

AGENDA

FINANCIAL ADVISORY BOARD REGULAR MEETING



Monday, September 14, 2026 AT 10:00 AM

TOWN OF HIGHLAND BEACH, FLORIDA
3614 S. OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487
Telephone: (561) 278-4548

Website: www.highlandbeach.us

Town Hall Commission Chambers

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF THE AGENDA**
5. **PUBLIC COMMENT** *(limited to three (3) minutes per speaker)*
6. **APPROVAL OF MINUTES**
 - A. June 09, 2026
7. **UNFINISHED BUSINESS**

None.
8. **NEW BUSINESS**
 - A. Financial Overview Fiscal Year 2026 covering the period of October 1, 2025 - July 31, 2026.
 - B. Discussion of Fire Rescue Department actual and projected costs.
 - C. Discussion of projected capital and ongoing yearly operational cost of Marine Patrol.
 - D. Discussion on cost of water and sewer rates compared with other municipalities.

E. Informational Materials: Proposed Constitutional Amendment 3.

9. BOARD MEMBERS REPORT

10. ANNOUNCEMENTS

Next Financial Advisory Board Regular Meeting date to be determined

September 24, 2026 5:01 P.M. Town Commission Special /Second Public
Hearing Budget Meeting

October 08, 2026 9:30 A.M. Planning Board Regular Meeting

October 12, 2026 Town Hall closed in observance of Columbus Day

October 13, 2026 1:00 P.M. Special Magistrate Hearing

October 20, 2026 1:30 P.M. Town Commission Meeting

11. ADJOURNMENT

NOTICE: *If a person decides to appeal any decision made by the Financial Advisory Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The above notice is required by State Law. Anyone desiring a verbatim transcript shall have the responsibility, at his own cost, to arrange for the transcript). There may be one or more Town Commissioners attending the meeting.*

Pursuant to the provision of the Americans with Disabilities Act, any person requesting special accommodations to participate in these meetings, because of a disability or physical impairment, should contact the Town at 561-278-4548 at least five calendar days prior to the Hearing.

File Attachments for Item:

A. June 09, 2026



TOWN OF HIGHLAND BEACH TOWN FINANCIAL ADVISORY BOARD REGULAR MEETING MINUTES

Town Hall Commission Chambers
3614 South Ocean Boulevard
Highland Beach, Florida 33487

Date: June 09, 2026
Time: 9:30 AM

1. CALL TO ORDER

A. Welcome Board Member Mace Tamse

Chairperson Greenwald called the meeting to order at 9:30 A.M. and introduced Mace Tamse.

2. ROLL CALL

Vice Chairperson Margarita Chappelear
Chairperson Richard Greenwald
Member Mace Tamse
Member Edward Kornfeld
Town Clerk Lanelda Gaskins
Deputy Town Clerk Jaclyn DeHart

ABSENT

Board Member Mark Zarrilli
Board Member Harold Siegel

ADDITIONAL STAFF

Assistant Finance Director Suzie Matthew
Town Manager Marshall Labadie
Finance Director Consultant David DiLena

3. PLEDGE OF ALLEGIANCE

The Board Members led the Pledge of Allegiance to the United States of America.

4. APPROVAL OF THE AGENDA

MOTION: Chappelear/Kornfeld - A motion was made and seconded to approve the agenda as presented, which passed unanimously, 4 to 0.

5. PUBLIC COMMENT *(limited to three (3) minutes per speaker)*

There were no public comments.

6. APPROVAL OF MINUTES

A. March 04, 2026

MOTION: Chapplelear/Kornfeld - A motion was made and seconded to approve the Minutes as presented, which passed 3 to 0 with Member Tamse dissenting.

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

A. Annual Comprehensive Financial Report Fiscal Year Ended September 30, 2025 Presentation

Assistant Finance Director Suzie Matthews presented the Annual Comprehensive Financial Report for the period of October 1, 2024, through September 30, 2025. She reviewed the purpose of audits and noted that efficient audits help the Town make more timely and informed decisions. She highlighted several financial accomplishments, including the Town's strong net position. The General Fund and Building Fund both increased during the year, and water and sewer revenues also increased. Overall, Town assets increased, while debt in the Water Fund and General Fund decreased. The audit resulted in a clean opinion.

There was brief discussion about who conducts the audits and the selection process.

B. Financial Overview: Fiscal Year 2026 covering the period of October 1, 2025 - April 31, 2026

Assistant Finance Director Matthews presented a comprehensive financial overview of the Town's unaudited budget versus actual expenditures for Fiscal Year 2026, covering the period from October 1, 2025, through April 30, 2026. Overall, the Town remains in a favorable financial position, and year-to-date results are consistent with seasonal revenue collection patterns and project implementation schedules.

The general fund demonstrated strong financial performance with revenues continuing to exceed expenditure. Although discretionary sales tax revenue concluded as of December 31, the remaining funds are available to support several capital projects that have not yet been completed.

