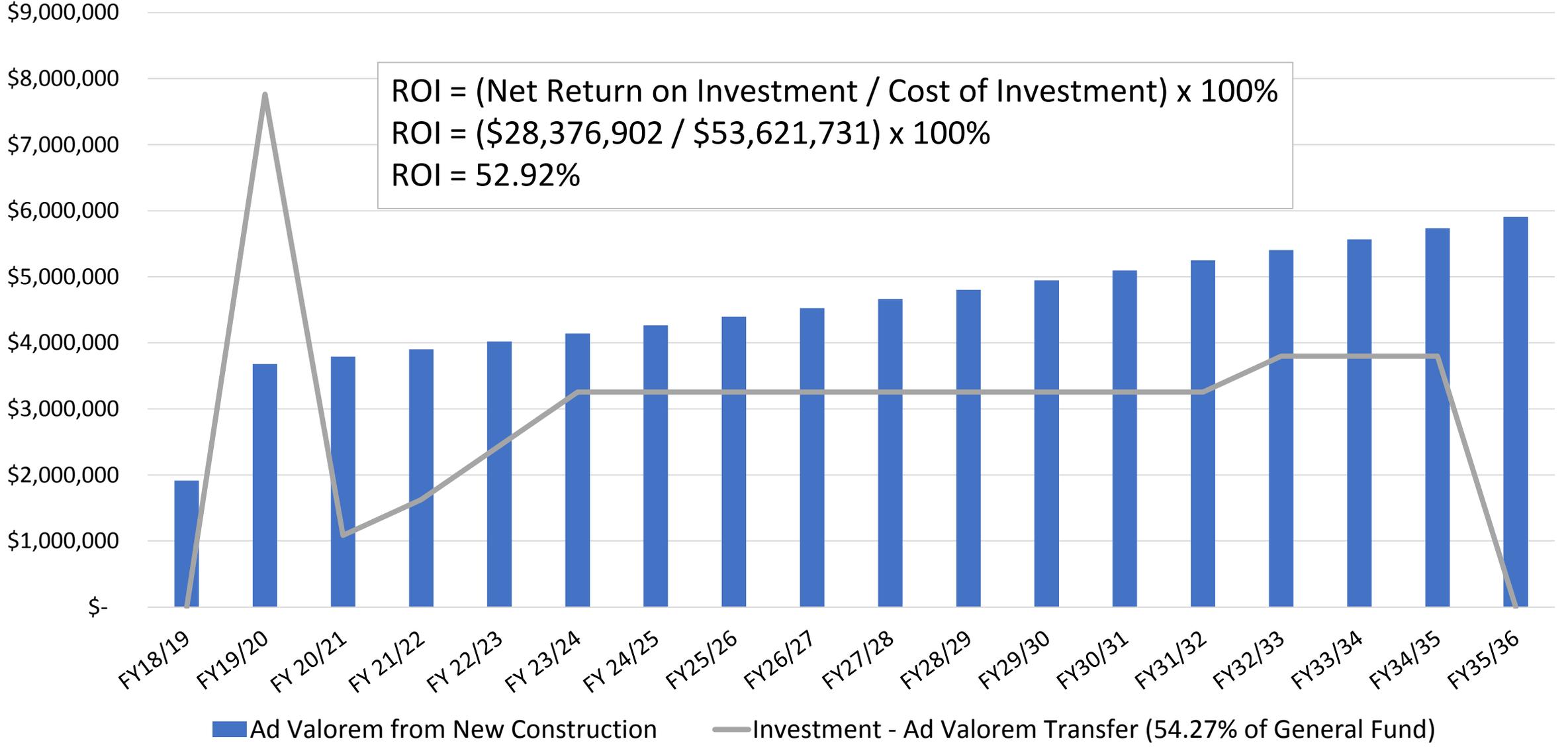
Fire Assessment of \$124 Countywide FY 18-21 v. Fire Expenses



2nd Amendment to the Regional Road Agreement

- Eliminates the undetermined FDOT exposure associated with US 301 and C-470
- Eliminates Corbin Trail (West) of Marsh Bend Trail and Fenney Way from Corbin Trail to Marsh Bend Trail as regional roads
- Eliminates CR 525E North of CR 514 (I-75/CR 514 Interchange eliminated)
- Eliminates the Road Impact Fee covenant
- Adds the widening and realignment of C-470 from the Federal prison to the Lake County line (15 year – 0% interest)
- Adds the connector road and bridge from Corbin Trail to Meggison Road (15 year – 0% interest)
- Provides more detail of the capital investment commitment
- Supports the expansion of UF Health Shands in the area

Return on Investment



Source: TRIM DR-420 (FY18/19 & FY 19/20)
 3% increase used for projection.

