

JANUARY 24, 2013
WORKSHOP

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BCC - WORKSHOP

THE BOARD OF COUNTY COMMISSIONERS, IN AND FOR WASHINGTON COUNTY MET ON THE ABOVE DATE AT 9:00 A.M. AT THE WASHINGTON COUNTY ANNEX BOARD MEETING ROOM, 1331 SOUTH BOULEVARD, CHIPLEY, FLORIDA WITH COMMISSIONERS CHAIRMAN BUSH, DISTRICT 1, PATE, DISTRICT 2, BROCK, DISTRICT 3, ABBOTT, VICE-CHAIRMAN, DISTRICT 4 AND GOTHARD DISTRICT 5. CLERK COOK, DEPUTY CLERK BRANTLEY, COUNTY MANAGER JOYNER AND COUNTY ATTORNEY GOODMAN WERE ALSO IN ATTENDANCE.

A. CALL TO ORDER - CHAIRMAN BUSH

ATTORNEY GOODMAN ADDRESSED THE BOARD INTRODUCING CRYSTIE VOEHL WHO HAS BEEN TASKED TO REVIEW CURRENT ORDINANCES. SHE HAS WORKED WITH OTHER COUNTIES MSBU'S AND MSTU'S.

MRS. VOEHL PROVIDED THE BOARD WITH A GENERAL OVERVIEW OF THE SUNNY HILLS MSBU STRUCTURE.

A COPY OF THE PRESENTATION IS ATTACHED BELOW.

COMMISSIONER ABBOTT OFFERED A MOTION, SECONDED BY COMMISSIONER PATE AND CARRIED TO ADJOURN.

ATTEST: _____

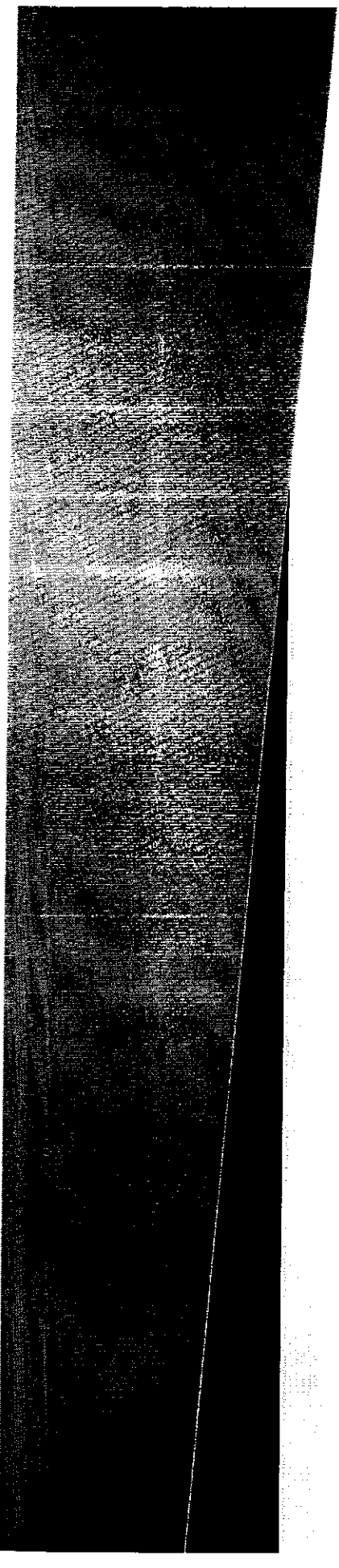
DEPUTY CLERK

CHAIRMAN

Sunny Hills Municipal Services Benefit Unit

Presented by:
Cristie Voehl
Jeff Goodman, P.A.

January 24, 2013



Overview

Sunny Hills MSBU Structure

- What is a MSBU?
- Services Provided
- Debt Service

Governance and Funding Options

- MSBU
- MSTU
- Special District

Recommendations



County Revenue Sources

Taxes

Ad Valorem Taxes

Sales Taxes

Fuel Taxes

Communications Services Tax

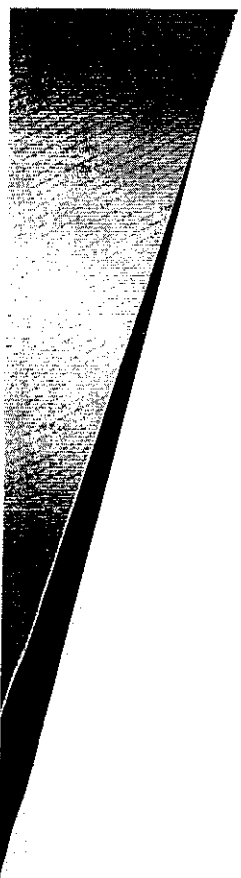
Fees and Assessments

Special Assessments

Impact Fees

User Fees

Other Governmental Shared Revenues



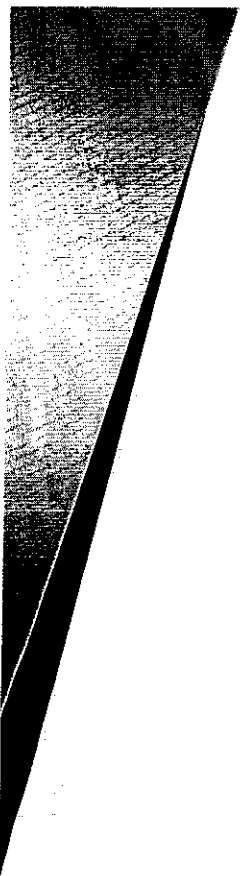
What is a MSBU?

A funding mechanism available to local governments.

The County establishes a “benefit area” for the properties that will benefit from a service or capital improvement.

The cost of the service or improvement is paid by the benefitted parcels.