Town Manager Labadie noted that one of the projects includes resurfacing the pathways and installing lighting at crosswalks. The Town is currently awaiting the appropriation request from the State.

Assistant Finance Director Matthews reported that the Building Fund remains in a strong financial position. Revenues continue to be supported by permit activity and the interlocal agreement with the Town of Gulf Stream, while expenditures are tracking as expected. Capital project spending remains below budget, with several planned improvements scheduled for later in the year.

Town Manager Labadie provided an update on Building Department performance, noting a decline in permit activity in Highland Beach and attributing the slowdown in projects to the current economic climate. While future activity remains somewhat unpredictable, the department continues to be supported by permitting activity in Gulf Stream.

He also noted that the fee structure will be revised to ensure compliance with state statutes. Additionally, the Building Department has several capital projects planned and will assume a portion of the financial responsibility for those improvements.

Assistant Finance Director Matthews reported that the Water Fund remains financially stable. Revenues and expenditures are tracking as expected, while capital spending remains below budget due to several infrastructure projects being pending or in the early stages of implementation. Additional project activity is anticipated later in the fiscal year.

The Sewer Fund generated revenue slightly below projections for the year but remains in strong financial condition. The sanitary sewer capital improvement project is ongoing.

Chairperson Greenwald inquired about the total cost of the sewer project and asked whether it had cost between \$6 million and \$8 million. Town Manager Labadie responded that \$3.5 million had been budgeted for the project, but current estimates indicate it will be completed costing approximately \$1.5 million, with minimal disruption to residents. Additional funds were budgeted to address any unforeseen issues that might arise during the project.

Assistant Finance Director Matthews concluded that the Town's overall financial position remains favorable, with the General Fund continuing to perform well and maintaining a strong financial position.

Town Manager Labadie discussed the potential financial impacts of a proposed state ballot initiative and noted that the Town is updating its five-year financial forecast to evaluate possible outcomes. He stated that while Highland Beach may face significant financial challenges if the measure is approved, the Town is in a position to adapt through careful planning and strategic decision-making. He

emphasized that addressing the potential revenue loss could require a combination of budget reductions and tax adjustments. During the discussion, the possibility of annexation was raised; however, Town Manager Labadie indicated that annexation is not currently viewed as a practical solution and noted that many options may need to be considered as the Town plans for the future.

C. Preliminary Fiscal Year 2027-2028 Operating Budget Presentation

Finance Director Consultant David DiLena, joined via Zoom and gave a presentation on an overview of the FY2027 budget assumptions, including a 4.1% increase in taxable value and confirmation of the proposed millage rate of 3.5875, which remains unchanged since FY2023. Property taxes continue to represent the majority of the Town's total revenue.

The presentation highlighted that FY2026 represents a peak in capital investment, while FY2027 will moderate capital spending and focus more on operations and maintenance. Overall revenues are expected to remain sufficient to support increased costs driven primarily by inflation and personnel-related expenses, including pensions and insurance.

He noted that the Town's five-year financial forecast is being updated in response to potential state legislative changes that could impact future revenues and millage rates. While property value growth has slowed compared to recent years, the Town's financial position remains stable.

The General Fund continues to show healthy fund balance levels; however, most reserves are restricted for specific purposes such as stabilization, disaster recovery, and fire rescue replacement funding. Approximately 90 days of unassigned operating cash remains available.

Discussions included the Town's fire rescue service transition, with Town Manager Labadie noting that operational savings are tracking positively over time compared to prior service agreements, though long-term break-even projections remain several years out. Chairperson Greenwald requested additional analysis comparing current fire service costs to prior arrangements.

The Building Fund remains strong, supported by permit activity and interlocal agreement revenues, though a slight slowdown is anticipated in FY2027. Water and Sewer Funds remain operationally stable, with planned rate increases, ongoing capital projects, and adjustments to interfund transfers to support cash flow and infrastructure needs.

Mr. DiLena concluded that the Town's combined FY2027 budget is projected at approximately \$30.3 million, with expenditure primarily driven by personnel costs, followed by operating expenses and capital outlay. Long-term planning will continue to focus on potential legislative impacts, capital prioritization, and maintaining service levels across all funds.

Chairperson Greenwald inquired about the ongoing efforts to improve employee compensation and maintain competitiveness in the municipal job market.

Town Manager Labadie explained that the Town conducts regular salary studies using statewide municipal data to align pay ranges with market standards. The Town is gradually adjusting its compensation structure to address positions that are below regional averages, while avoiding sudden increases that could significantly impact personnel costs. The approach focuses on incremental adjustments to salary ranges combined with annual merit increases, with the goal of aligning compensation with market rates over time.

He noted that while some positions still require adjustments, overall, the Town has made meaningful progress in closing compensation gaps. The strategy is intended to support employee retention and recruitment while maintaining fiscal responsibility and ensuring long-term sustainability of personnel costs.

