



LAKE COUNTY

FLORIDA

Solid Waste and Fire Assessments

July 11, 2017

Purpose



To discuss the Solid Waste and Fire Assessments and establish a public hearing date

Presentation Outline



- **Solid Waste Assessment**
- **Fire Assessment**
- **Requested Action**

Presentation Outline



Solid Waste Assessment

Solid Waste Assessment



- Used to fund collection, management, and disposal of residential solid waste and recovered materials in unincorporated Lake County
- Assessment rates must be set annually and are included on the TRIM notice
- Vacant lots are not assessed
- Cannot fund countywide services
- Rates are based on area and service level
- Estimated Revenues: \$12,614,476

Solid Waste Assessment



FY 2018 Solid Waste Assessment Rates

- Includes collection, disposal, & administrative costs
- Annual per household fee
- Third year of the contract, rates have not changed since FY 2015

<u>Area</u>	1X1X1 Total Cost	2X1X1 Total Cost By Area
North (Area 1)	\$176	\$222
Central (Area 2)	\$168	\$207
South (Area 3)	\$189	\$231

Presentation Outline



Fire Assessment

Fire Assessment Overview



- Fire Assessment is used to fund fire protection services, such as fire suppression, fire prevention, fire building inspections, and first response medical services (BLS)
- Cannot fund Advanced Life Support (ALS) services
- Can be used for capital expenses
- Assessment rates are calculated based on:
 - Call data and the distribution of incidents
 - The allocation of resources and budget
 - Proportionate share of each land use

Fire Assessment Overview



- Within the Institutional Land Use the Lake County General Fund provides the calculated fees for buildings identified as governmental and 66% of the funding for buildings identified as not for profit
- Tindale Oliver and Associates, Inc. (TOA) is tasked with providing an annual technical study using the most recent budget information, call data, and distribution of resources by land use
- The Board is still required to provide discount of at least \$500,000 from the maximum that could be assessed per a previous legal settlement

Fire Assessment Overview-Vacant Land



- An internal audit recommended that staff analyze the possibility of assessing vacant land (November 2016)
- There have been some recent changes concerning vacant land
 - Florida Supreme Court Ruling
 - Scott Morris vs. City of Cape Coral (5/7/2015)
 - Validates ability to assess developed and undeveloped property
 - House Bill 773 (2016 Legislative Session)
 - Exempts agricultural property from being assessed (effective 11/1/17)

Fire Assessment

Fire Assessment Study



Tindale Oliver and Associates, Inc. presented the Fire Assessment Study on May 23, 2017

- Conclusions:
 - Stable Assessment Factor (BLS vs. ALS)
 - Stable property units by land use
 - Slight change in incident/resource distribution
 - Calculated maximum assessment rates for all land uses
 - Calculated reduced assessment option based on staff recommended budget

Fire Assessment Fire Assessment Study



- Conclusions:
 - Improved equity when vacant land is included
 - At least 20 Florida jurisdictions assess vacant land
 - Fees range from \$20 to \$70 per parcel for those who charge strictly on a per-parcel basis
 - Vacant land's assessable budget is half the full allocation due to a reduced benefit received

Fire Assessment



- Maximum assessable budget fire assessment rates would generate estimated revenues of \$20,097,404
- Reduced fire assessment rates based on the staff recommended budget would generate estimated FY 2018 revenues of \$18,047,500
- FY 2018 revenues are being proposed with a 5% increase over FY 2017 (\$17,204,810)

Fire Assessment Staff Analysis



- The inclusion of vacant land would more equitably distribute the cost of fire rescue services
- Rates for all land uses would need to increase based on the proposed budget if vacant land is not included in the allocation
- Staff recommended budget maintains the current levels of service and provides a minimal amount of reserves
- The Board approved the staff recommended budget with vacant land and the associated assessment rates to be included in the Assessment Resolution on July 11, 2017 for inclusion in the TRIM notices

Fire Assessment Rates



Rate Category	Unit	Current Adopted	Calculated (FY 2018)	% Change (Current to Calc.)	Calculated (FY 2018) w/Vacant	% Change (Current to Calc.)
Residential	DU	\$175	\$185	6%	\$173	-1%
Hotel/Motel/RV Park	Room or RV Space	\$48	\$53	10%	\$47	-2%
Commercial (15k sf)	Building	\$2,280	\$2,393	5%	\$2,234	-2%
Industrial/Warehouse (15k sf)	Building	\$331	\$357	8%	\$341	3%
Institutional (15k sf)	Building	\$4,259	\$4,150	-3%	\$3,891	-9%
Vacant Land	Parcel	-	-	-	\$50	-

Presentation Outline



Requested Action

Requested Action



- **Solid Waste Assessment – Tab 28**
 - Approval of the Initial Assessment Resolution and establish a public hearing date of September 12, 2017 at 9:00 a.m.
- **Fire Assessment – Tab 29**
 - Approval of the Initial Assessment Resolution and establish a public hearing date of September 12, 2017 at 9:00 a.m.