



Board of County Commissioners

Special Meeting

Thursday, June 20, 2019

9:00 AM

School Board Administrative Complex



Workshop Goals and Objectives

- Health Insurance
- Estimated Revenues
- Estimated Expenditures
- Five Year History of Unfunded Liabilities
- Debt Balance as of 9/30/19
- Equipment Replacement
- Capital Projects
- Jail Financing
- Receive “Next Steps” Direction from the Board of County Commissioners



Health Insurance

- Presentation by Tyson Johnson of Arthur J. Gallagher & Co.



Estimated Revenues



Estimated Revenues

JEFF HAMPTON, C.F.A.

PROPERTY APPRAISER - COLUMBIA COUNTY, FLORIDA



May 31, 2019

ATTENTION TAXING AUTHORITIES:

In compliance with Florida Statute, Chapter 200.065(7), this is to advise, for budget planning purposes, the ESTIMATE of value of non-exempt property of the Board of County Commissioners for the taxing year 2019 is listed below:

<u>TAXING AUTHORITIES</u>	<u>TAXABLE VALUE</u>	<u>NEW CONSTRUCTION</u>
*COLUMBIA COUNTY	2,700,934,364	49,710,251

	2015-16	2016-2017	2017-2018	2018-2019	2019-2020
Ad Valorem Taxes	\$ 18,496,879	\$ 18,774,519	\$ 19,277,747	\$ 20,444,717	\$ 21,647,989
Interest	126,500	115,000	157,500	211,300	650,000
State Revenue Sharing	1,500,000	1,600,000	1,600,000	1,650,000	1,700,000
Half-Cent Sales Tax- Regular	4,050,000	4,550,000	4,550,000	4,700,000	5,000,000
Fiscally Constrained	600,000	640,000	700,000	720,000	800,000
Amendment 1 Relief	1,900,000	1,900,000	1,900,000	1,900,000	1,900,000
Communications Services Tax	790,000	1,000,000	1,040,000	1,050,000	1,070,000
Tourist Development Tax	1,100,000	1,300,000	1,500,000	1,600,000	1,600,000
Voted Gas Tax	590,000	630,000	610,000	650,000	750,000
Racing Tax	223,250	223,250	223,250	223,250	223,250
Local Option Gas Tax	2,300,000	2,500,000	2,450,000	2,600,000	3,100,000
Constitutional Gas Tax	1,450,000	1,530,000	1,540,000	1,575,000	1,600,000
County Gas Tax	650,000	685,000	685,000	690,000	695,000
Small County Surtax	6,780,000	7,400,000	7,700,000	7,900,000	8,500,000
Total	\$ 40,556,629	\$ 42,847,769	\$ 43,933,497	\$ 45,914,267	\$ 49,236,239
Increase (Decrease)	1,500,253	2,291,140	1,085,728	1,980,770	3,321,972
95%	\$ 1,425,240	\$ 2,176,583	\$ 1,031,442	\$ 1,881,732	\$ 3,155,873



Estimated Revenues

Questions? Comments? Motions?



Estimated Expenditures



Estimated Expenditures

- Current budget request increases - \$1,600,000
- Does not include any capital projects or equipment
- Does not include COLA



Estimated Expenditures

➤ Health Insurance	\$ 200,000
➤ Retirement	\$ 25,000
➤ Workers Compensation	\$ 20,000



Estimated Expenditures

Constitutional Officers' Budget Requests

	Current	Requested	Increase
Sheriff	\$ 15,731,267	\$ 16,410,56	\$ 679,297
Supervisor of Elections	820,991	987,926	166,935
Property Appraiser	1,525,320	1,618,328	93,008
Clerk To Board	424,140	434,444	10,304
Tax Collector	1,010,400*	1,010,400*	

***Fee Officer – Budget Based on Actual Collections**



Estimated Expenditures

➤ General Fund	\$ 240,000
➤ Transportation Trust	\$ 30,000
➤ Municipal Services Fund	\$ 300,000
➤ Court Services Fund	\$ 25,000
➤ Library Enhancement	\$ (5,000)
➤ Tourist Development Tax-Operating	\$ 40,000
➤ Economic Development	\$ 15,000
➤ Utilities	\$ 10,000



Estimated Expenditures

- Road Improvement*
- Capital Projects*
- Jail Construction*

* Depends on funding



Estimated Expenditures

Questions? Comments? Motions?