Chairperson Greenwald inquired about recent water and sewer rate increases, how the Town's rates compare to surrounding communities, and whether the utility funds are financially healthy. Mr. DiLena responded that the Water and Sewer Funds are generally self-sustaining and in stable condition, with the Sewer Fund performing particularly well due to lower-than-expected project costs. The Water Fund is more constrained due to higher operating and debt service costs, but both funds remain operationally stable. He noted that a comparative rate analysis with surrounding Southeast Florida municipalities would be obtained to better assess competitiveness. In response to questions about rate comparisons, he will obtain a report on water and sewer rates across surrounding Southeast Florida municipalities to benchmark the Town's rates. It was also noted that utility revenue includes both fixed fees and usage-based charges, which can be adjusted independently as needed to support financial stability.

Chairperson Greenwald asked what is driving the reduction in total expenditures in the FY2027 budget. Mr. DiLena explained that the decrease is primarily due to a reduction in capital improvement spending compared to FY2026, which was a capital-intensive year. Many projects from FY2026 are now in progress or nearing completion, and FY2027 reflects a planned slowdown in new capital investments rather than elimination of projects. Operating costs remain relatively stable, with the overall reduction concentrated in capital outlay.

D. Discussion on the introduction of a Proposed Resolution adopting procedures for the initiation and adoption of Town ordinances (Recommendation to Town Commission).

The Board discussed a proposed resolution adopting procedures for the initiation and adoption of Town ordinances. Chairperson Greenwald explained that the resolution formalizes existing practices to ensure a clear, consistent process that provides residents with multiple opportunities for participation and transparency.

He noted that the procedures incorporate required state law requirements, including multiple readings, as well as additional Town steps such as review by advisory boards and preliminary public discussion. He emphasized that the intent is to improve clarity and public involvement while avoiding unnecessary delays in the legislative process.

After brief discussion, members expressed support for the resolution as presented and indicated they did not recommend further revisions. The Board agreed to recommend adoption of the procedures to the Town Commission.

9. BOARD MEMBERS REPORT

There were no reports.

10. ANNOUNCEMENTS

Next Financial Advisory Board Meeting date to be determined

11. ADJOURNMENT

The meeting adjourned at 11:48 A.M.

APPROVED: September 14, 2026, Financial Advisory Board Regular Meeting.

Signed Minutes on file in the Town
Clerk's Office

Richard Greenwald, Chairperson

ATTEST:

September 14, 2026

Lanelda Gaskins, MMC
Town Clerk

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the event of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: <https://highlandbeach-fl.municodemeetings.com/>.

File Attachments for Item:

A. Financial Overview Fiscal Year 2026 covering the period of October 1, 2025 - July 31, 2026.



Town of Highland Beach

3614 South Ocean Boulevard • Highland Beach, Florida 33487

Published:09/08/26

Financial Overview: FY 2026 (Oct 1st 25 – Jul 31st, 2026)

This report summarizes the Town's unaudited budget-to-actual results through July 31, 2026. With 10 months, or approximately 83%, of the fiscal year complete, overall performance remains consistent with expected seasonal revenue trends and the timing of planned projects and expenditures. Most property tax revenue has been collected, while additional capital projects, reserve appropriations, and infrastructure expenditures are expected before fiscal year-end.

General Fund

Through July 31, 2026, the General Fund maintained a strong financial position, with year-to-date revenue of approximately \$18.5 million, or 96% of the annual budget. Property tax collections contributed approximately \$14.3 million, representing 101% of the budgeted amount.

Year-to-date expenditures totaled approximately \$15.1 million, or 77% of the annual budget, consistent with the portion of the fiscal year completed. Most departments remained within expected personnel and operating spending levels, with variances primarily due to the timing of capital projects and other planned initiatives.

Discretionary Sales Tax Fund

The Discretionary Sales Tax Fund generated approximately \$163,000 in revenue through July 31, 2026. Collections from this source ended on December 31, 2025.

Year-to-date expenditures totaled approximately \$223,000, or 36% of the annual budget. Remaining capital projects are underway, and available fund resources are sufficient to complete the planned work.

Building Fund

Through July 31, 2026, the Building Fund remained financially stable, with revenue of approximately \$2.4 million, or 96% of the annual budget, and expenditures of approximately \$2.17 million, or 69% of the annual budget.

Personnel and operating expenditures are tracking within budget. Capital outlay remains below budget because renovation projects, including the Building Department roof replacement and related facility improvements, are still underway.

Water Fund

Through July 31, 2026, the Water Fund generated approximately \$3.54 million in revenue, representing 83% of the annual budget.

Year-to-date expenditures totaled approximately \$3.61 million, or 68% of the annual budget. Capital expenditures remain below budget as several planned projects are either awaiting initiation or remain in the early stages of implementation. The Fund continues to operate in a stable manner, with increased project activity anticipated during the remainder of the fiscal year.