Review of Growth and Projections

- COVID 19 Impacts
- Debt Funds
- Building permits
 - Fee increase implemented 10/1/19
 - New housing permit activity
- Road impact fees
 - Increase in fees effective 10/1/20
- Change in residential parcel count (FY 16/17 – FY 19/20)
- Change in total, residential, and all other taxable values (FY 16/17 – FY 19/20)
- Change in “other” taxable values by group (FY 16/17 – FY 19/20)
- Rate of change in total property tax rate (BOCC/School Board/SWFWMD) (FY 12/13 – FY 19/20)
- Residential total tax bill change from 2018 to 2019

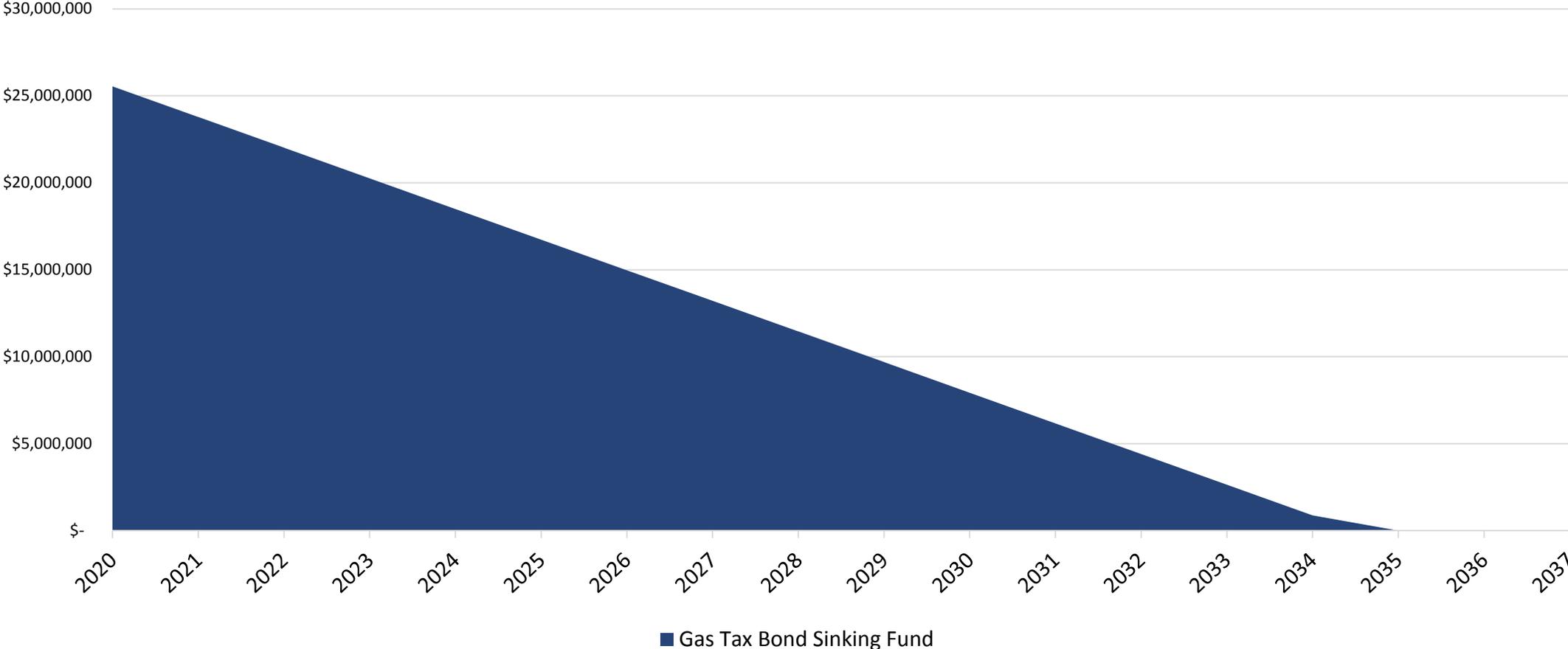
COVID-19

- **Under normal circumstances, the release of FY 2020-21 estimates would be expected during the June-July 2020 timeframe; however, it is possible that the release of those estimates may be delayed. As any new FY 2020-21 or revised FY 2019-20 local revenue estimates are released, EDR staff will post them.**

Source: Office of Economic & Demographic Research, April 16, 2020.

Gas Tax Bond Sinking Fund - Debt Service

Two Dedicated Revenue Sources
Constitutional Gas Tax (20%) – CTT
Constitutional Gas Tax (80%) - ST



* Outstanding debt as of June 30th each fiscal year.