Five Year History of Unfunded Liabilities



Five Year History of Unfunded Liabilities

- Accrued Compensated Absences
- Other Post-Employment Benefits
- County Proportionate Share FRS Pension Liability



Accrued Compensated Absences

- The County accrues accumulated unpaid vacation and sick leave when earned by the employee
- The current portion is the amount estimated to be used in the following year
- The noncurrent portion is the amount estimated to be used in subsequent fiscal years



Other Post-Employment Benefits

- The County provides unfunded health insurance coverage to retirees
- Participating retirees are considered to receive a secondary benefit known as an “implicit rate subsidy”
- The assumption that the retirees are receiving a more favorable premium rate than they would otherwise be able to obtain if purchasing insurance on their own, due to being included in the same pool with the County’s younger and statistically healthier active employees
- GASB Statement 45 requires governments to report this cost and related liability in its financial statements



County Proportionate Share FRS Pension Liability

- Governmental Accounting Standards Board
- Statement 68
- Accounting standard - not funding standard
- GASB views pensions as a component of employee compensation and believes that employers should report a liability for the unfunded portion of the pensions earned by their employees
- Employers are required to account for a share of FRS unfunded liability, they are not required to fund that liability beyond the statutorily-required contribution rates



Five Year History of Unfunded Liabilities

	2014	2015	2016	2017	2018
Accrued Compensated Absences	\$ 2,165,183	\$ 2,166,812	\$ 2,199,466	\$ 2,095,047	\$ 2,283,463
Other Post-Employment Benefits	\$ -	\$ -	\$ -	\$ 258,636	\$ 259,760
County Proportionate Share FRS Pension Liability	\$19,427,440	\$ 18,103,419	\$ 19,929,544	\$ 22,556,783	\$ 25,569,462
	<u>\$21,592,623</u>	<u>\$ 20,270,231</u>	<u>\$ 22,129,010</u>	<u>\$ 24,910,466</u>	<u>\$ 28,112,685</u>



Five Year History of Unfunded Liabilities

Questions? Comments? Motions?



Debt Balance as of 9/30/19



County Debt

Total Bonds/Notes Payable

➤ Road Improvements Bonds	\$ 4,146,000
➤ Fire Department Bonds	\$ 2,347,966
➤ Ellisville Utilities Notes	\$ 854,082
➤ Jail Construction	\$ 7,212,369

Total County Debt Excluding Leases \$ 14,560,417



Debt Balance as of 9/30/19

Questions? Comments? Motions?



Equipment Replacement



Equipment Replacement FY 19/20 Replacement Needs

GENERAL FUND

BCC

(2) Routers

16,000

16,000

LANDSCAPE

Backhoe

120,000

Gator Cart

25,000

Tractor

28,000

Laser Painter (Field Paint)

2,500

(3) Zero Turn Mowers

25,100

200,600



Equipment Replacement FY 19/20 Replacement Needs

GENERAL FUND MAINTENANCE

(2) Pickup Trucks	60,000
	<hr/>
	60,000

TOTAL GENERAL FUND	<hr/>
	\$ 276,600

Line Item Budget \$190,000 - \$86,600 from Reserves



Equipment Replacement FY 19/20 Replacement Needs

TRANSPORTATION TRUST FUND

Dump Truck	148,000
(5) Pickup Trucks	142,000
Air Curtain	42,000
Gradall	450,000
Diagnostic Computer	13,000
Roller	118,000

TRANSPORTATION TRUST FUND TOTAL \$ 913,000

Line Item Budget \$527,000 - \$386,000 from Reserves



Equipment Replacement FY 19/20 Replacement Needs

MSBU

Building and Zoning

Pickup Truck

30,000

Fire Department

Engine

330,000

SCBA's

50,000

Brush Truck

90,000

Pickup

33,000

Extrication Tools

35,000

538,000

MSBU TOTAL

\$ 568,000

Line item budget \$538,000 - \$30,000 from Reserves



Equipment Replacement FY 19/20 Replacement Needs

LANDFILL ENTERPRISE FUND

Compactor

709,000

LANDFILL ENTERPRISE FUND

\$ 709,000

Line Item Budget \$709,000 - \$0 from Reserves



Equipment Replacement FY 19/20 Replacement Needs

Total Equipment Purchases \$ 2,466,600

From Reserves

General \$ 86,600

Transportation Trust \$ 386,000

MSBU \$ 30,000

Total Reserves to Fund Equipment Purchases \$ 502,600



Equipment Replacement

Questions? Comments? Motions?