Sewer Fund

The Sewer Fund generated approximately \$1.83 million in revenue through July 31, 2026, representing 76% of the annual budget and slightly below annual projections.

Year-to-date expenditures totaled approximately \$1.74 million, or 39% of the annual budget. Expenditures were driven primarily by capital improvement activities, including the Sanitary Sewer Lining Project. Current expenditure levels remain consistent with established project schedules and anticipated implementation timelines

Overall Financial Position

As of July 31, 2026, the Town remains in a strong financial position. The General Fund continues to benefit from strong property tax collections and prudent spending, maintaining a favorable balance between revenues and expenditures.

Final surtax receipts exceeded projections, allowing the Discretionary Sales Tax Fund to complete revenue collections above expectations. The Building Fund remains stable due to continued permitting activity, while the Water and Sewer Funds remain financially sound as planned capital improvements advance.

Based on current year-to-date results, the Town is well positioned to meet its operating and capital commitments through the close of Fiscal Year 2026. Continued monitoring of expenditures, capital project schedules, and year-end activity will support the Town's ability to maintain a stable financial outlook through the conclusion of the fiscal year.



BUDGET TO ACTUALS (Fiscal Year Completed: 83%)
TOWN OF HIGHLAND BEACH BUDGET vs REVENUE & EXPENDITURE REPORT

		ACTUALS TO	FULL YR BUDGET vs ACTUALS		
DESCRIPTION	2025-26 BUDGET	07/31/2026	\$ VAR	% VAR	NOTES
REVENUES					
PROPERTY TAXES	14,150,000.00	14,279,815.98	(129,815.98)	101%	Most Ad-Valorem Tax Rec'd Q1
FRANCHISE FEES	577,990.00	457,303.58	120,686.42	79%	
SALES AND USE TAX	499,844.00	416,196.68	83,647.32	83%	
INTER-GOVERNMENTAL	691,936.00	507,618.80	184,317.20	73%	
TOTAL TAX REVENUES	15,919,770.00	15,660,935.04	258,834.96	98%	
CHARGES FOR SERVICES	1,418,500.00	1,292,118.24	126,381.76	91%	
FINES AND FORFEITURES	30,361.00	8,084.26	22,276.74	27%	
MISCELLANEOUS REVENUES	10,000.00	43,216.67	(33,216.67)	432%	Police Donation /Other Rev
INVESTMENT EARNINGS	510,000.00	381,500.41	128,499.59	75%	Lower int rate 2026vs2025
RENTS AND LEASES	58,000.00	54,210.63	3,789.37	93%	T-Mobile Tower lease
	2,026,861.00	1,779,130.21	247,730.79	88%	
GRANTS	22,292.00	49,628.24	(27,336.24)	223%	Police Grant/FDOTSubsidy
INTRA-GOVERNMENTAL	1,250,000.00	1,041,666.62	208,333.38	83%	Fund Transfers
	1,272,292.00	1,091,294.86	180,997.14	86%	
TOTAL GENERAL FUND REVENUES	19,218,923.00	18,531,360.11	687,562.89	96%	
DISC SALES TAX FUND	137,000.00	164,506.00	(27,506.00)	120%	Rec'd last pymt May26.
BUILDING FUND	2,510,350.00	2,414,718.40	95,631.60	96%	
WATER FUND	4,273,064.00	3,541,037.16	732,026.84	83%	
SEWER FUND	2,418,000.00	1,825,880.27	592,119.73	76%	
Mutiple Funds: Disc Sales Tax					
APPROPRIATION FROM RESERVE	3,684,065.00	0.00	3,684,065.00	0%	\$380K,Bldg \$620K,Water \$947K.
PRIOR YR Pos C/F	828,461.98	701,342.48	127,119.50	85%	
OTHER FUNDS REVENUE-TOTAL	13,850,940.98	8,647,484.31	5,203,456.67	62%	
TOTAL REVENUES	33,069,863.98	27,178,844.42	5,891,019.56	82%	
EXPENDITURES					
GENERAL FUND EXPENDITURES					
TOWN COMMISSION					
PERSONNEL SERVICES	100,000.00	80,560.17	19,439.83	81%	
OPERATING EXPENSES	239,200.00	156,618.85	82,581.15	65%	incr for Community events
	339,200.00	237,179.02	102,020.98	70%	
TOWN MANAGER					
PERSONNEL SERVICES	536,211.00	448,999.52	87,211.48	84%	
OPERATING EXPENSES	228,230.00	110,662.27	117,567.73	48%	Incl Legal Exp
CAPITAL OUTLAY	43,000.00	42,091.00	909.00	98%	
	807,441.00	601,752.79	205,688.21	75%	
TOWN CLERK					
PERSONNEL SERVICES	337,000.00	280,663.34	56,336.66	83%	
OPERATING EXPENSES	123,191.00	56,015.72	67,175.28	45%	
CAPITAL OUTLAY	4,200.00	1,796.82	2,403.18	43%	
	464,391.00	338,475.88	125,915.12	73%	
FINANCE					
PERSONNEL SERVICES	185,500.00	146,517.88	38,982.12	79%	
OPERATING EXPENSES	252,250.00	190,723.68	61,526.32	76%	
	437,750.00	337,241.56	100,508.44	77%	
PUBLIC WORKS					
PERSONNEL SERVICES	95,000.00	62,955.35	32,044.65	66%	
OPERATING EXPENSES	421,700.00	257,615.30	164,084.70	61%	
Old Fire House restoration/PD Facility/Library Roof/Belido					
CAPITAL OUTLAY	1,177,061.25	1,003,179.12	173,882.13	85%	Bridge Rehab
	1,693,761.25	1,323,749.77	370,011.48	78%	