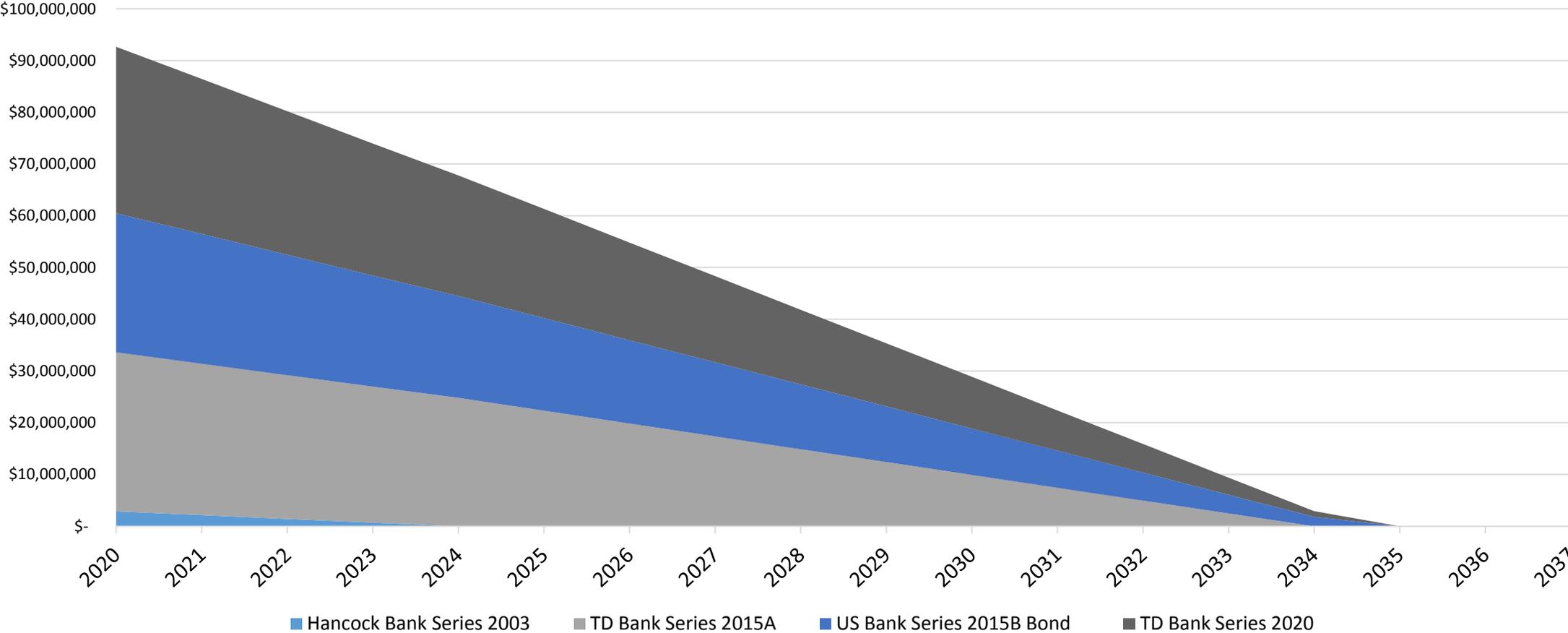
Bond Sinking Fund - Debt Service

3 Dedicated Revenue Sources

½ cent sales tax (varies)

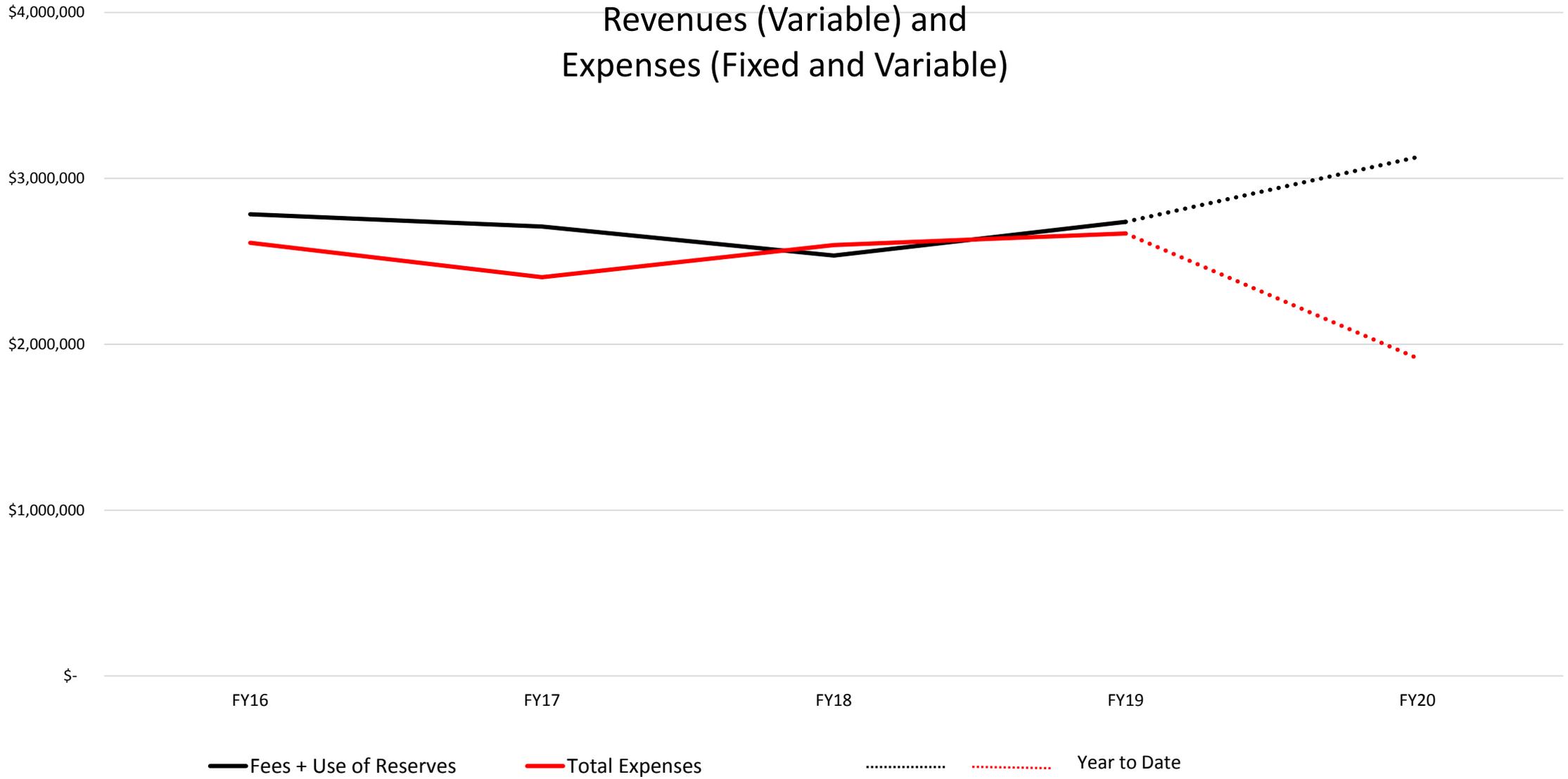
State revenue sharing (varies)