Capital Projects



Capital Projects

Cannon Creek Stormwater

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
3,000,000	1,512,000	1,488,000	-	06/30/2020

- **Status/Issues:** Final parcel purchased, construction bid awarded



Capital Projects

Clay Hole Creek Stormwater

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
2,560,000	307,000	2,253,000	-	12/31/2020

- **Status/Issues:** County match will be engineering, permitting and surveying, awaiting final plan



Capital Projects

Convert Welcome Center to Office Space

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
567,000	406,478	160,522	-	08/15/2019

➤ **Status/Issues:** Construction underway



Capital Projects

Engineering Office at Public Works

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
120,000	19,208	100,792	-	10/15/2019

- **Status/Issues:** Site ready, building order placed



Capital Projects

Fire Department Training Grounds

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
180,000	65,775	114,225	-	12/15/2019

- **Status/Issues:** Site complete, finalizing building plans



Capital Projects

Ft. White Community Center Portico

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
37,936	24,660	-	13,276	Complete

➤ **Status/Issues:** None



Capital Projects

Ft. White Senior Center Landscape

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
5,200	-	5,200	-	12/15/2019

- **Status/Issues:** Waiting on Senior Center and Town of Ft. White interlocal agreement for maintenance



Capital Projects

Lake Jeffery Practice Field

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
80,000	-	80,000	-	Planning

- **Status/Issues:** Staff reviewing options



Capital Projects

Radio Communications Improvements

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
3,329,465	2,853,020	476,445	-	12/15/2019

- **Status/Issues:** Finalizing permits and agreement for North Tower



Capital Projects

Richardson Resurface Basketball Courts

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
140,000	52,872	87,128	-	10/01/2019

- **Status/Issues:** Contract awarded construction ready to begin



Capital Projects

South Boat Ramp Pier Replacement

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
75,000	70,950	-	4,050	Complete

➤ **Status/Issues:** None



Capital Projects

Westside Library Roof

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
168,849	160,449	-	8,400	Complete

➤ **Status/Issues:** None



Capital Projects

Rum Island Restroom

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
150,000	-	-	-	02/1/2020

- **Status/Issues:** Construction to begin after labor day



Capital Projects

Rum Island Bank Restoration

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
150,000	-	-	-	2/1/2020

- **Status/Issues:** Construction to begin after labor day



Capital Projects

Improve and Repair Watertown Buildings

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
10,000	-	-	-	10/1/2019

➤ **Status/Issues:** None



Capital Projects

Clay for all Ballfields at Outside Facilities

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
20,000	-	-	-	8/15/2019

➤ **Status/Issues:** None



Capital Projects

Replace Frisbee Golf Stations at Alligator Park

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
26,500	-	-	-	12/15/2019

➤ **Status/Issues:** None



Capital Projects

Lifestyle Enrichment Center - Generators

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
31,000	31,000	-	-	Complete

➤ **Status/Issues:** None



Capital Projects

Annie Mattox Remodel and Repairs

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
200,000	-	-	-	6/15/2020

- **Status/Issues:** Revised lease agreement complete, construction to begin upon Annie Mattox Board prioritization