BUDGET TO ACTUALS (Fiscal Year Completed: 83%)
TOWN OF HIGHLAND BEACH BUDGET vs REVENUE & EXPENDITURE REPORT

DESCRIPTION	2025-26 BUDGET	ACTUALS TO 07/31/2026	FULL YR BUDGET vs ACTUALS		NOTES
			\$ VAR	% VAR	
SHARED SUPPORT					
PERSONNEL SERVICES	320,750.00	261,743.79	59,006.21	82%	
OPERATING EXPENSES	430,000.00	340,771.18	89,228.82	79%	
CAPITAL OUTLAY	172,000.00	98,320.73	73,679.27	57%	IT Equip+Software upgrade
	922,750.00	700,835.70	221,914.30	76%	
POLICE DEPARTMENT					
PERSONNEL SERVICES	4,582,000.00	3,397,281.76	1,184,718.24	74%	
OPERATING EXPENSES	587,163.03	515,670.13	71,492.90	88%	
CAPITAL OUTLAY	816,518.58	222,400.92	594,117.66	27%	PD Marine Doc Construction
	5,985,681.61	4,135,352.81	1,850,328.80	69%	
FIRE RESCUE					
PERSONNEL SERVICES	5,522,000.00	4,738,216.64	783,783.36	86%	
OPERATING EXPENSES	803,042.85	541,284.39	261,758.46	67%	
CAPITAL OUTLAY	162,160.39	161,660.39	500.00	100%	
	6,487,203.24	5,441,161.42	1,046,041.82	84%	
SOLID WASTE	1,150,625.00	982,933.64	167,691.36	85%	
LIBRARY					
PERSONNEL SERVICES	429,000.00	363,486.14	65,513.86	85%	
OPERATING EXPENSES	88,850.00	65,747.53	23,102.47	74%	
CAPITAL OUTLAY	11,500.00	0.00	11,500.00	0%	
	529,350.00	429,233.67	100,116.33	81%	
INTERFUND TRANSFERS	55,000.00	45,831.00	9,169.00	83%	Transfer to Bldg Dept
DEBT SERVICE	677,961.00	564,967.22	112,993.78	83%	Fire Station Loan
RESERVE FOR CONTINGENCY	18,500.00	0.00	18,500.00	0%	Appropriation to Reserve
TOTAL GEN FUND EXPENDITURES	19,569,614.10	15,138,714.48	4,430,899.62	77%	
DISC SALES TAX EXPENDITURES					
Net CAPITAL OUTLAY	557,081.30	185,005.17	372,076.13	33%	Axon , Sewer lining Proj
OPERATING EXPENSES	54,095.62	37,884.12	16,211.50	70%	
	611,176.92	222,889.29	388,287.63	36%	
BUILDING DEPT EXPENDITURES					
PERSONNEL SERVICES	999,500.00	756,310.37	243,189.63	76%	
OPERATING EXPENSES	745,210.00	545,792.30	199,417.70	73%	Bldg Dept renovations incl new
CAPITAL OUTLAY	685,500.00	284,032.66	401,467.34	41%	roof.
TRANSFERS	700,000.00	583,333.31	116,666.69	83%	Admin fees to Gen Fund
	3,130,210.00	2,169,468.64	960,741.36	69%	
WATER DEPT EXPENDITURES					
PERSONNEL SERVICES	1,545,000.00	1,256,772.16	288,227.84	81%	
OPERATING EXPENSES	1,773,000.00	1,138,606.46	634,393.54	64%	
CAPITAL OUTLAY	567,670.29	76,668.47	491,001.82	14%	
DEBT SERVICE	810,769.00	675,666.70	135,102.30	83%	
TRANSFERS	550,000.00	458,333.30	91,666.70	83%	Tranfer to the Gen Fund
OTHER USES	46,000.00	0.00	46,000.00	0%	
	5,292,439.29	3,606,047.09	1,686,392.20	68%	
SEWER DEPT EXPENDITURES					
OPERATING EXPENSES	1,947,244.67	1,100,092.94	847,151.73	56%	\$1.2Mll for Sewer treatment
CAPITAL OUTLAY	2,299,179.00	457,977.20	1,841,201.80	20%	Sewer Relining Project
TRANSFERS	220,000.00	183,333.30	36,666.70	83%	Tranfer to Water Fund
	4,466,423.67	1,741,403.44	2,725,020.23	39%	
OTHER FUNDS EXPENDITURE-TOTAL	13,500,249.88	7,739,808.46	5,760,441.42	57%	
TOTAL EXPENDITURES	33,069,863.98	22,878,522.94	10,191,341.04	69%	
NET OF REVENUES & EXPENDITURES	0.00	4,300,321.48	(4,300,321.48)		