Pari-Mutuel distribution (fixed)

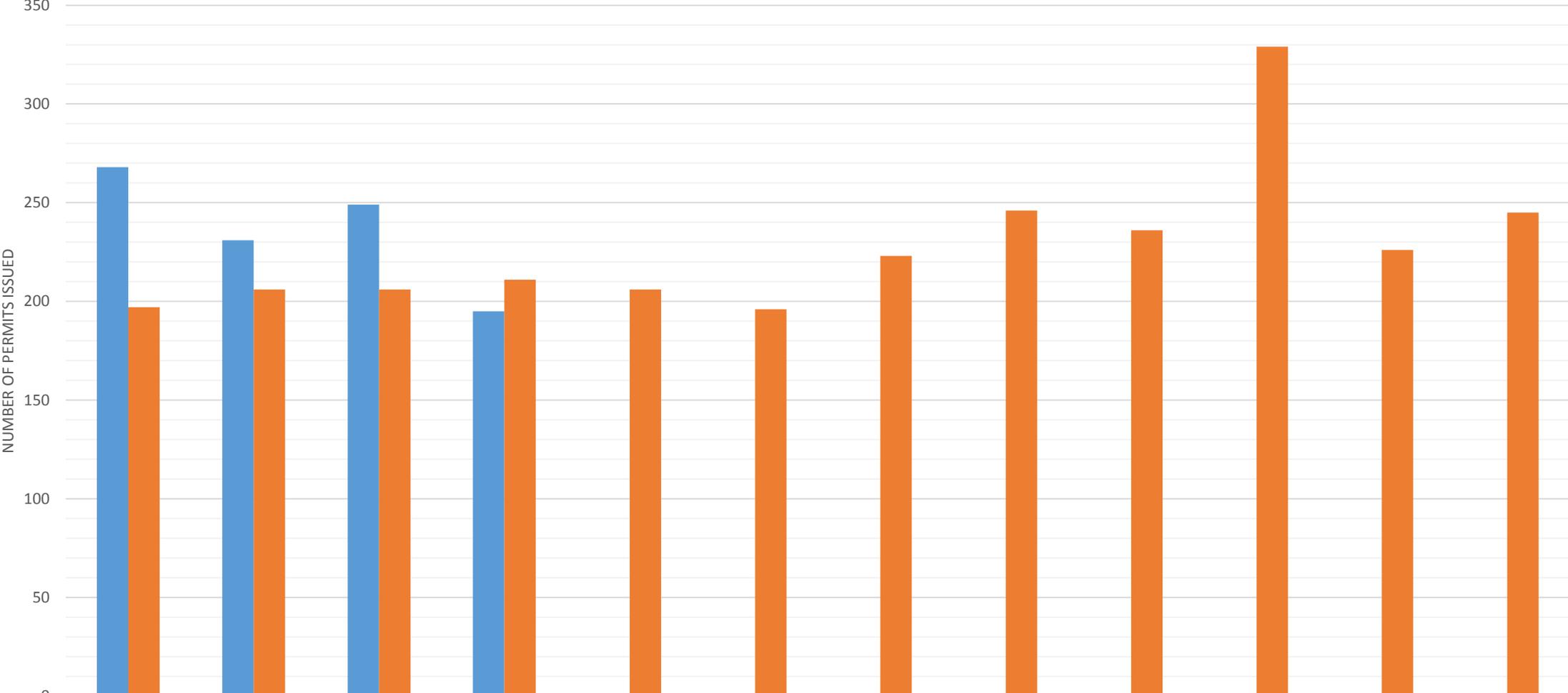


* Outstanding debt as of June 30th each fiscal year.

Building Department Revenues (Variable) and Expenses (Fixed and Variable)