The MSBU is not a separate legal entity from the County, this is a funding designation only.



Sunny Hills MSBU

Sunny Hills MSBU was created by Ordinance Number 2001-04, as amended by 2007-02, 2009-02 and 2011-05.

Collects special assessments of \$31.25 per “developed” residential lot annually on tax bill.

County approves annual budget suggested by Advisory Board

Assessment funds debt service and mowing/maintenance/beautification.



Issues and Concerns

Usage of Assessment Funds

Ownership of Property

Levels of Service

Future of MSBU



Governance & Funding Options

Governance

Funding Source

MSTU

Ad Valorem Taxes

MSBU

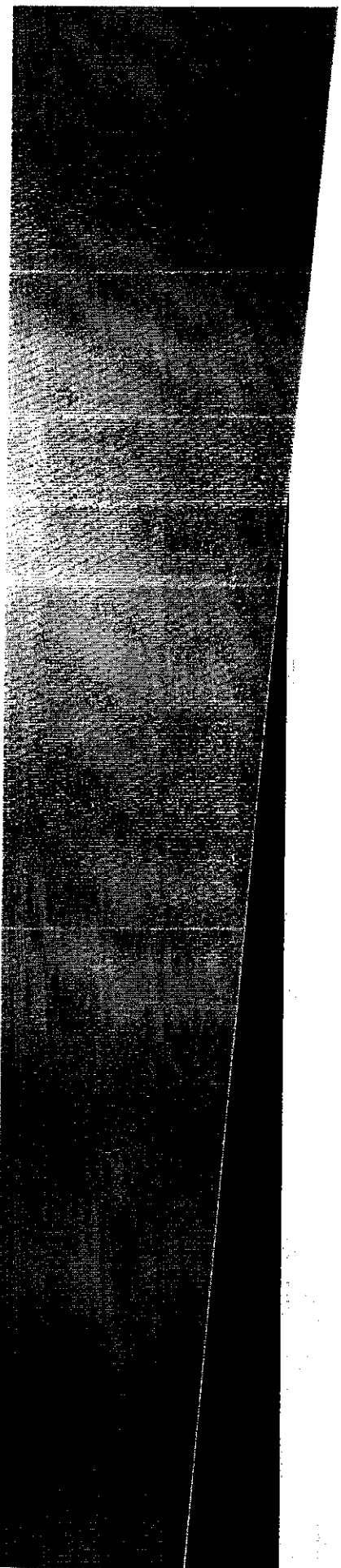
Special Assessments

Special District

Ad Valorem Taxes
and Special
Assessments

MSTU

Municipal Services Taxing Unit



Municipal Service Taxing Unit

Authorized by Section 125.01(1)(g), Florida Statutes.

Counties may establish municipal service taxing units to provide services such as fire protection; law enforcement;..recreation services and facilities;...streets;... and other essential facilities and municipal services.

County imposes a special millage within the taxing unit to fund services.



MSTU

(“Municipal Service Taxing Unit”)

The special millage collected can only be used for the defined services within the MSTU and cannot be used elsewhere.

Not a special district or a separate legal body. MSTU can be collected in an area defined by the County which may be countywide or limited to a single neighborhood.

Tax Equity Tool to place burden of taxes on the area receiving benefit of particular services or facilities.

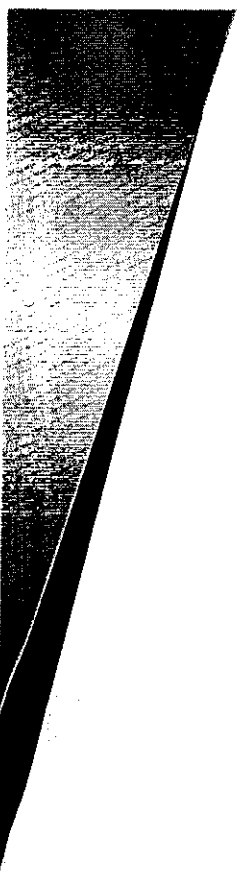


MSTU Millage

(“Municipal Service Taxing Unit”)

- Fire Protection
- Law Enforcement
- Roadway Maintenance and Improvements
- Recreational Amenities

*No special benefit requirement for millage so long as tax is uniform within the MSTU, for a public purpose, and within the power of the Florida Legislature to prescribe.



MSTU Procedures

(“Municipal Service Taxing Unit”)

Create taxing unit in accordance with Section 200.066, Florida Statutes

Establish budget for services or facilities
Set appropriate millage during county budget cycle.

Aggregation with County millage.

Imposed January 1 of year following imposition.

Ensure revenues are restricted to providing identified services within the MSTU area.



**MSBU
Municipal Services Benefit Unit**

Municipal Service Benefit Unit

Section 125.01(1)(g), Florida Statutes,
provides authority for county to “[e]stablish,
and subsequently merge or abolish those
created hereunder, municipal service
benefit units...within which may be
provided fire protection; law
enforcement;...recreation services and
facilities;...streets;... and other essential
facilities and municipal services from funds
derived from service charges, special
assessments, ...within such unit only.”

MSBU

(“Municipal Service Benefit Unit”)

Not a special district or separate legal body.

MSBU is a mechanism by which a county can fund a particular service or facility that provides a special benefit to property from a levy of special assessments.

Funding Equity Tool to place burden of paying for services or facilities on the area receiving benefit.



Special Assessment v. Taxes

Property receives special benefit

Must benefit property not people.

Apportioned fairly and reasonably generally based on use of property.

Can be collected on tax bill.

▶ No benefit requirement.

▶ Must be used for municipal purpose only.

▶ Uniformly imposed and based on value of property.

▶ Can be collected on tax bill

Ad Valorem Taxes
MSTU