File Attachments for Item:

B. Discussion of Fire Rescue Department actual and projected costs.

TOWN OF HIGHLAND BEACH FIRE RESCUE NPV PROJECT COST ESTIMATE

5%

Line No	FY	Year	Investment cost of Project	Estimated net annual benefits	Discount Factor	PV of Benefits	
1		0	\$ 10,000,000				
2	2024	1	Caring cost of Delray Contract + HB Labor not included				
3	2025	2		\$ 2,193,464	0.9070	\$ 1,989,537	7 years
4	2026	3		\$ 2,473,799	0.8638	\$ 2,136,961	
5	2027	4		\$ 1,686,915	0.8227	\$ 1,387,829	
6	2028	5		\$ 1,836,500	0.7835	\$ 1,438,946	
7	2029	6		\$ 1,985,672	0.7462	\$ 1,481,739	
8	2030	7		\$ 2,221,917	0.7107	\$ 1,579,075	
9		Total	\$ 10,000,000	\$ 12,398,267		\$ 10,014,086	
10		NPV =	\$ 10,014,086	- \$ 10,000,000	=	\$ 14,086	

Line No	Year	Delray Contract	\$Δ	%Δ			
11	2019	\$ 4,223,795					
12	2020	\$ 4,439,684	\$ 215,889	5%			
13	2021	\$ 4,657,148	\$ 217,464	5%			
14	2022	\$ 5,149,096	\$ 491,948	11%			
15	2023	\$ 5,353,068	\$ 203,972	4%			
16			Avg:	6.1%			
17			+ Inflation Est:	1.00%			
		[3][4][5]			Budget Forecast [1]	EMS Transport Fees [2]	Estimated net annual benefits
18	2024	\$ 7,284,930	\$ 1,931,862	36%	\$ 8,487,381	\$ 85,000	\$ (1,117,451)
19	2025	\$ 8,204,601	\$ 919,671	13%	\$ 6,098,687	\$ 87,550	\$ 2,193,464
20	2026	\$ 8,789,877	\$ 585,276	7%	\$ 6,481,078	\$ 165,000	\$ 2,473,799
21	2027	\$ 9,416,904	\$ 627,027	7%	\$ 7,899,940	\$ 169,950	\$ 1,686,915
22	2028	\$ 10,088,660	\$ 671,756	7%	\$ 8,427,209	\$ 175,049	\$ 1,836,500
23	2029	\$ 10,808,336	\$ 719,676	7%	\$ 9,002,964	\$ 180,300	\$ 1,985,672
24	2030	\$ 11,579,350	\$ 771,014	7%	\$ 9,543,142	\$ 185,709	\$ 2,221,917

[1] Assumed 6% growth in Budgeted forecast expenditures after year 1

[2] Assumed 3% increase in EMS Transport Fees

[3] Delray contract increased by estimated \$600K for additional positions in new contract in 2024

[4] Add \$400K in 2025 for assumed additional pension cost

[5] Estimated \$950K for additional positions

	Category	Estimate	
25	Architects	\$ 310,109	
26	Kaufman Lynn	8,593,570	
27	Equipment/Other	2,596,321	
28		\$ 11,500,000	(\$10 Million Ad Valorem limit plus \$1.5M Grant Funds)
29		(1,500,000)	
30		\$ 10,000,000	

File Attachments for Item:

C. Discussion of projected capital and ongoing yearly operational cost of Marine Patrol.



**TOWN OF HIGHLAND BEACH
POLICE MARINE PATROL UNIT YEARLY OPERATING COSTS**

<u>DESCRIPTION</u>	<u>BUDGET 2026-7</u>
FULL TIME MARINE OFFICER	229,850
ESTIMATED RESERVE OFFICERS	57,864
PERSONNEL COST	\$287,714
 MARINE MAINTENANCE	 27,000
MARINE GASOLINE	15,000
ANNUAL MARINE INSURANCE	10,229
ESTIMATED YRLY ALLOCATION FOR ENGINE REPLACEMENT	16000
OPERATING COST	\$68,229
TOTAL ESTIMATED ANNUAL COST	<u>\$355,943</u>

File Attachments for Item:

D. Discussion on cost of water and sewer rates compared with other municipalities.

Town of Highland Beach Florida						FY2027Monthly	
Utility	Bi-Monthly	Monthly	kgal Chg	4 kgal	8 kgal	4 kgal	8 kgal
Water	\$ 62.81	\$ 31.41	\$ 3.34	\$ 13.36	\$ 26.72	\$ 44.77	\$ 58.13
Sewer	\$ 48.09	\$ 24.05	\$ 3.92	\$ 15.68	\$ 31.36	\$ 39.73	\$ 55.41
Total		\$ 55.45				\$ 84.49	\$ 113.53

Raftelis 2024 Rate Survey	2024	Index	FY2027Monthly	
Average Combined bill @ 4,000 Gal	\$74.80	1.035	\$82.93	
Average Combined bill @ 8,000 Gal	\$117.26	1.035		\$130.01

	2023		Index		
	4 kgal	8 kgal			
City of Boca	42.23	46.19	1.035	\$48.46	\$53.00
City of Delray Beach	53.93	57.32	1.035	\$61.89	\$65.78
Village of Palm Springs	73.03	121.63	1.035	\$83.80	\$139.57
Village of Wellington	69.04	93.10	1.035	\$79.22	\$106.83

Figure A:
Combined Monthly Water and Wastewater Bill at 4,000 Gallons (n=204)

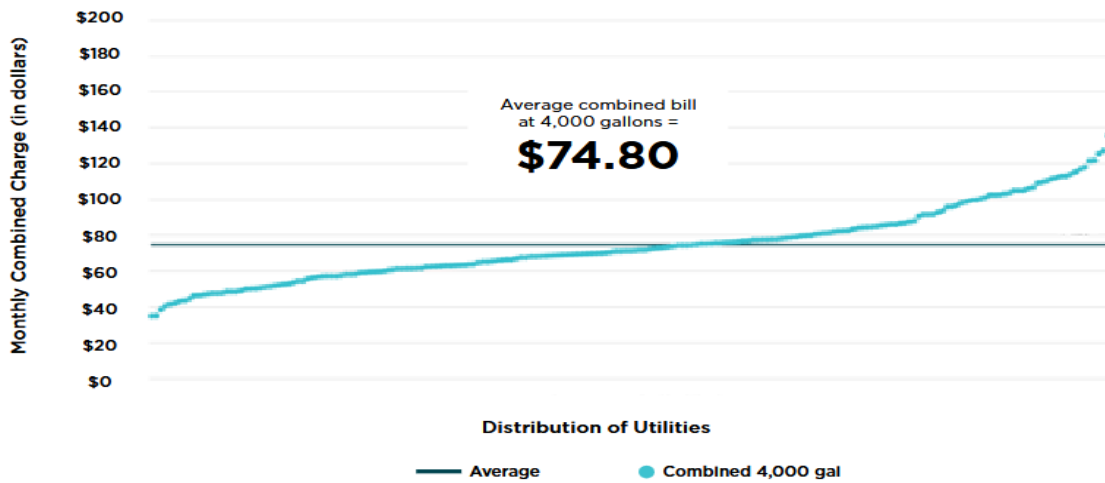
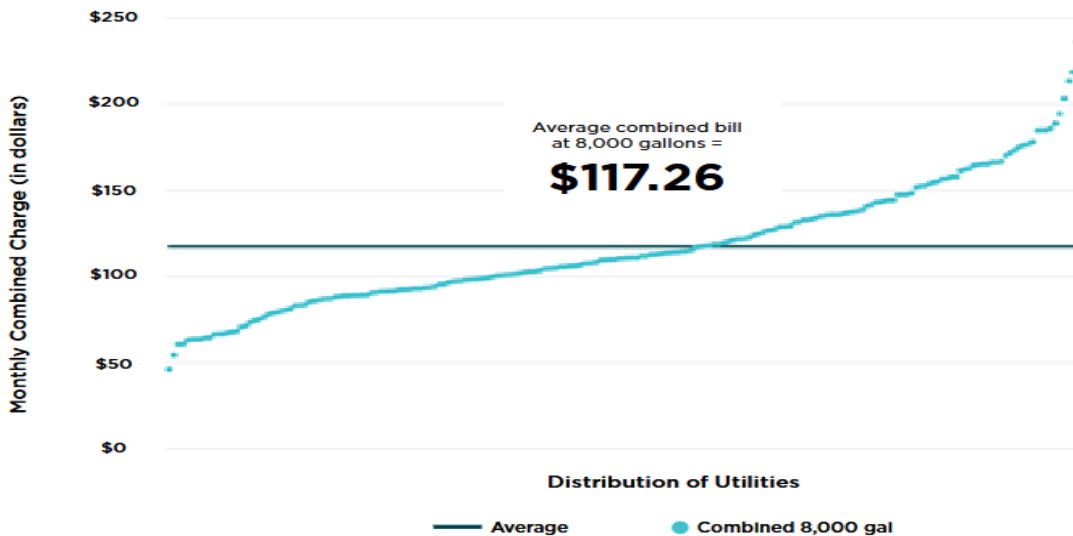


Figure B:
Combined Monthly Water and Wastewater Bill at 8,000 Gallons (n=204)



File Attachments for Item:

E. Informational Materials: Proposed Constitutional Amendment 3.



FOR IMMEDIATE RELEASE

August 25, 2026

Statement from Anne M. Gannon, Constitutional Tax Collector serving Palm Beach County, Florida *Proposed Constitutional Amendment 3*

WEST PALM BEACH, FL — Anne M. Gannon, Constitutional Tax Collector serving Palm Beach County, Florida, issues the following statement regarding Amendment 3, scheduled to appear on the November general election ballot.