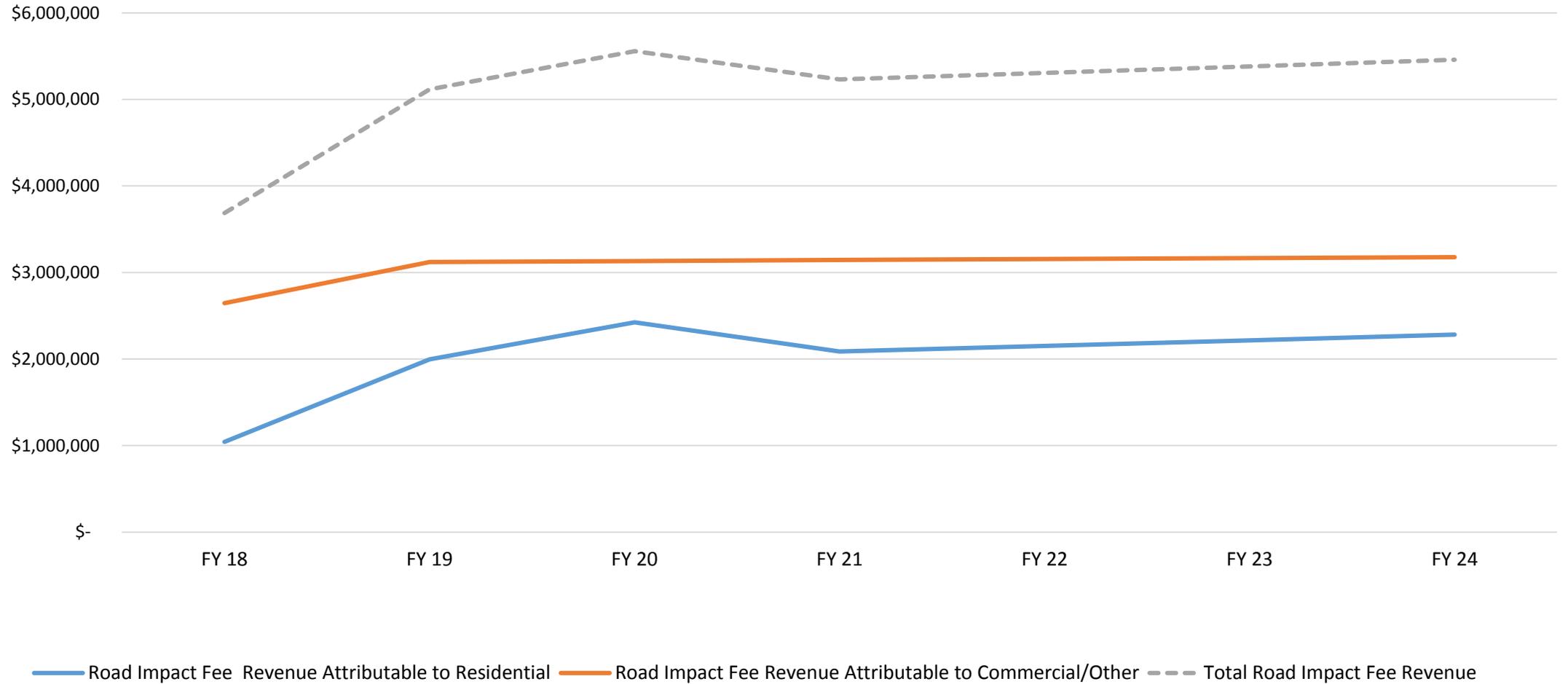


New House Permit Applications



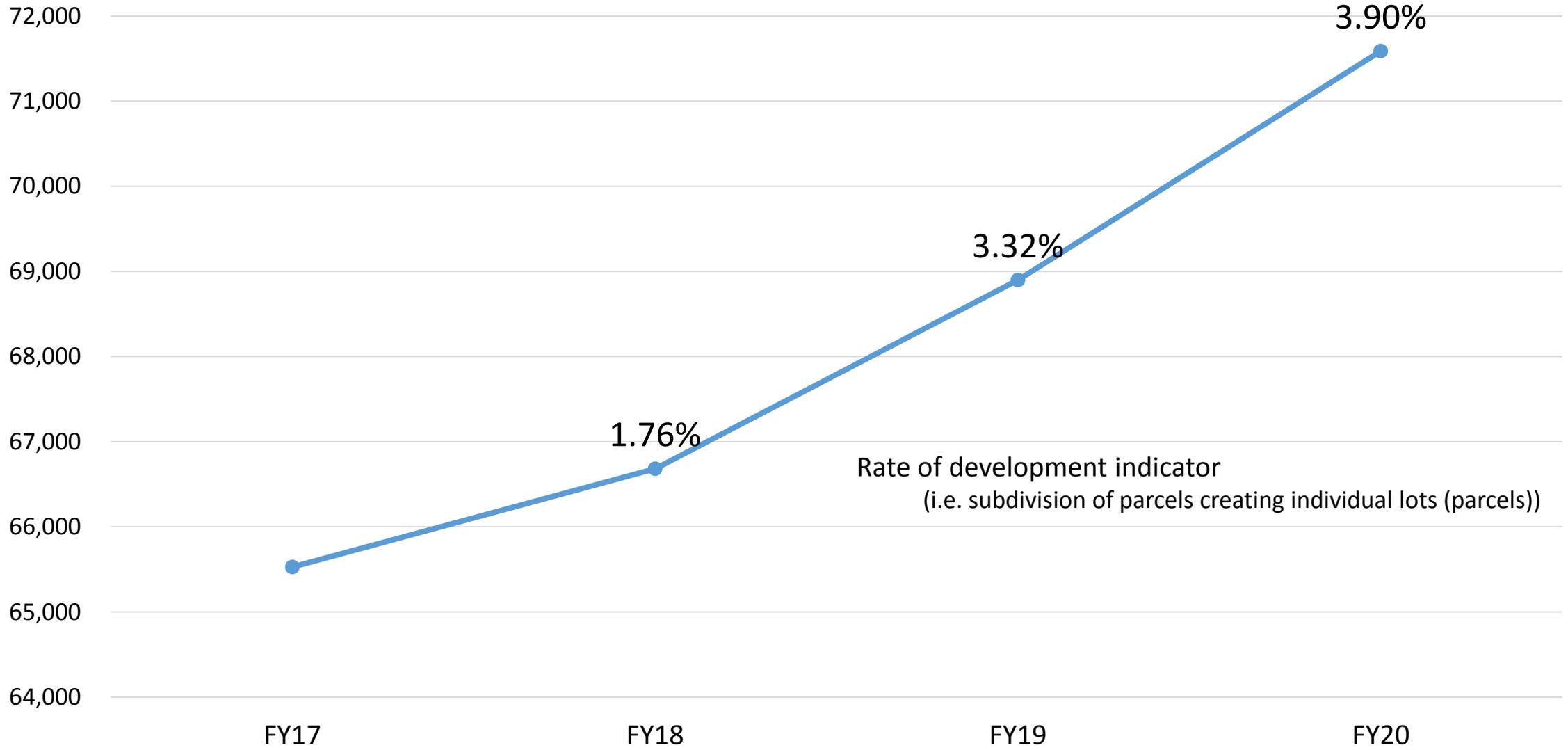
■ 2020	268	231	249	195								
■ 2019	197	206	206	211	206	196	223	246	236	329	226	245

Road Impact Fee Revenue



Source: Property Appraiser Parcel Data
Parcel count increase based on three year trend.