Capital Projects

Greater LC CDC Land Purchase

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
75,000	-	-	-	7/15/2019

- **Status/Issues:** Waiting on appraisal



Capital Projects

Replace Floor at Winfield Picnic Pavilion

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
25,000	-	-	-	12/15/2019

➤ **Status/Issues:** None



Capital Projects

Richardson CC Covered Pavilions

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
30,000	-	-	-	12/15/2019

➤ **Status/Issues:** None



Capital Projects

Roofs and Benches on Ballfield at Deep Creek

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
10,000	-	-	-	12/15/2019

➤ **Status/Issues:** None



Capital Projects

Sound System at Richardson Gym

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
16,380	16,380	-	-	7/1/2019

- **Status/Issues:** Purchase order issued, waiting on installation



Capital Projects

Scoreboards at Ft. White Baseball

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
11,000	11,000	-	-	Complete

➤ **Status/Issues:** None



Capital Projects

Ft. White Parking Lot Land Purchase

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
207,000	1,750	205,250	-	7/1/2019

➤ **Status/Issues:** Scheduling closing



Capital Projects

Upgrade Field at Lulu CC

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
40,000	-	-	-	12/15/2019

➤ **Status/Issues:** None



Capital Projects

Columbia City Picnic Pavilion

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
35,000	-	-	-	6/15/2020

➤ **Status/Issues:** Coordinate with FRDAP grant



Capital Projects

Columbia City Accessible Park

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
300,000	-	-	-	6/15/2020

➤ **Status/Issues:** None



Capital Projects

Rail Spur

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
3,100,000	-	-	-	12/15/2020

- **Status/Issues:** Waiting on rail company specification for tying into railroad, negotiating agreement with Anderson Columbia



Capital Projects

Eastside Wastewater Plant

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
10,300,000	-	-	-	TBD

➤ **Status/Issues:** Proposals under evaluation



Capital Projects

Ellisville Sewer Expansion

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
1,030,000	-	-	-	3/15/2020

➤ **Status/Issues:** Awaiting finalized grant agreement



Capital Projects

Plantation Park

Budget	Expenditures to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
850,000	-	-	-	11/15/2019

- **Status/Issues:** Contract awarded, construction to begin shortly



Capital Projects

Roads

Road Name	Budget	Exp. to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
Herlong	1,920,000	1,682,419	237,581	-	Complete
Old Wire	300,000	279,820	20,180	-	Complete
Bell	2,312,000	69,491	3,000,000	(757,491)	TBD
King/Mauldin	1,357,071	1,060,653	296,418	-	Complete
Moore	1,374,463	-	1,374,463	-	Complete



Capital Projects

Roads

Road Name	Budget	Exp. to Date	Estimated Remaining Expenditures	Estimated Balance Forward	Estimated Completion Date
CR 241	839,953	17,750	822,203	-	11/15/2019
Mount Carmel/Troy	1,146,569	11,200	1,135,369	-	03/15/2020
CR 242W	1,300,000	25,050	1,274,950	-	07/15/2020
Troy Drainage	110,000	-	110,000	-	TBD



Capital Projects

2020 Requested Projects

➤ Jail HVAC	\$	30,000
➤ Extension Office Storage Building	\$	7,000
➤ Extension Office Irrigation	\$	4,000
➤ Additional Bays at Fire Station 51	\$	150,000
➤ Install Microwave Data Shots	\$	105,000
➤ Southside Parking Lot Improvement	\$	20,000



Capital Projects

2020 Requested Projects

➤ Richardson Community Center	\$	195,400
➤ Security Cameras	\$	1,700
➤ Safety Padding	\$	2,700
➤ Bleachers	\$	2,500
➤ Paint Auxiliary Building	\$	7,000
➤ Lighting Outdoor Courts	\$	150,000
➤ Replace Awnings	\$	8,000
➤ Replace Overhang-Old Bus Stop	\$	20,000
➤ Vinyl Wrap Van	\$	3,500



Capital Projects

Outside Agency Requests

➤ Westside Community Center		
➤ Basketball Court Lighting	\$	12,000
➤ Mason City Community Center		
➤ Generator	\$	8,000
➤ Table & Chairs Cart	\$	3,000
➤ Bathroom Upgrade	\$	2,500
➤ Roof Coating	\$	1,500
➤ Lifestyle Enrichment Center - Freezer	\$	25,000
➤ Fort White Baseball - Sound System	\$	5,400
➤ Total New Requests	\$	548,800



Capital Projects

Questions? Comments? Motions?



