



MINUTES
BOARD OF COMMISSIONERS
BUDGET WORKSHOP MEETING
JUNE 26, 2024
4:00 p.m.

The City of Madeira Beach Board of Commissioners held a special meeting at 4:00 p.m. on June 26, 2024, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Ray Kerr, Commissioner District 2
Eddie McGeehen, Commissioner District 3

MEMBERS ABSENT: David Tagliarini, Commissioner District 1

CITY STAFF PRESENT: Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director/City Treasurer
Thomas Trask, City Attorney

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 4:00 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. Commissioner Tagliarini was absent.

3. PUBLIC COMMENT

Mayor Brooks said there was no one present for public comment.

4. DISCUSSION ITEMS

A. FY 2025 Budget Workshop #3

City Manager Robin Gomez gave the budget highlights and said the revenues continue to increase.

Finance Director Andrew Laflin reviewed the following:

1. Ad Valorem Analysis

- The estimate of taxable value was received from the Property Appraiser on May 29th.

It was \$2,213,260,488 as of May 29, 2024. He received a revised estimate of taxable value today. It was slightly lower but a very negligible amount.

- By July 1st, they will get the formal certification of taxable value from the Property Appraiser, the DR-420. It will calculate what the current millage and the rollback rate will be.
- Mr. Laflin needs to report the proposed millage rate by July 30th. The Property appraiser will mail the trim notices to the property owners by August 19th.
- The current millage rate is 2.75 mills. If they kept it the same in FY24-25, the projected Ad Valorem revenues would increase by almost half a million dollars from the current fiscal year. Mr. Laflin gave a data analysis of the impact of millage rate changes.
- Commissioner Kerr said it is mainly about protecting the homestead and looking at the best interests of the residents.
- Mayor Brooks asked what an example of a “Homestead All Other” parcel type would be. The City Manager said a multifamily dwelling. The Mayor said you can still Homestead a rental property as a reduced Homestead.

2. FY 2025 Budget by Fund & Department

- Mr. Laflin said they budgeted for maintaining a millage rate of 2.75. The total revenues and other inflows are \$28,815,209, with the General Fund having the most revenues. The total expenses and other outflows are \$43,971,761. Fund balance/net position available and fund balance/net position used are used to get a balanced budget of \$44,861,251.
- Commissioner Kerr asked about the Parking Fund expenditures of \$6 million versus the \$3.7 million in revenues. Something was throwing the Parking Fund off. Mr. Laflin said there is a \$5 million placeholder for the parking garage. He wanted to show the intent to spend capital.
- Commissioner Kerr asked what it costs to run the City versus the revenue coming in. Mr. Laflin said he would present it as an additional schedule in the next workshop. Most funds operate at excessive revenues over expenditures. Commissioner Kerr said they have roughly a \$20 million budget plus Capital expenditures. Mr. Laflin confirmed it.
- Mr. Laflin said they are trying to accumulate impact fee revenues to plan for a Recreation-related Capital project.

Mr. Laflin reviewed each Fund as follows:

General Fund

- The revenues are \$12.8 million, and the expenditures are \$15.9 million.
- Commissioner Kerr asked how the revenue is impacted by funds from neighboring jurisdictions that share in the improvements to the Fire Department. Mr. Laflin said there are two accounts within the Fire Department on the revenue side. One is the Redington Beach Fire Contract, and the other is the Pinellas County EMS. Fire Chief Clint Belk said the Redington Beach Fire Contract is adjusted every year by a percentage throughout the Tampa Bay Region. The City of Seminole splits the contract 50/50 with the City.
- Each department is broken down by revenue account codes and expenditure account codes.

By the time the budget is finalized, they will have FY 2024 accomplishments and FY 2025 goals for each department.

- The increase to the Board of Commissioners FY 2025 Budget is due to the Group Insurance account. They budgeted for each Commissioner to take the insurance. Commissioner Kerr said they budgeted for both salary and insurance, and it should be one or the other. Mr. Laflin said it will be adjusted for the next workshop.
- The Salaries & Wages account in the City Manager's FY 2025 Budget is lower because the City Manager's staff salaries were moved into the Executive Salary account to follow the State of Florida's prescribed chart of accounts.
- The Capital Improvement expense in the City Manager's FY 2025 Budget is for improvements to the City Hall veranda and stair replacement.
- The City Manager said they are looking to increase the Local Business Tax next year.
- There is an increase in the budgeted salaries in the Fire/EMS Budget due to the added Deputy Fire Chief position and the increases through the Union negotiations.
- No personnel expenses are coming out of the Human Resources account because HR is now managed by the City Manager.
- The revenues for the John's Pass Village FY 2025 Budget are State Appropriations to fund the dredging project.

Archibald Park Fund

- The Archibald Beach parking revenues are captured in the Archibald Fund. All other parking activity is booked in the Parking Fund.
- The biggest Capital expense is the beach groin renourishment.

Building Fund

- The main revenue is the building permits.
- The main expenses are salaries, wages, benefits, operating, and Capital. The biggest Capital expense is \$500,000 for the Public Works facility.

Debt Service Fund

- It is the transfers from the General Fund and includes the interest earned and principal interest they anticipate to pay for the next fiscal year for the outstanding debt.

Gas Tax Fund

- They receive gas tax revenues and pay for street maintenance and electricity for the streetlights.

Impact Fee Fund

- The Impact Fee revenues have been growing over time, and they are starting to allocate eligible Capital Improvement projects to be paid for by Impact Fees in FY 2025.

Local Option Sales Tax Fund

- It generates revenue through the 7th Cent Sales Tax Revenue (Pennies for Pinellas). It is budgeted at \$700,000 in FY 2025.
- They budgeted \$2.8 million for expenditures and local option sales tax on the Capital.

Marina Fund

- Revenue from fuel sales is offset with a contra revenue account for fuel purchases. The income from the store is offset with a contra revenue account for purchases for the store. The net revenues are \$1,961,200.
- Expenses include personnel, operating, Capital, and a debt Service payment for an inter-fund loan.

Parking Fund

- There is \$3.7 million budgeted for revenues. \$6,225,285 is budgeted for expenses, and \$5 million of it is for Capital Improvements. They are starting to formulate a plan to pay for the parking garage.

Sanitation Fund

- Sanitation charges are the primary source of income for the fund. There are no Capital Improvements planned for FY 2025.

Stormwater Fund

- A Stormwater Grant, service charges, interest earnings, and a \$3.5 million transfer from the General Fund are included in the revenues.
- Capital expenses make up most of the expenditures.
- Commissioner Kerr asked what the value of John's Pass Village is to the community as an asset. Mr. Laflin said there are quantitative and qualitative factors. The City Manager said they are budgeting \$1.95 million in parking revenue from John's Pass Village. The City makes about \$3-4 million from the business taxes and utility taxes. Recreation Director Jay Hatch said an impact study of the Seafood Festival projected \$6.5 million this year.

3. FY 2025 Personnel & Capital Project Info

- Mr. Laflin gave an overview of the changes in personnel and personnel costs from 2018 through 2025 by department. The City Manager said the total amount of funded positions in the City went from 83.56 to 83.79.
- There were only a few minor changes to the Capital Improvement Plan for FY 2025. The first budgeted Capital project for the Impact Fee Fund for Recreation is \$45,000. The total Capital for FY 2025 is \$20,101,500.

The next Budget Workshop Meeting is scheduled for July 24, 2024.

Mayor Brooks opened to public comment. There were no public comments.

5. ADJOURNMENT

The meeting was adjourned at 5:22 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

DRAFT