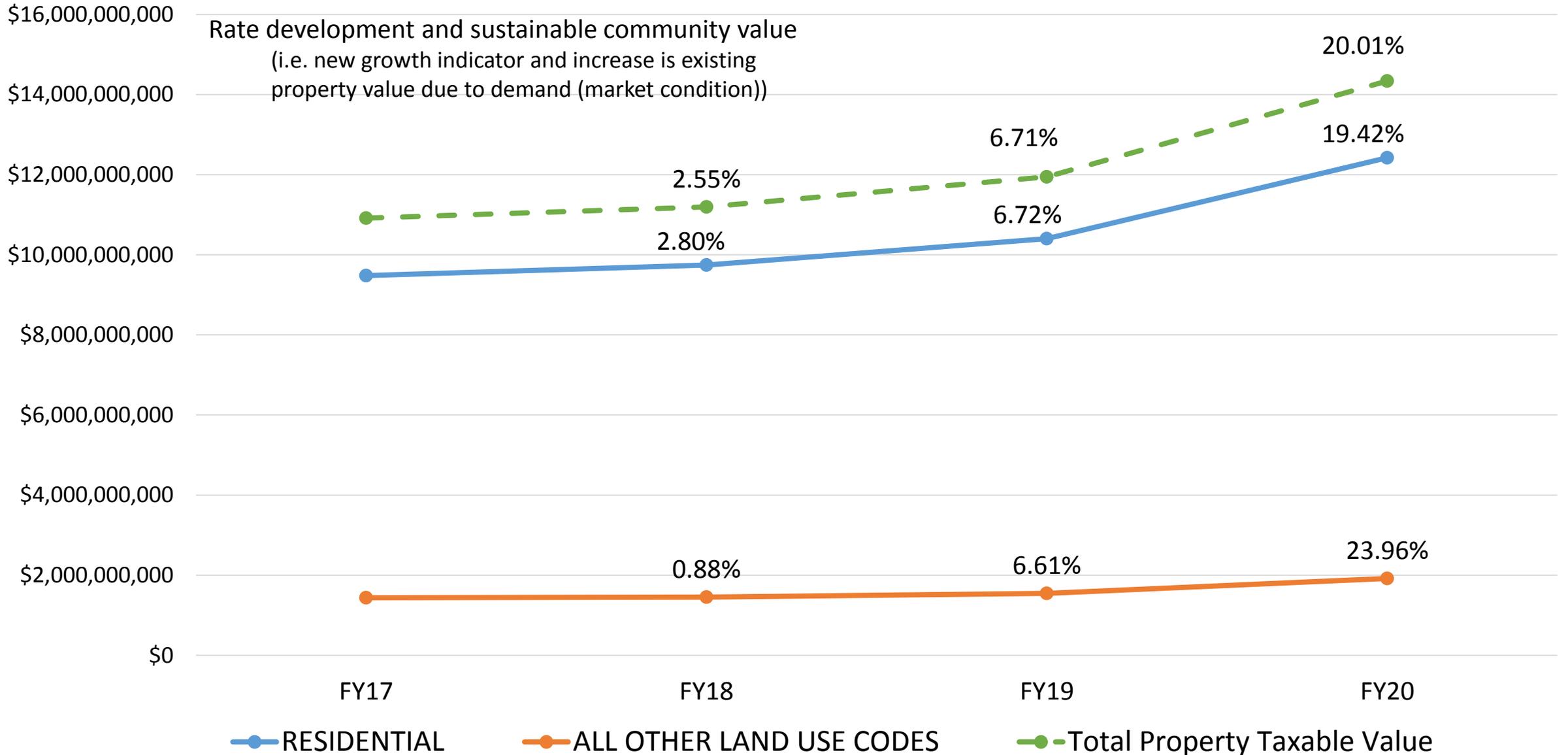
FY Change in Residential Parcel Count



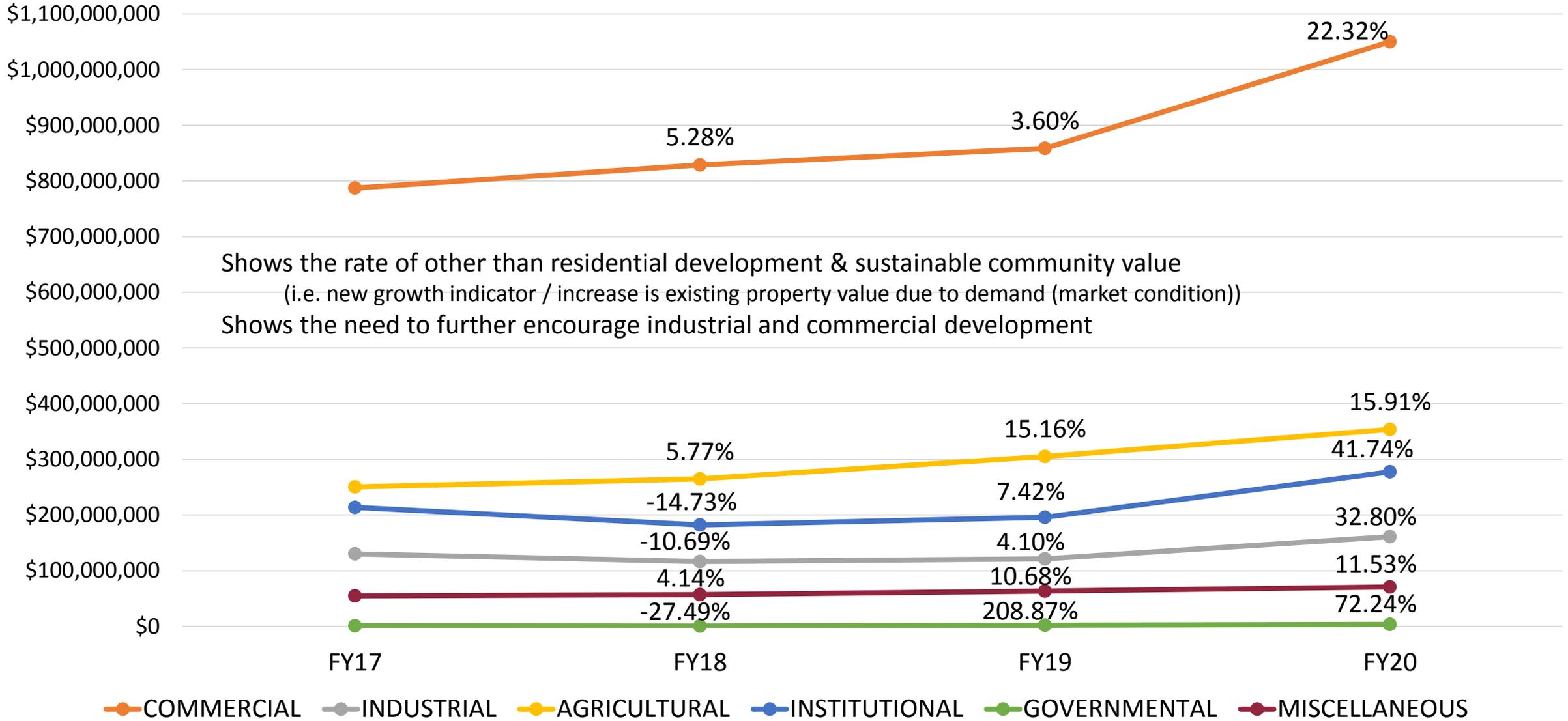
Rate of development indicator