Jail Financing



Jail Finance

	Option 1 15 Year Bank Loan	Option 2 20 Year Bank Loan	Option 3 15 Year Bank Loan
Loan Amount	\$ 19,070,000	\$ 19,070,000	\$ 21,075,000
Est. Loan/Bond Expenses	(70,000)	(70,000)	(75,000)
Net Proceeds	\$ 19,000,000	\$ 19,000,000	\$ 21,000,000
Est. Interest Rates	3.25%	3.50%	3.25%
Est. True Interest Cost (1)	3.30%	3.54%	3.30%
Est. Annual Payments	\$ 1,616,402	\$ 1,333,836	\$ 1,792,930
Est. Total Payments	\$ 24,246,028	\$ 26,676,711	\$ 26,795,230
Est. Closing Dates	Dec. 11, 2019	Dec. 11, 2019	Dec. 11, 2019
Est. Debt Service Coverage (2)	1.91 times	2.14 times	1.79 times
Required Min. Coverage (3)	1.25 times	1.25 times	1.25 times
Est. Additional Debt Capacity (4)	\$ 10,070,000	\$ 14,085,000	\$ 7,560,000



Jail Finance

	Option 4 20 Year Bank Loan	Option 5 30 Year Bond Issue	Option 6 30 Year Bond Issue
Loan Amount	\$ 21,075,000	\$ 19,210,000	\$ 21,225,000
Est. Loan/Bond Expenses	(75,000)	(210,000)	(225,000)
Net Proceeds	\$ 21,000,000	\$ 19,000,000	\$ 21,000,000
Est. Interest Rates	3.50%	3.750%	3.750%
Est. True Interest Cost (1)	3.54%	3.840%	3.840%
Est. Annual Payments	\$ 1,474,074	\$ 1,077,443	\$ 1,190,460
Est. Total Payments	\$ 29,481,413	\$ 32,323,298	\$ 35,713,795
Est. Closing Dates	Dec. 11, 2019	Dec. 11, 2019	Dec. 11, 2019
Est. Debt Service Coverage (2)	2.02 times	2.41 times	2.28 times
Required Min. Coverage (3)	1.25 times	1.25 times	1.25 times
Est. Additional Debt Capacity (4)	\$ 12,090,000	\$ 17,730,000	\$ 16,125,000



Jail Finance

	Option 1 15 Year Bank Loan	Option 2 20 Year Bank Loan	Option 3 15 Year Bank Loan
Loan Amount	\$ 19,070,000	\$ 19,070,000	\$ 21,075,000
Original Loan	8,000,000	8,000,000	8,000,000
Total Loans	\$ 27,070,000	\$ 27,070,000	\$ 29,075,000
Est. Annual Payments - New	\$ 1,616,402	\$ 1,333,836	\$ 1,792,930
Original Annual Payments	\$ 636,913	\$ 636,913	\$ 636,913
Total Debt Service	\$ 2,253,315	\$ 1,970,749	\$ 2,429,843



Jail Finance

	Option 4 20 Year Bank Loan	Option 5 30 Year Bond Issue	Option 6 30 Year Bond Issue
Loan Amount	\$ 21,075,000	\$ 19,210,000	\$ 21,225,000
Original Loan	8,000,000	8,000,000	8,000,000
Total Loans	\$ 29,075,000	\$ 27,210,000	\$ 29,225,000
Est. Annual Payments - New	\$ 1,474,074	\$ 1,077,443	\$ 1,190,460
Original Annual Payments	\$ 636,913	\$ 636,913	\$ 636,913
Total Debt Service	\$ 2,110,987	\$ 1,714,356	\$ 1,827,373



Jail Finance

➤ Notes

1. Currently budgeting \$1,010,000 of Half-Cent Sales Tax for debt service
2. Additional revenues required \$704,356 - \$1,419,843
3. Options 5 and 6 expense estimates include bond insurance and debt service surety policies.
4. The process for a bond issue would take approximately 4 to 6 weeks longer than a bank loan.
5. Coverage estimates are based on FY 2019 half cent sale tax revenues
6. **\$8,918,565** additional interest for 30 years versus 15 years



Jail Financing

Questions? Comments? Motions?



Next Steps – Directions from Board

**Floor Budget Presentation
August 15th at 5:30 PM**