Statement from Anne M. Gannon, Constitutional Tax Collector serving Palm Beach County, Florida.

As a constitutional officer dedicated to efficient, transparent, and equitable collection and distribution of property taxes for Palm Beach County, Anne M. Gannon shares critical concerns regarding proposed Amendment 3. While tax relief for Florida property owners is an important priority, constitutional changes of this magnitude carry potential significant unintended consequences for local communities, infrastructure, and public services.

Primary Areas of Concern

- **Severe Impact on Core Local Government Services:** The substantial expansion of homestead exemptions (up to \$250,000 for non-school levies) and the reduction of the non-homestead assessment cap from 10% to 5% will eliminate billions of dollars in local revenue over time. Property taxes directly fund essential local protections—drastically cutting budgets for public safety, county sheriffs, fire-rescue, emergency medical services, and forcing deep reductions in roads, parks, libraries, and other vital infrastructure.
- **Shift of the Local Tax Burden:** When primary homeowners receive large tax breaks, local governments still face the cost of delivering essential services like law enforcement, emergency response, and road repair. To offset these revenue shortfalls, municipalities may be forced to raise tax rates or shift the tax burden to fund these vital services onto renters, small businesses, local commercial properties, and other taxpayers.

- **Disproportionate Risk to Rural Counties and Cities:** Smaller, fiscally constrained rural communities rely heavily on modest property tax bases to sustain operations. Reductions of this scale risk severely destabilizing or bankrupting small rural cities and counties, directly impacting the families who depend on local government stability for basic public services.

Summary Position

Anne M. Gannon encourages all Florida voters to carefully examine the full fiscal and operational scope of Amendment 3 on November 3. She remains committed to serving Palm Beach County taxpayers with integrity and transparency and stands ready to work with the Legislature and local government partners to ensure public awareness of property tax policy.

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For more information, please contact:

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Constitutional Tax Collector
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jvortolomei@pbctax.com

About the Constitutional Tax Collector, serving Palm Beach County

The Constitutional Tax Collector, serving Palm Beach County was established as an independent agency in 1885 by the Florida Constitution. Today, Anne M. Gannon, the first woman elected to the office of Constitutional Tax Collector in Palm Beach County, is serving her fourth consecutive four-year term. The Tax Collector's main office is located at 301 N. Olive Avenue, West Palm Beach. Six service centers are located throughout the county, serving more than 1.5 million residents with real estate property, tangible property, and tourist development tax services, vehicle and vessel registration, motor vehicle license services, and other services including hunting and fishing licenses. With a team of more than 340 employees dedicated to providing unparalleled service that inspires trust, the PBC Tax Collector's organization collected \$6 billion in property taxes during the 2025 property tax year. For additional information, visit PBCTAX.gov, or follow @TaxPBC on Instagram, @PBCTax on Facebook, and @TaxCollectorPBC on YouTube.



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FOR IMMEDIATE RELEASE

Palm Beach County League of Cities

Official Amendment 3 Position Statement

August 28, 2026 - PALM BEACH COUNTY, FL - On behalf of the Palm Beach County League of Cities, a nonpartisan organization, representing 39 municipalities, we oppose Amendment 3, a constitutional amendment that fundamentally changes Florida's property tax structure without an analysis of its full impact on local residents.

From coastal cities to agricultural communities, we serve every corner of Palm Beach County and share one mission: protecting our residents and providing essential local services that make our neighborhoods work.

Property taxes directly fund essential local services, including neighborhood police patrols, rapid police and fire-rescue response, safe and well-maintained roads, public parks, and disaster preparedness and recovery efforts, among many others.

Amendment 3 fails to provide a dedicated state funding source to replace the lost local revenue. Instead, it limits local governments' financial flexibility potentially compromising residents' safety, services and infrastructure projects. Amendment 3 shifts the financial burden to renters, local businesses, or alternative tax revenue sources to maintain the level of service residents have come to expect.

Floridians deserve to know the full impact of Amendment 3 before they vote for a change of this scale, which cannot be corrected without another constitutional amendment. There must be a clear, honest assessment of how it affects the safety and financial stability of every Florida community.

We urge a thoughtful, transparent, and data-driven process that fully informs the public before advancing a constitutional change of this magnitude.