(i.e. subdivision of parcels creating individual lots (parcels))

Source: Property Appraiser Parcel Data

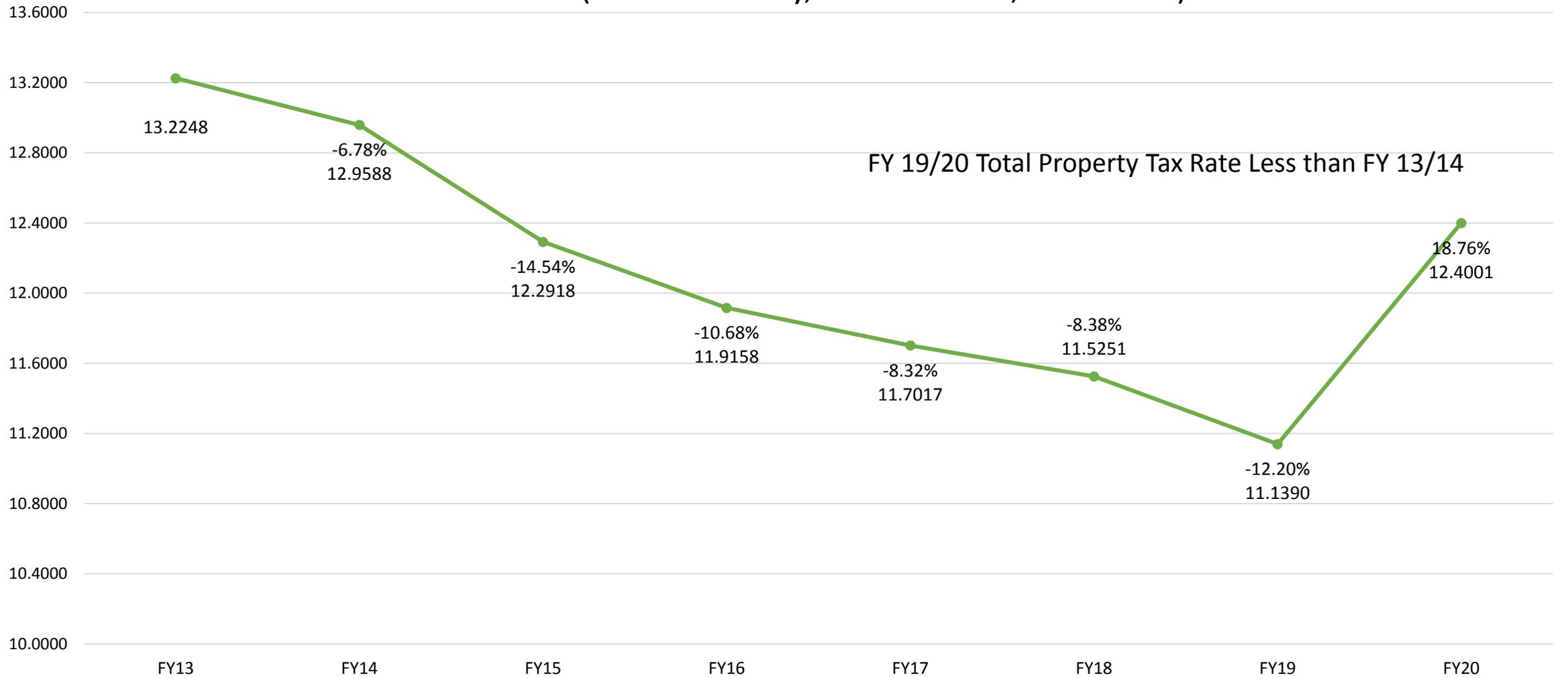
FY Taxable Property Value Change by Land Use Code



FY Change in Taxable Property Value All Land Use Codes Except Residential



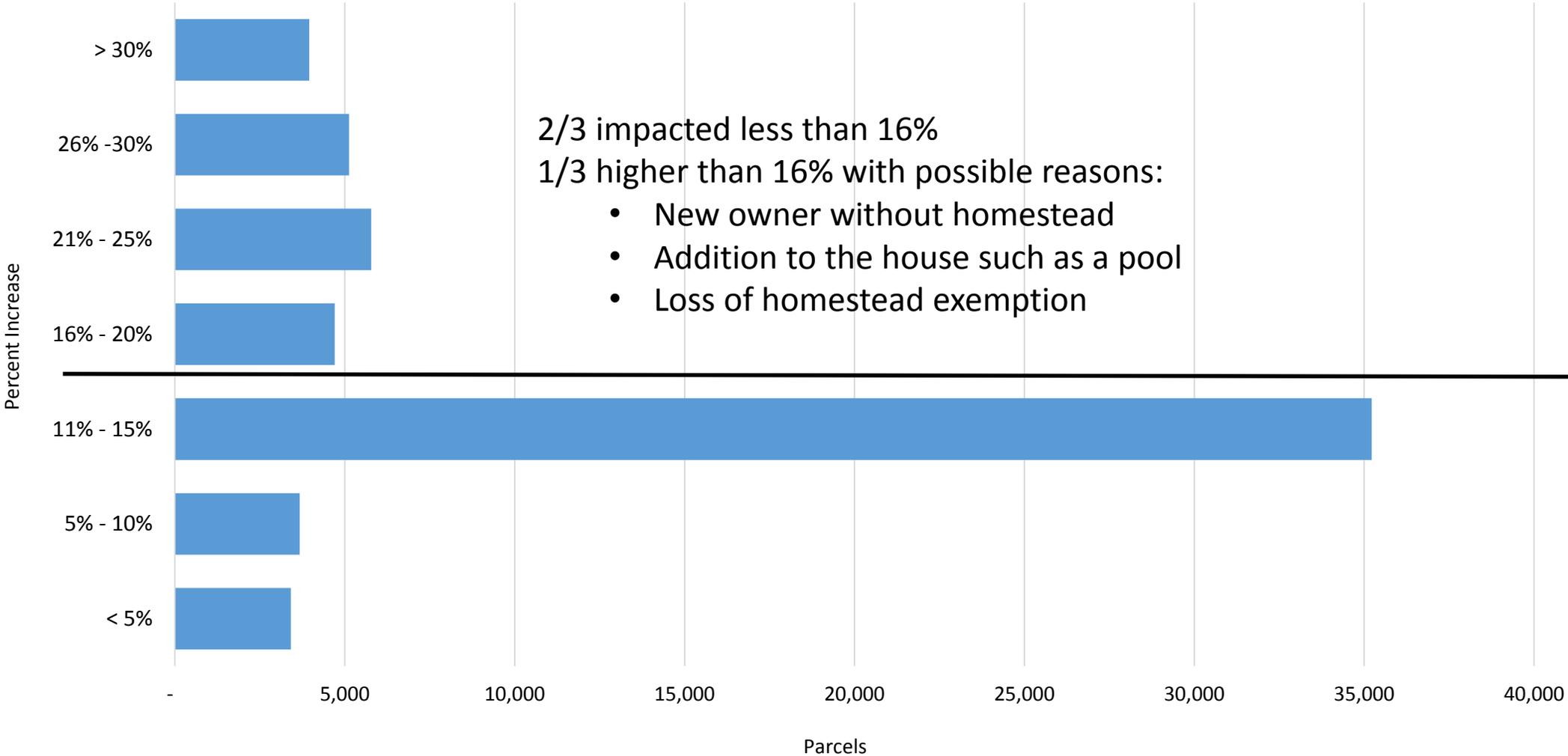
Percentage Change in Total Ad Valorem Millage Rate (Sumter County, School Board, SWFWMD)



FY 19/20 Total Property Tax Rate Less than FY 13/14

Percentage Change in Total Ad Valorem Millage Rate (Sumter County, School Board, SWFWMD)

Total Tax Bill Change to Residential Properties from 2018 to 2019



Source: Sumter County Tax Collector
 *Note: 2,235 Residential Property were added in 2019